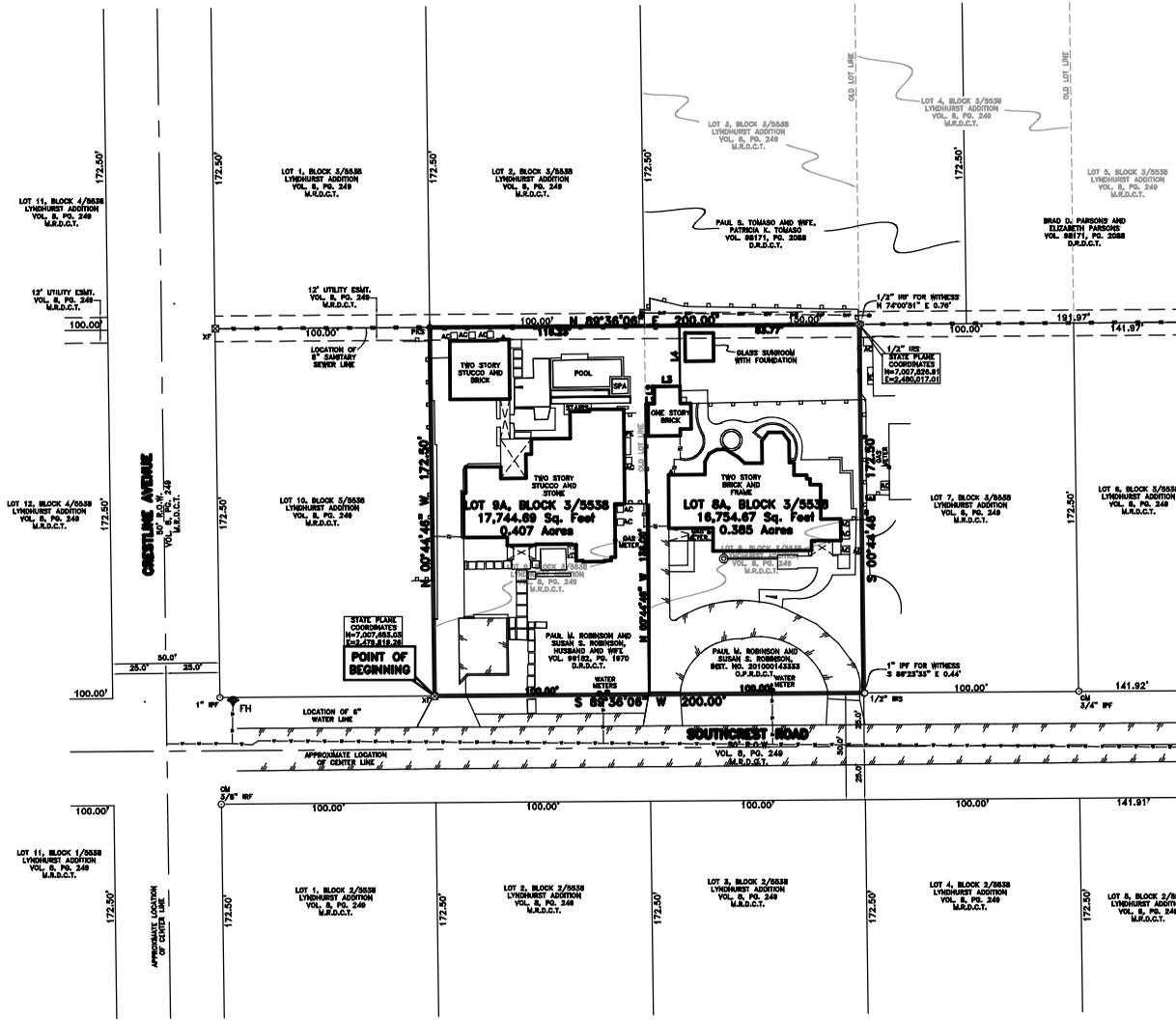


VICINITY MAP
NOT TO SCALE

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
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IPF = IRON PIPE FOUND
- PKS = PK NAIL SET
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- A.C.S. = 3-1/4" ALUMINUM DISK STAMPED " " " AND "RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
- XF = X "CUT" FOUND

