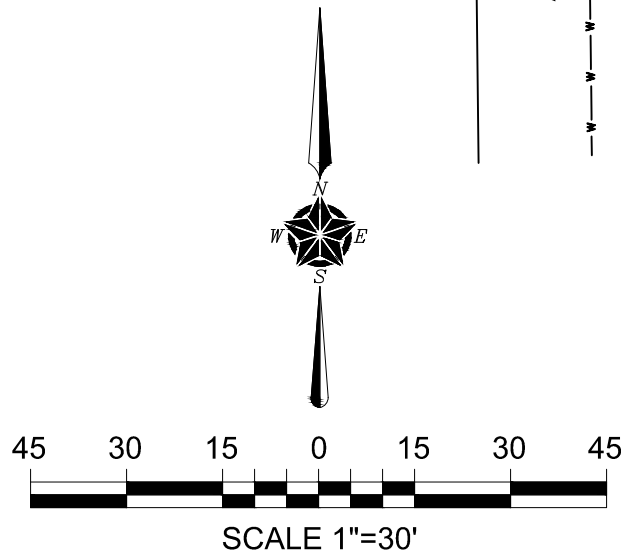


**LEGEND**

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS		COVERED PORCH, DECK OR CARPORT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS		ASPHALT PAVING
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS		CONCRETE PAVING
SQ. FT.	SQUARE FEET		
IRF	IRON ROD FOUND		
CM	CONTROL MONUMENT		
SSMH	SANITARY SEWER MANHOLE		
CO	CLEAN OUT		
PP	POWER POLE		
EM	ELECTRIC METER		
A/C	AIR CONDITIONER		
⊙	GAS METER		
○	CHAIN LINK FENCE		
□	WOOD FENCE (CENTER POST)		
SS	SANITARY SEWER LINE		
W	WATER LINE		



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Montana Amorosa Revocable Trust, the sole owner of that certain tract of land situated in the John McDowell Survey, Abstract No. 922, in the City of Dallas, Dallas County, Texas, and being all of Tracts 73 and 74, Block 5469 of URI Jones Subdivision of 96 Lots (unrecorded), same being all of that same tract of land as described in General Warranty Deed to Montana Amorosa Revocable Trust recorded in Instrument Number 202000161298, Official Public Records, Dallas County, Texas, and also being all of that same tract of land as described in General Warranty Deed to Montana Amorosa Revocable Trust recorded in Instrument Number 201900249327, Official Public Records, Dallas County, Texas, and together being more particularly described as follows:

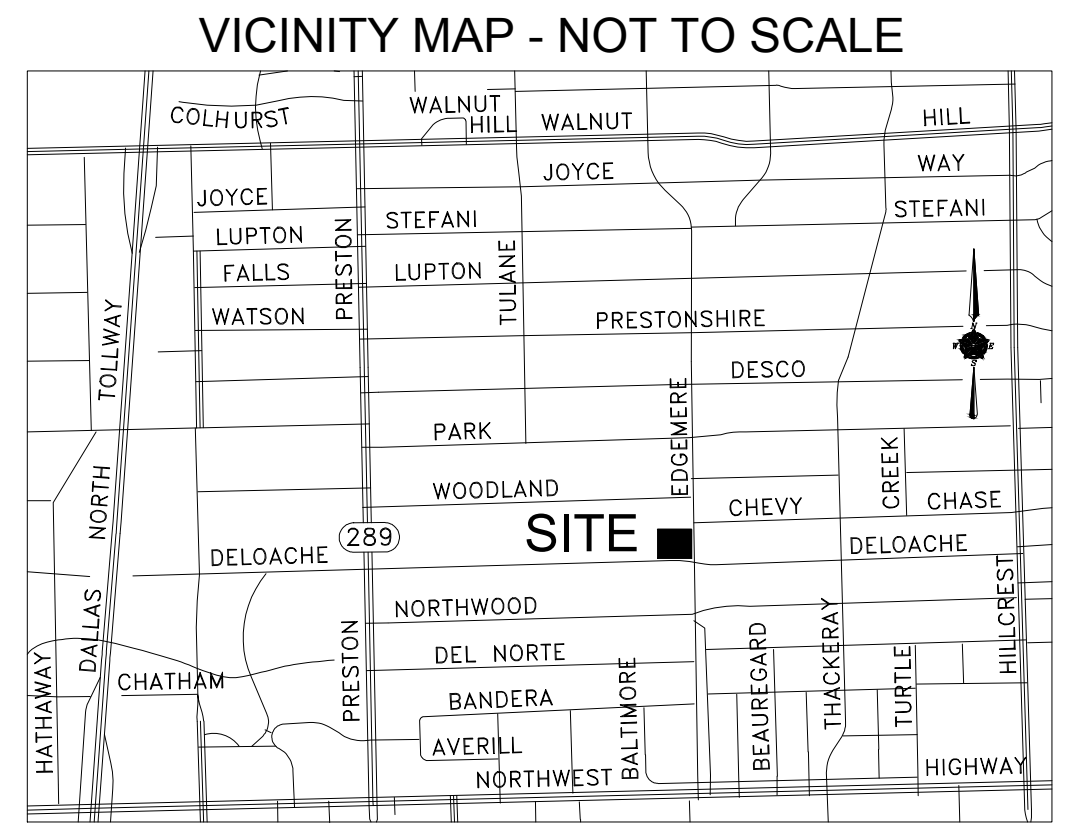
Beginning at a 1/2 inch iron rod found, said point being the southeast corner of said Amorosa tract (202000161298), same being the northwest corner of the intersection of DeLoache Avenue (50' public right-of-way) and Edgemere Road (60' public right-of-way);

