

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MICHAEL J. ANDERSON, CYNTHIA B. ANDERSON, DANIEL D. BOUCHER, AND DANNY R. TURNER, ARE THE OWNERS OF TWO TRACTS OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 6, IN CITY BLOCK 16/966 OF THE AMENDED MAP OF BOWSER & LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION, AN ADDITION TO DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 537, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MICHAEL J. ANDERSON AND CYNTHIA B. ANDERSON, OF RECORD IN VOLUME 80005, PAGE 1198, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENUE'S LIEN TO DANIEL D. BOUCHER AND DANNY R. TURNER, OF RECORD IN VOLUME 79005, PAGE 402, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF COLE AVENUE (63' RIGHT-OF-WAY) WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWEN STREET (50' RIGHT-OF-WAY), AT THE MOST EASTERN CORNER OF SAID LOT 6;

THENCE SOUTH 27°49'10" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF COLE AVENUE, A DISTANCE OF 110.10 FEET TO AN "X" FOUND FOR CORNER AT THE MOST SOUTHERN CORNER OF SAID LOT 6 AND AT THE MOST EASTERN CORNER OF LOT 7A, BLOCK 16/966, OF THE VINEYARD AT UPTOWN, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 95117, PAGE 1781, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH AN "X" FOUND FOR REFERENCE AT THE MOST SOUTHERN CORNER OF SAID LOT 7A BEARS SOUTH 30°00'00" WEST 310.01 FEET;

THENCE NORTH 61°43'26" WEST, A DISTANCE OF 181.95 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF AN ALLEY, AT THE MOST WESTERN CORNER OF SAID LOT 6 AND THE MOST NORTHERN CORNER OF SAID LOT 7A;

THENCE NORTH 27°45'34" EAST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWEN STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND AT THE MOST NORTHERN CORNER OF SAID LOT 6;

THENCE SOUTH 61°45'20" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 6 AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWEN STREET, A DISTANCE OF 182.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20,029 SQUARE FEET OR 0.460 ACRES OF LAND.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL J. ANDERSON, CYNTHIA B. ANDERSON, DANIEL D. BOUCHER, AND DANNY R. TURNER DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **AMYFINEHOUSE** 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 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 THAT 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS ____ DAY OF _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL J. ANDERSON

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MICHAEL J. ANDERSON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CYNTHIA B. ANDERSON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DANIEL D. BOUCHER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

