

LOT 10, BLOCK 2/5071
W.P. COCHRAN HOMESTEAD ADDITION
VOLUME 3, PAGE 111
M.R.D.C.T.

J. MICHAEL ALEXANDER
VOLUME 98023, PAGE 1057
D.R.D.C.T.

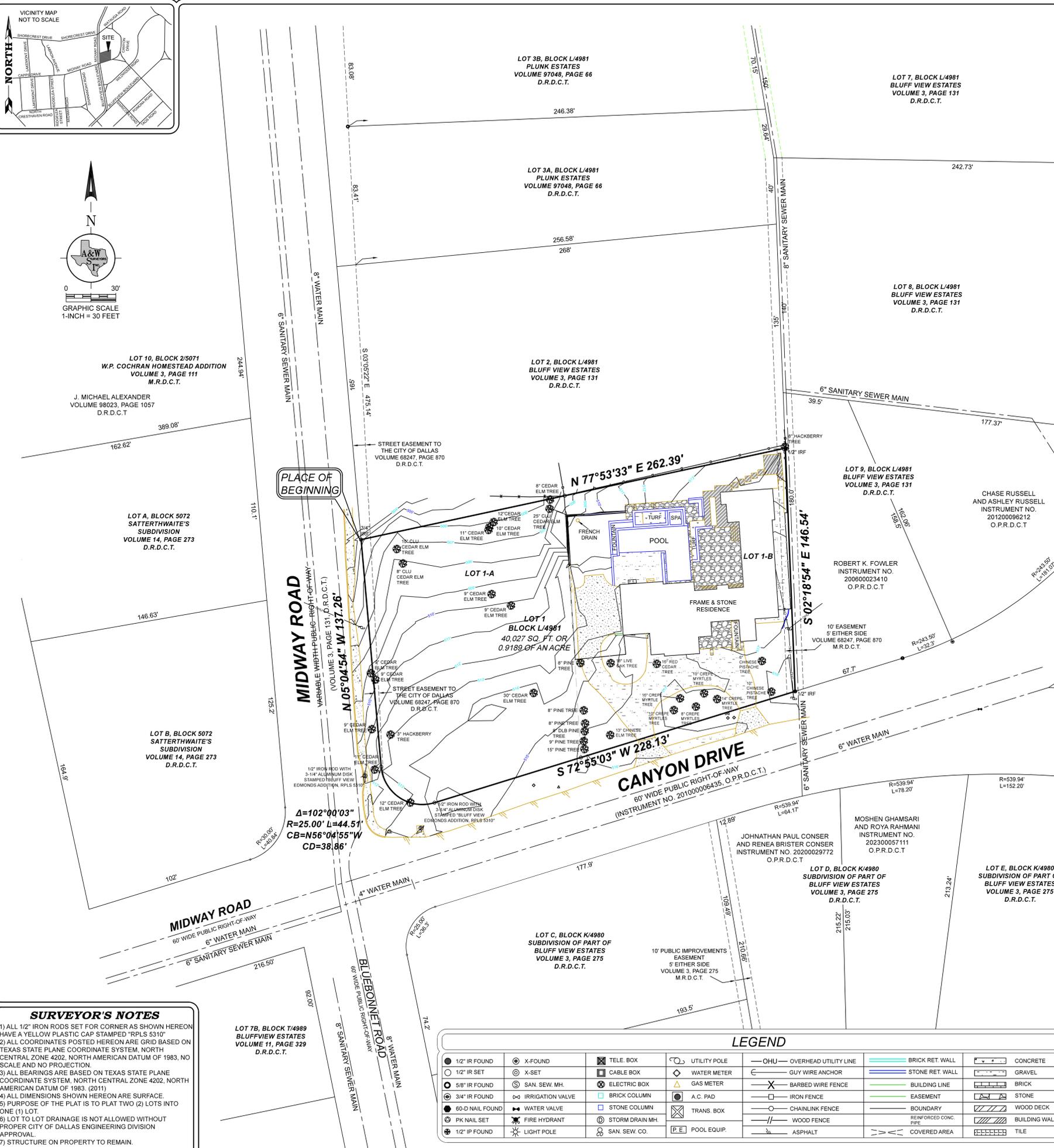
LOT A, BLOCK 5072
SATTERTHWAITE'S
SUBDIVISION
VOLUME 14, PAGE 273
D.R.D.C.T.

