

VICINITY MAP - NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Carlos Gonzalez is the owner of a tract of land situated in the last Farquhar Survey, Abstract No. 455 in the City of Dallas, Dallas County, Texas, and being the portion of Lot 16, Block 125585 of Sunnybrook Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 5, Page 13, Map Records, Dallas County, Texas, and also being a portion of Lot 15-A, Block 125585 of Replat of Lots 14, 15, and 16, Sunnybrook Estates Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 89038, Page 4312, Map Records, Dallas County, Texas, and said tracts being all together conveyed to Carlos Gonzalez by General Warranty Deed recorded in Instrument No. 20140298156, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 112 inch iron rod found for corner in the East line of Sunnybrook Lane (called 50' right-of-way), said point being the West corner of Lot 1, Block 1285585 of Radbrook Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 41, Page 53, Map Records, Dallas County, Texas; Thence North 46 degrees 08 minutes 44 seconds West along the East line of said Sunnybrook Lane, a distance of 6.98 feet to a 112 inch iron rod with a stamped "TXHS" set for corner in the bearing right line to the bearing right with a radius of 219.94 feet and a chord bearing and distance of North 08 degrees 46 minutes 37 seconds West, 221.81 feet;

Thence along the East line of said Sunnybrook Lane and curve to the right, an arc length of 232.48 feet to a 3/4 inch iron rod found for corner;

Thence North 20 degrees 44 minutes 50 seconds East, continuing along the East line of said Sunnybrook Lane, a distance of 155.89 feet to a 5/8 inch iron rod found at the Southwest corner of the remaining tract of land conveyed to Stephen R. McCarthy and Judith E. McCarthy by Deed recorded in Volume 2004233, Page 4208, Deed Records, Dallas County, Texas;

Thence South 46 degrees 27 minutes 50 seconds East along the Southwest line of said McCarthy tract and the remainder of said Lot 15-A, Block 125585, a total distance of 312.36 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 15-A, Block 125585, said point being in the Northwest line of Lot 2, Block B5336 of said Radbrook Estates, and being in a curve to the left with a radius of 1,151.23 feet and a chord bearing and distance of South 57 degrees 17 minutes 02 seconds West, 255.10 feet;

Thence along the Northwest line of said Lot 2 and Lot 1, Block 1285585 and curve to the left, an arc length of 285.92 feet to the Point of Beginning and containing 55.81 square feet or 1.281 acres of land.

LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- I.R.S. 1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET
- I.R.F. 1/2" IRON ROD FOUND
- C.M. CONTROL MONUMENT
- ESMT. ESENT
- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- SANITARY SEWER
- POWER POLE
- FIRE HYDRANT
- CO-CLEANOUT
- WM. WATER METER
- OVERHEAD POWER LINE W/ WATER VALVE
- SHT. WATER VALVE
- CONTROL VALVE
- WATER LINE
- ASPHALT PAVING
- CHAIN LINK FENCE
- W/ WATER METER
- OVERHEAD POWER LINE
- SHT. WATER VALVE
- CONTROL VALVE
- WATER LINE

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011)
- 2) The sole purpose of this plat is to create a lot from a tract of land.
- 3) Lot-to-lot drainage will not be allowed without engineering section approval.
- 4) Coordinates shown are State Plane Coordinate System North Central Z, North American Datum of 1983 on grid coordinate values, no scale and no projection.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Carlos Gonzalez, does hereby adopt this plat, designating the herein described property as **CG ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and footway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public use. The maintenance of the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from the property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

Carlos Gonzalez, Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Carlos Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that communication shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (b)(6)(d) & (e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

