

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Robert L. Swayze and Mary Lynn Swayze are the owners of a 29,417 square foot or 0.675 acres tract of land situated in the Richard Scurry Survey, Abstract No. 1382, City of Dallas, Dallas County, Texas, same being Lots 27, Block D/5312, Casa Linda Estate an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 424-A, Deed Records, Dallas County, Texas, and being those Tracts of land conveyed to Robert L. Swayze and Mary Lynn Swayze, by General Warranty Deeds recorded in Instrument Numbers. 201300178454, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "SA and 5513 set over a 1/2-inch iron rod set for corner, said corner being the East corner of Lot 26, Block D/5312 of Casa Linda Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 424-A and 425, Map Records, Dallas County, Texas, same corner lying in the Northeast Right-of-Way line of San Saba Drive (a 50 Right-of-Way);

THENCE South 30 degrees 40 minutes 20 seconds East, along the Northeast line of said San Saba Drive, a distance of 101.00 feet to a 5/8-inch iron rod found for corner, said corner being the North corner of Lot 28, Block D/5312 of said Casa Linda Addition;

THENCE South 49 degrees 58 minutes 53 seconds West, along the Northwest line of said Lot 28, a distance of 282.08 feet to a 3-1/4 inch aluminum disk stamped "SA and 5513 set over a 1/2-inch iron rod set for corner, said corner being the West corner of said Lot 28, same corner lying in the Northeast Right-of-Way line of Old Gate Lane (a 50' Right-of-Way), which a 1/2-inch iron rod found for witness bears North 21 degrees 27 minutes 45 second East, a distance of 0.63 feet;

THENCE North 46 degrees 04 minutes 11 seconds West, along the Northeast Right-of-Way line of said Old Gate Lane, a distance of 100.00 feet to an 3-1/4 inch aluminum disk stamped "SA and 5513 set over a 1/2-inch iron rod set for corner, said Corner being the South corner of said Lot 26;

THENCE North 49 degrees 56 minutes 29 seconds East, along the Southeast line of said Lot 26A, a distance of 308.98 feet to the POINT OF BEGINNING and containing 29,417 square foot and or 0.675 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Robert L. Swayze and Mary Lynn Swayze, do hereby adopt this plat, designating the herein described property as **SWAYZE CASA 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 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 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 that utility).

Notwithstanding the general easement language recited above, the floodway management area shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY MANAGEMENT AREA STATEMENT recited on this plat, which statement is hereby adopted and accepted. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V.

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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
Robert L Swayze (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Robert L Swayze, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
Mary Lynn Swayze (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mary Lynn Swayze, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

SURVEYOR'S STATEMENT

I, Bryan Connally, 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 Engineers and Land Surveyors, 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 _____, 2024.

RELEASED FOR REVIEW ON 07/10/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

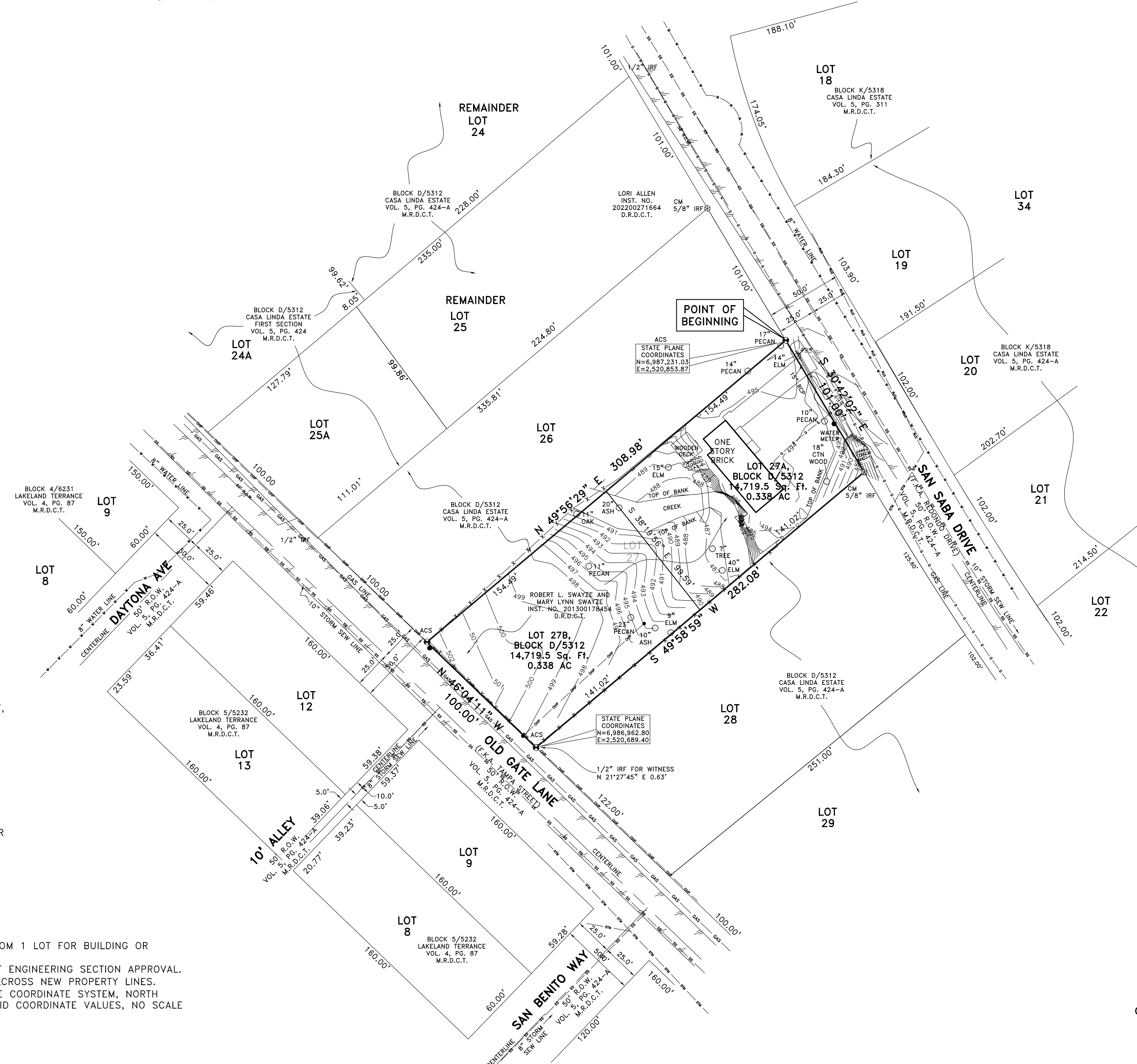
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



LEGEND
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
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
ESMT. = EASEMENT
ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "ART AND 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT FOR BUILDING OR SALES.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT
SWAYZE CASA ADDITION
LOT 27A AND 27B, BLOCK D/5312
BEING A REPLAT OF
LOT 27, BLOCK D/5312, RICHARD SCURRY SURVEY,
ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-154
ENGINEERING NO. DP _____**



OWNER: ROBERT L. SWAYZE AND
MARY LYNN SWAYZE
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