LOT B, BLOCK 5072
SATTERTHWAITE'S
SUBDIVISION
VOLUME 14, PAGE 273
D.R.D.C.T.

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310"
- 2) ALL COORDINATES POSTED HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE AND NO PROJECTION.
- 3) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) PURPOSE OF THE PLAT IS TO PLAT TWO (2) LOTS INTO ONE (1) LOT.
- 6) LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 7) STRUCTURE ON PROPERTY TO REMAIN.

LOT 7B, BLOCK 1/4989
BLUFFVIEW ESTATES
VOLUME 11, PAGE 329
D.R.D.C.T.



LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	GAS METER	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/4" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.	POOL EQUIP.	WOOD FENCE	REINFORCED CONC. PIPE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA	TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Ian Colin Edmonds and Mimi Edmonds are the owners of a tract of land located in the WILSON BAKER SURVEY, ABSTRACT NO. 54, City of Dallas, Dallas County, Texas, and being Lots 1-A and 1-B, Block L/4981, of Bluff View Estates Addition, recorded in Volume 16, Page 171, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to Ian Colin Edmonds and Mimi Edmonds, recorded in Instrument No. 202400115967, Official Public Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to Ian Colin Edmonds and Mimi Edmonds, recorded in Instrument No. 20100006435, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the East line of Midway Road, Variable width right-of-way, at the Southwest corner of Lot 2 of said Block L/4981;

THENCE North 77°53'33" East, a distance of 262.39' to a 1/2" iron rod found in the West line of a portion of Lot 9 of said Block L/4981, described in deed to Robert K. Fowler, recorded in Instrument No. 200600023410, Official Public Records, Dallas County, Texas, at the Southeast corner of said Lot 2;

THENCE South 02°18'54" East, a distance of 146.54' to a 1/2" iron rod found in the North line of said Canyon Drive, a 60' right-of-way, at the Southwest corner of said Fowler Tract;

THENCE South 72°55'03" West, a distance of 228.13' to a 1/2" iron rod with 3-1/4" aluminum disk stamped "BLUFF VIEW EDMONDS ADDITION, RPLS 5310" set in said North line, said point being the beginning of a curve to the right, having a central angle of 102°00'03", a radius of 25.00', and chord bearing and distance of North 56°04'55" West, 38.86';

THENCE Northwesterly, along said curve to the right, an arc distance of 44.51' to a 1/2" iron rod with 3-1/4" aluminum disk stamped "BLUFF VIEW EDMONDS ADDITION, RPLS 5310" set in said East line of Midway Road;

THENCE North 05°04'54" West, along said East line, a distance of 137.26' to the PLACE OF BEGINNING and containing 40,027 square feet or 0.9189 of an acre of land.

SURVEYOR'S STATEMENT

I, John S. Turner, 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.

Witness my hand This _____ day of _____, 2025.

PRELIMINARY, RELEASED FOR REVIEW 04-22-25
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ian Colin Edmonds and Mimi Edmonds do hereby adopt this plat, designating the herein described property as **BLUFF VIEW EDMONDS 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 the day of _____, 2025.

By: _____
Ian Colin Edmonds

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, Ian Colin Edmonds, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public in and for The State of Texas

By: _____
Mimi Edmonds

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, Mimi Edmonds, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public in and for The State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 87029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8703 & 8709 Canyon Drive ~
Owner: Ian Colin Edmonds and Mimi Edmonds
~ 4131 N. Central Expressway, Suite 985 ~
~ 214-505-7777 ~

Job No. 24-1284 | Drawn by: AR | Date: 04-30-2025 | Revised: _____
"A professional company operating in your best interest"

PRELIMINARY PLAT
BLUFF VIEW EDMONDS ADDITION
LOTS 1, BLOCK L/4981

ALL OF LOTS 1-A AND 1-B, BLOCK L/4981, OF BLUFF VIEW ESTATES ADDITION
WILSON BAKER SURVEY, ABSTRACT NO. 54
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-252
PLAT-25-000110