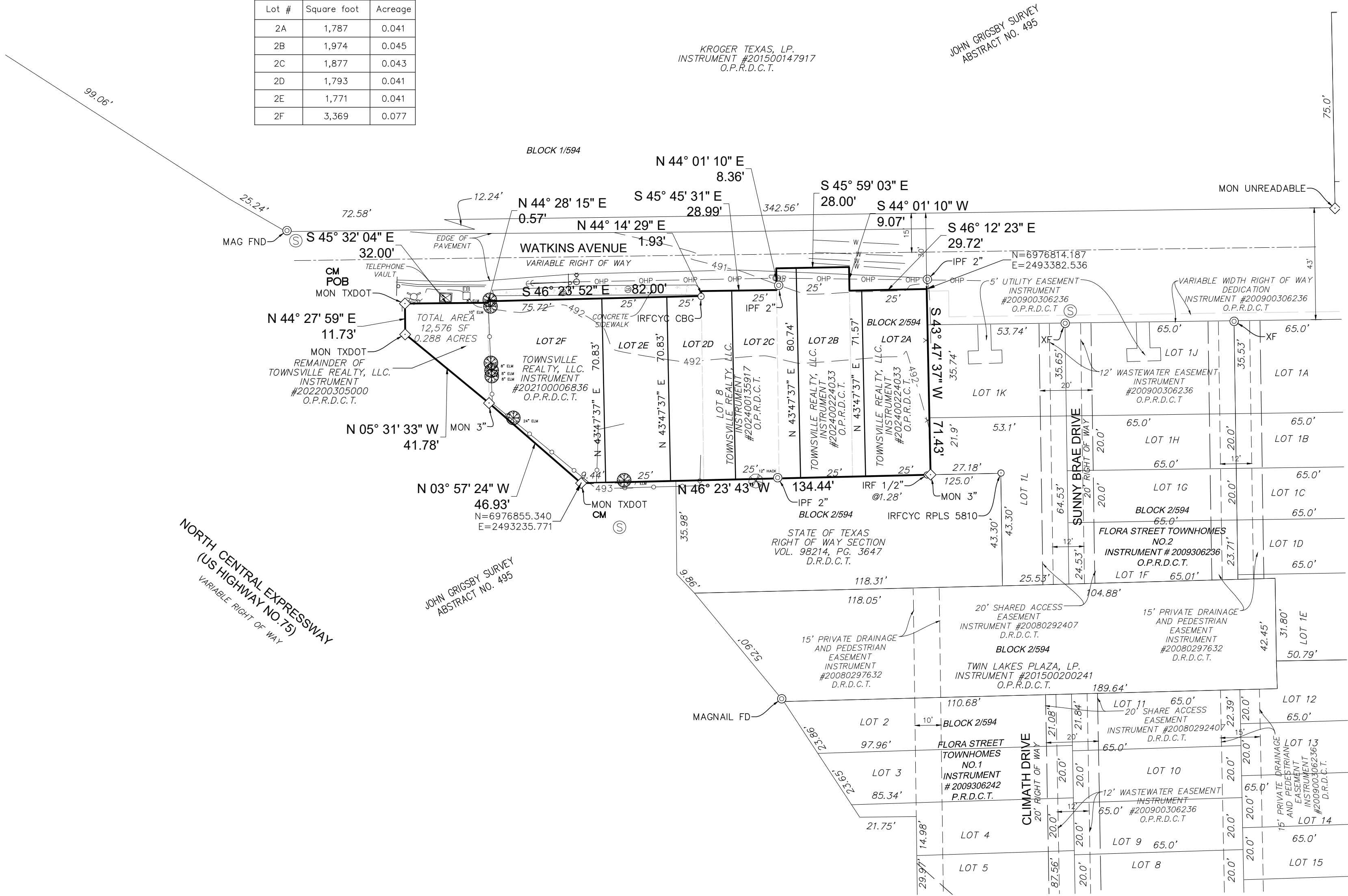


Drawing: G:\My Drive\Survey\25018-1821-1829 Watkins Ave Dallas_Uthman-Plat\05_CAD\Civil\01\25018-1821-1829 Watkins Ave Dallas_Uthman-Plat.dwg Saved By: elosi Save Time: 3/13/2025 10:11 AM Plotted by: elosi Plot Date: 3/14/2025 9:32 AM