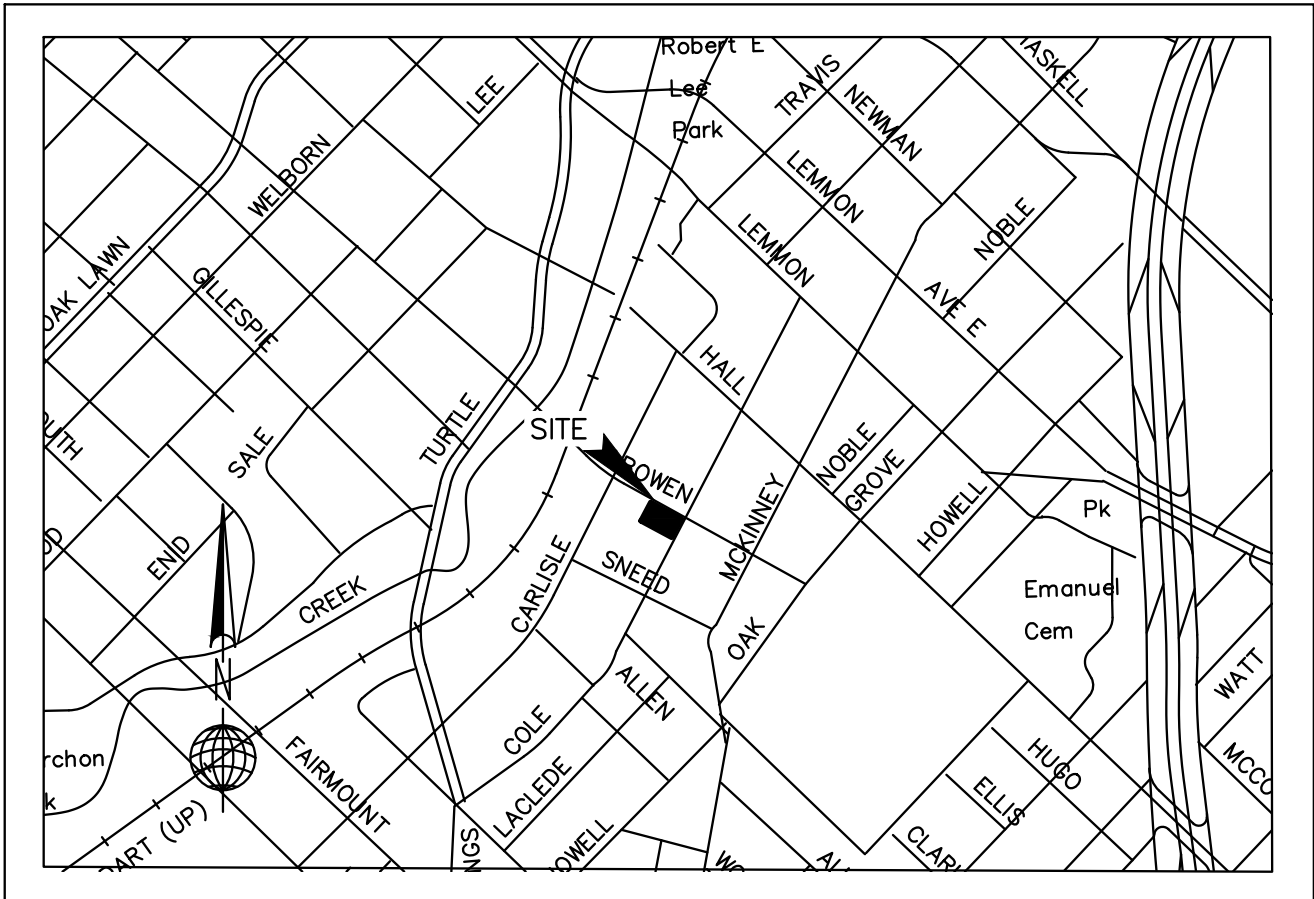
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DANNY R. TURNER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____



VICINITY MAP
 1"=1000'

SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS

I, JASON L. MORGAN, 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 _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JASON L. MORGAN
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, R.P.L.S. NO. 5587, STATE OF TEXAS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

I, TONY SHIDD, 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

CITY PLAN FILE NO. S234-185

PRELIMINARY PLAT
LOT 6, BLOCK 16/966
AMYFINEHOUSE ADDITION
 BEING A REPLAT OF LOT 6, BLOCK 16/966
 BEING 0.460 ACRES OF LAND SITUATED IN THE
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: MICHAEL J. ANDERSON & CYNTHIA B. ANDERSON
 3111 COLE AVENUE
 DALLAS, TEXAS 75204
 PHONE (214)789-2832
 MICHAELJ42.ANDERSON@GMAIL.COM

OWNER: DANIEL BOUCHER
 2101 S. ERWAY
 DALLAS, TEXAS 75215
 PHONE (214)537-9401
 DESIGNTHREEDMSN.COM

SURVEYOR: GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300
 JOB NO. 24-07-107

JOB NO.: 24-07-107
 PREPARED: AUGUST 2024

NOTES:

- 1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 2) THE PURPOSE OF THIS REPLAT IS TO DEDICATE A SIDEWALK EASEMENT.
- 3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- 4) ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT RECORDED VOLUME 31, PAGE 103, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

LEGEND:

(MRD) = MONUMENT OF RECORD DIGNITY
 I.P. = IRON PIPE
 I.R. = IRON ROD
 FND = FOUND
 R.O.W. = RIGHT-OF-WAY
 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
 CC# = COUNTY CLERK'S FILE NUMBER
 IN# = COUNTY CLERK'S INSTRUMENT NUMBER
 SET 5/8" I.R.=SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587"

GRAPHIC SCALE:
 1 INCH = 30 FEET