

GENERAL NOTES

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011). BASIS OF BEARINGS IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAWN AVENUE (S 25°53'30"W)
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 15B, 15C, 16A, 16B, 16C, AND 17A INTO 4 EQUAL LOTS
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0340J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION
- 6) ALL STRUCTURES ARE TO BE REMOVED

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Deborah Kaye Jenkins is the sole owner of two tracts of land situated in the G.S.C. Leonard Survey Abstract No. 780 and being all of Lots 15B, 15C, 16A, 16B, 16C, and 17A, Block 38/3358 of the Hoke Cornwall Subdivision, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 72086, Page 3085, Map Records, Dallas County, Texas, and being all of that certain tract of land conveyed to Deborah Kaye Jenkins, by Warranty Deed, as recorded in Volume 2000091, Page 386, Deed Records of Dallas County, Texas, and also being a tract of land conveyed to Deborah Kaye Jenkins, by General Warranty Deed, as recorded in Volume 99165, Page 7247, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/2 inch Metallic Disk stamped "WEA & RPLS 5299 set lying on the northwesterly right-of-way line of Woodlawn Avenue (called 60 foot right-of-way) and being the southwesterly corner of said Lot 17A and also being the northeasterly corner of Lot 17B;

THENCE South 88 degrees 56 minutes 30 seconds West, along the southerly line of said Lot 17A, and with the common northerly line of said Lot 17B, a distance of 168.32 feet to a 2-1/2" Metallic Disk with Mag Nail stamped "WEA & RPLS 5299 set for corner;

THENCE North 25 degrees 53 minutes 30 seconds East, along the northwesterly line of said Hoke Cornwall Subdivision and with the common southwesterly right-of-way line of 13.5 alley, a distance of 140.64 feet to a 3-1/2 inch Metallic Disk stamped "WEA & RPLS 5299 set for corner and being the southwesterly corner of a tract of land conveyed to Jeffrey S. Collins, by General Warranty Deed with Vendor's lien recorded in Volume 98071, Page 3706, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 56 minutes 30 seconds East, along the northerly line of said Lot 15B and with the Southerly line of said Collins tract, a distance of 168.32 feet to a 1/2 inch iron found lying on the northwesterly right-of-way line of said Woodlawn Avenue;

THENCE South 25 degrees 53 minutes 30 seconds West, along the southeasterly right-of-way line of said Woodlawn Avenue, a distance of 140.64 feet to the POINT OF BEGINNING and containing 21,101 square feet or 0.484 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Deborah Kaye Jenkins, Owner, does hereby adopt this plat, designating the herein described property as WOODLAWN HEIGHTS 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 floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane 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 at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private 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 _____, 2017.

Deborah Kaye Jenkins, 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 Deborah Kaye Jenkins, 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 _____, 2017.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes 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 monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