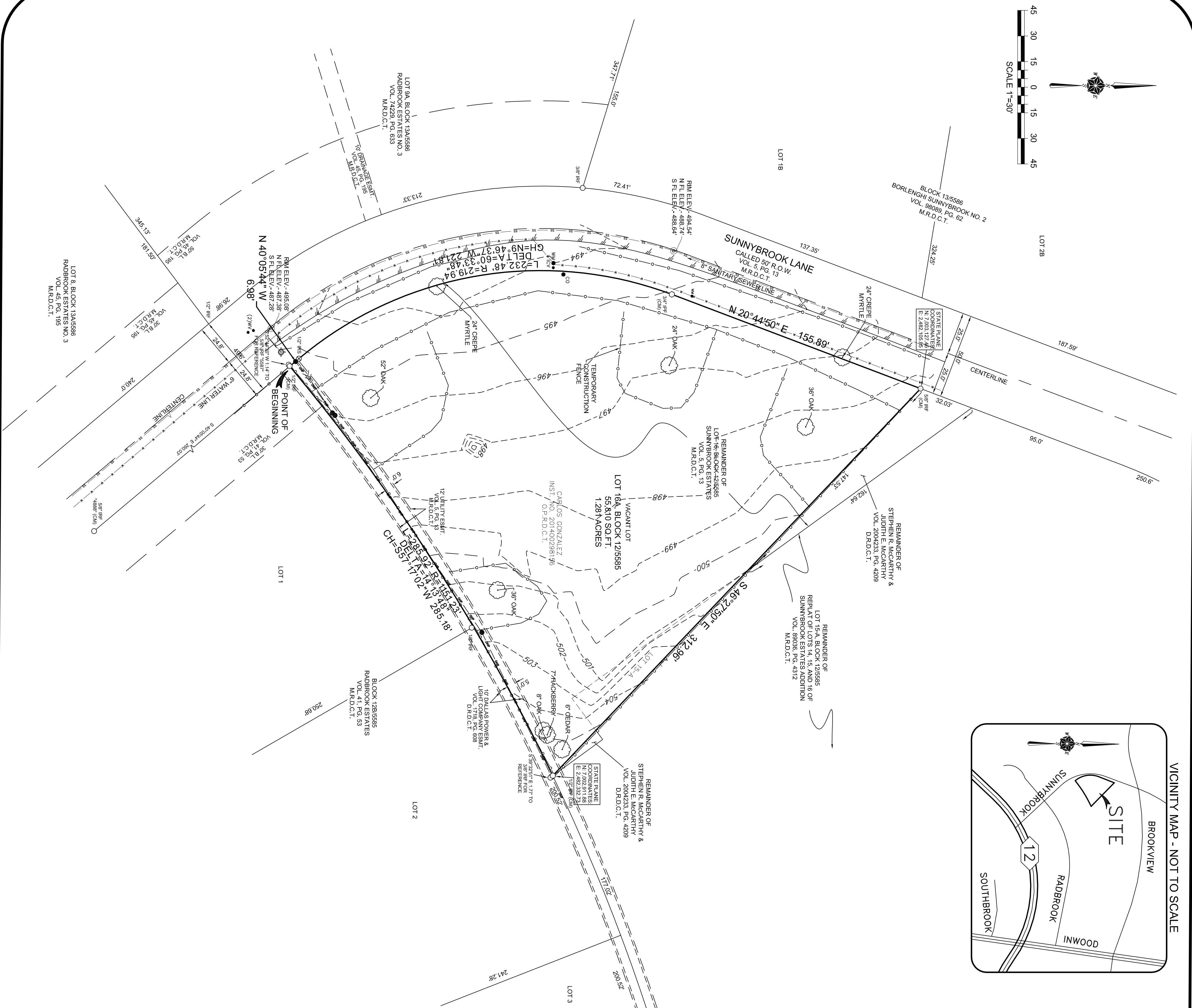
Dated this _____ day of _____, 2016.
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES UNLESS IT IS RECORDED OR RELEAED UPON AS A FINAL SURVEY DOCUMENT. (04/08/16)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature _____



TEXAS HERITAGE SURVEYING, LLC

OWNER
CARLOS GONZALEZ
4620 SUNBELT DR. STE. 204
ADDISON, TEXAS 75001

SURVEYOR
GARY E. JOHNSON
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
texasheritage.com
Firm #10169300

FINAL PLAT
CG ADDITION
LOT 16A, BLOCK 125585
REPLAT OF A PORTION OF LOT 15-A, BLOCK 125585
OF SUNNY BROOK ESTATES ADDITION & THE
REMAINDER OF LOT 16, BLOCK 125585, SUNNYBROOK ESTATES
JAS FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5156-169

DATE: 03/23/16 / JOB #: 1600694-1 / SCALE: -1" = 30' MC