LINE	BEARING	DISTANCE
1	S 89° 34' 06" W	41.10'
2	S 00° 25' 54" W	8.10'
3	N 89° 36' 06" E	12.01'
4	N 00° 44' 48" W	28.40'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Paul M. Robinson and Susan S. Robinson, is the owner of a 34,499.36 square foot tract of land affluited in the M. F. Fortner Survey, Abstract No 448, Block 0/7412, City of Dallas, Dallas County, Texas, same being all of Lots 8 and 9, Block 3/5538, Lyndhurst Addition, an Addition to the City of Dallas, according to the map of plat thereof recorded in Volume 8, Page 249, Map Records of Dallas County, Texas, same being a tract of land conveyed to Paul M. Robinson and Susan S. Robinson, by General Warranty Deed recorded in Instrument No. 20100014333, Official Public Records Dallas County, Texas, and being a tract conveyed to Paul M. Robinson and Susan S. Robinson, husband and wife by General Warranty Deed with Vendor's Lien, recorded in Volume 96182, Page 1970, Deed Records, Dallas County, Texas, and being more particularly described as follows:

- BEGINNING at a 'X' cut found for corner, same corner being the North right of way line of Southcrest Road (a 50-foot right-of-way) recorded in Volume 8, Page 249, Map Records, Dallas County, Texas, same being the Southeast corner of Lot 10, Block 3/5538, of said Lyndhurst Addition;
- THENCE North 00 degrees 44 minutes 46 seconds West, along the East line of said Lot 10, a distance of 172.50 feet to a pk nail set for corner, said corner being the Northeast corner of said Lot 10, same being the Southwest corner of Lot 2, Block 3/5538, of said Lyndhurst Addition;
- THENCE North 89 degrees 36 minutes 06 seconds East, along the South of said Lot 2, a distance of 200.00 feet to a 1/2-inch iron rod set with yellow cap stamped 'CBG Surveying' for corner, said corner being the Southeast corner of Lot 3, Block 3/5538, of said Lyndhurst Addition, same being the Northwest corner of Lot 7, Block 3/5538, of said Lyndhurst Addition, from which a 1/2-inch iron rod found bears North 74 degrees 00 minutes 51 seconds East, a distance of 0.76 feet for witness;
- THENCE South 00 degrees 44 minutes 46 seconds East, along the East line of said Lot 7, a distance of 172.50 feet to a 1/2-inch iron rod set with yellow cap stamped 'CBG Surveying' for corner, said corner being the Southwest corner of said Lot 7, same being along the North right of way line of said Southcrest Road, from which a 1-inch iron pipe found bears South 86 degrees 23 minutes 53 seconds East, a distance of 0.44 feet for witness;
- THENCE South 89 degrees 36 minutes 06 seconds West, along the North right of way line of said Southcrest Road, a distance of 200.00 feet to the POINT OF BEGINNING and containing 34,499.36 square feet and or 0.792 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Paul M. Robinson and Susan S. Robinson, do hereby adopt this plat, designating the herein described property as **ROBINSON/SOUTHCREST 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 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 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 services required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional areas 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 _____, 2022.

By: _____
Paul M. Robinson (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 Paul M. Robinson, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

By: _____
Susan S. Robinson (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 Susan S. Robinson, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 Surveying, the City of Dallas Development Code (Ordinance no. 18455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.817 (a)(b)(x)(c) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

RELEASED FOR REVIEW ON 12/01/2022. 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 Connolly
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 Connolly 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 _____, 2022.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO AMEND THE COMMON LINE OF LOTS 8 AND 9, BLOCK 3/5538, LYNDHURST ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNERS:
PAUL M. ROBINSON AND
SUSAN S. ROBINSON
4411 & 4423 SOUTHCREST ROAD
DALLAS, TEXAS 75229
214-561-3300

SCALE: 1"=30' / DATE: 11-17-2022 / JOB NO. 1611242-02 FINAL PLAT / DRAWN BY: JJA

PRELIMINARY PLAT
ROBINSON/SOUTHCREST ADDITION
LOTS 8A AND 8B, BLOCK 3/5538
BEING A REPLAT OF LOTS 8 AND 9,
BLOCK 3/5538, LYNDHURST ADDITION
W. M. F. FORTNER SURVEY, ABSTRACT NO. 479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5222-050