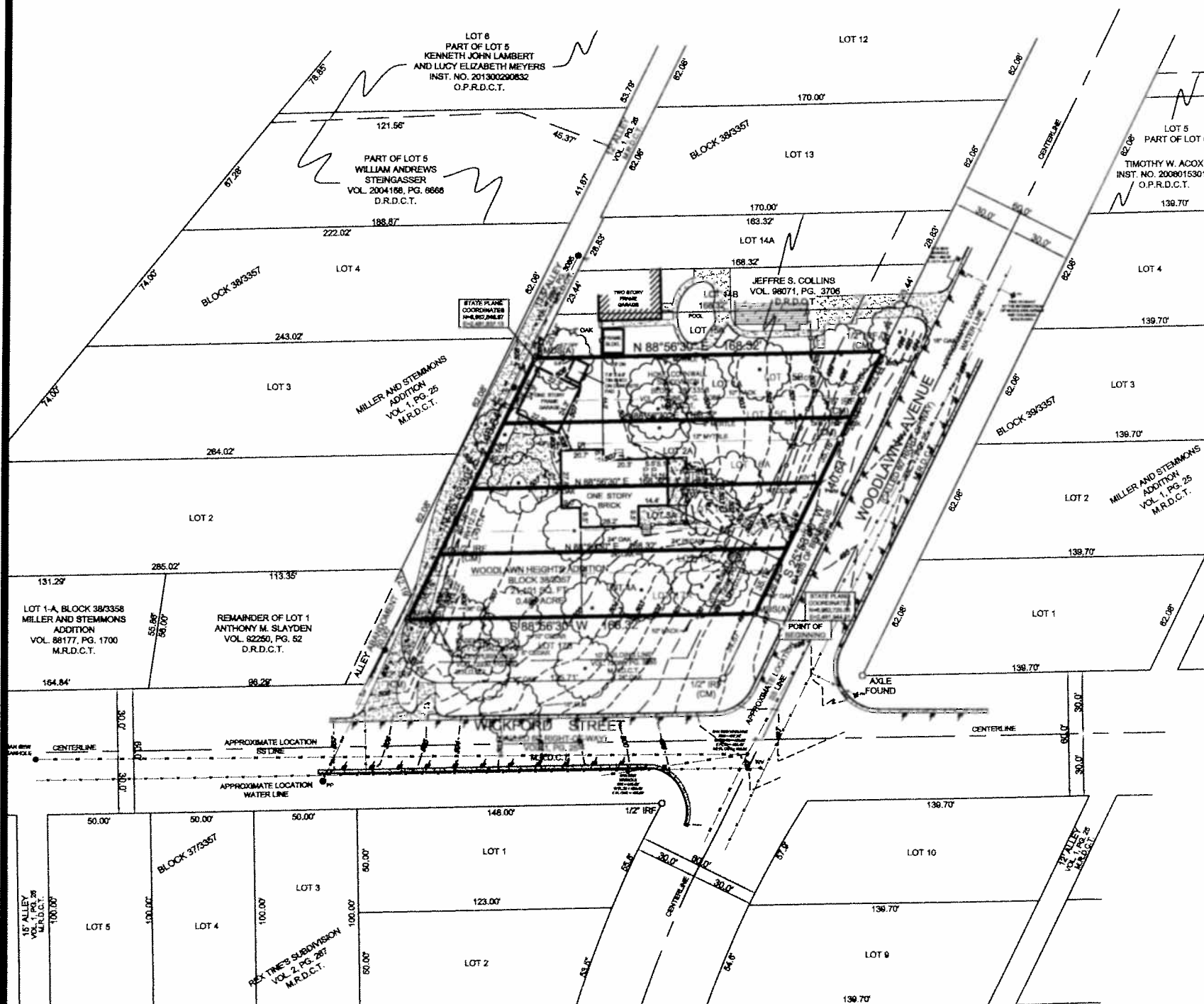
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT (4/13/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
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 Raul D. Reyes, 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.

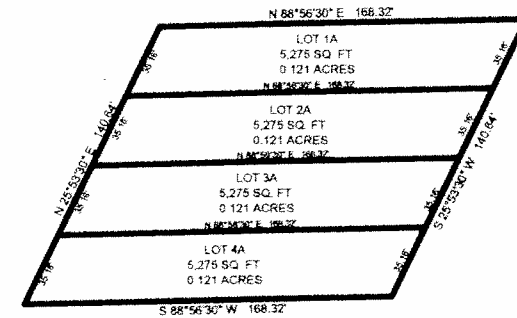
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature



LEGEND

- D R D C T DEED RECORDS, DALLAS COUNTY, TEXAS
- M R D C T MAP 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
- IRF IRON ROD FOUND
- CM CONTROLLING MONUMENT
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- PP POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- EM ELECTRIC METER
- GM GAS METER
- AC AIR CONDITIONER
- ROW RIGHT-OF-WAY
- MDS (A) 3-1/2" METALLIC DISK STAMPED "WEA & RPLS 5299 SET FOR CORNER
- MDS (B) 2-1/2" METALLIC DISK WITH MAG NAIL STAMPED "WEA & RPLS 5299 SET FOR CORNER



LOT DETAILS: NTS

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
DEBORAH KAYE JENKINS
OWNER
1203 WOODLAWN AVENUE
DALLAS, TEXAS 75208

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
theritage.com
Firm #10169300



PRELIMINARY PLAT
WOODLAWN HEIGHTS ADDITION
LOT 1A, 2A, 3A AND 4A BLOCK 38/3358
BEING ALL OF LOTS 15 B, 15 C, 16A, 16B, 16C and 17A,
BLOCK 38/3358
HOKE CORNWALL SUBDIVISION,
21,101 SQUARE FEET
0.484 ACRE
G.S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____

S 167-179