Thence South 86 degrees 13 minutes 17 degrees West, along the north right-of-way line of said DeLoache Avenue, passing at a distance of 100.48 feet a 1/2 inch iron rod found, said point being the southwest corner of said Amorosa tract (202000161298), said point also being the southeast corner of said Amorosa tract (201900249327), continuing along for a total distance of 200.45 feet to a 1/2 inch iron rod found, said point being the southeast corner of that same tract of land as described in General Warranty Deed to Steven D. Sherry and Lindsey B. Sherry recorded in Instrument No. 201800237135, Official Public Records, Dallas County, Texas;

Thence North 00 degrees 32 minutes 49 seconds West, departing the north right-of-way line of said DeLoache Avenue, along the east line of said Sherry tract, a distance of 249.55 feet to a 5/8 inch iron rod found, said point being the southeast corner of that same tract of land as described in General Warranty Deed with Vendor's Lien to Jerry L. Griffin and Ann P. Griffin recorded in Volume 94001, Page 1377, Deed Records, Dallas County, Texas, said point also being the southwest corner of that same tract of land as described in General Warranty Deed with Vendor's Lien to John Gilbert and Amy K. Gilbert recorded in Instrument No. 20080178859, Official Public Records, Dallas County, Texas;

Thence North 89 degrees 03 minutes 38 seconds East, along the south line of said Gilbert tract, passing at a distance of 100.23 feet a 1/2 inch iron rod found, said point being the southeast corner of said Gilbert tract, also being the southwest corner of that same tract as described in General Warranty Deed with Vendor's Lien in favor of Third Party to Steven M. Rudner and Lisa L. Rudner recorded in Volume 97005, Page 4168, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 200.12 feet to a 5/8 inch iron rod found, said point being the southeast corner of said Rudner tract, and lying on the west right-of-way line of said Edgemere Road;

Thence South 00 degrees 37 minutes 22 seconds East, along the west right-of-way line of said Edgemere Road, a distance of 250.11 feet to the POINT OF BEGINNING and containing 50,037 square feet or 1.15 acres of land.



**GENERAL NOTES:**

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE TWO UNRECORDED LOTS INTO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0335K, THE SUBJECT PROPERTY LIES IN ZONE X (NFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 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) DALLAS WATER UTILITIES BENCHMARKS STANDARD WATER DEPARTMENT BENCH MARK ON CONCRETE CURB OF STORM SEWER DROP INLET ON NORTHEAST CORNER OF THE INTERSECTION OF PRESTON ROAD AND WOODLAND ROAD. ELEV. = 584.12.
- 7) ALL EXISTING STRUCTURES ARE TO BE REMOVED.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Montana Amorosa Revocable Trust, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DELOACHE CORNER**, 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 roadway 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 to 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 \_\_\_\_\_, 2020.

Montana Amorosa Revocable Trust

Dennis Rogers, Trustee

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 Dennis Rogers, 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 \_\_\_\_\_, 2020.

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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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. (11/6/2020)

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 \_\_\_\_\_, 2020.

Notary Signature

**PRELIMINARY PLAT  
DELOACHE CORNER  
LOT 1, BLOCK 5469**

JOHN McDOWELL SURVEY, ABSTRACT NO. 922  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-527



**OWNER**  
MONTANA AMOROSA REVOCABLE TRUST  
ATTENTION: DENNIS ROGERS  
6520 DEL NORTE LANE  
DALLAS, TEXAS 75225

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