Lot Area Table		
Lot #	Square foot	Acreage
2A	1,787	0.041
2B	1,974	0.045
2C	1,877	0.043
2D	1,793	0.041
2E	1,771	0.041
2F	3,369	0.077



SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Townsville Realty, LLC, acting by and through it's duly authorized officer, Niyi Uthman, does hereby adopt this plat, designating the herein described property as **TOWNSVILLE 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.
Townsville Realty, LLC.

Niyi Uthman
Manager

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 12,576 square foot or 0.288 acre tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, County of Dallas, Texas, part of Block 2/594, being all of tract of land described in a General Warranty Deed to Townsville Realty, LLC, recorded in Instrument #202200305000, and Instrument #202400135917, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being all of the property described in a Special Warranty Deed with Vendor's Lien to Townsville Realty, LLC, recorded in Instrument #202100006836 (O.P.R.D.C.T.), and being all of the property described in a Warranty Deed to Townsville Realty, LLC, recorded in Instrument #202400224033 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT monument found (Controlling Monument) at the North corner of said Block 2/594 and said Townsville Realty, LLC tract, same being in the Southwesterly right of way line of Watkins Avenue, a variable width right-of-way;

THENCE with the common line between said Townsville Realty, LLC tract, and said Watkins Avenue, the following courses and distances:

South 45 degrees 32 minutes 04 seconds East, a distance of 32.00 feet to a corner;

North 44 degrees 28 minutes 15 seconds East, a distance of 0.57 feet to a corner;

South 46 degrees 23 minutes 52 seconds East, a distance of 82.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG" found;

North 44 degrees 14 minutes 29 seconds East, a distance of 1.93 feet to a corner;

South 45 degrees 45 minutes 31 seconds East, a distance of 28.99 feet to a corner;

North 44 degrees 01 minutes 10 seconds East, a distance of 8.36 feet to a corner;

South 45 degrees 59 minutes 03 seconds East, a distance of 28.00 feet to a corner;

South 44 degrees 01 minutes 10 seconds West, a distance of 9.07 feet to a corner;

South 46 degrees 12 minutes 23 seconds East, a distance of 29.72 feet to the East corner of said Townsville Realty, LLC tract;

THENCE South 43 degrees 47 minutes 37 seconds West, leaving said Watkins Avenue and generally along a brick fence, at 13.79 feet passing the North corner of Lot 1K, Block 2/594, Flora Street Townhomes No.2, an Addition to the City of Dallas, recorded in Instrument #2009306236 (O.P.R.D.C.T.), continuing for a total distance of 71.43 feet to a 3 inch Aluminum Disk stamped "Townsville Addition and ARA 6671" set on a 1/2 inch iron rod, said point being in the Northeasterly line of a tract of land, described in a Deed to State of Texas Right of Way Section, recorded in Volume 98214, Page 3647, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being the West corner of Lot 1L, said Block 2/594;

THENCE North 46 degrees 23 minutes 43 seconds West, with the common line between said Townsville Realty, LLC tract and said State of Texas tract, at 1.28 feet passing a 1/2 inch iron rod found, continuing for a total distance of 134.44 feet to a TXDOT monument found (Controlling Monument) at the West corner of said Townsville Realty, LLC tract and being in the Northeasterly right of way line of North Central Expressway (US Highway 75), a variable width right-of-way;

THENCE North 03 degrees 57 minutes 24 seconds West, with the common line between said Townsville Realty, LLC tract and said North Central Expressway (US Highway 75), a distance of 46.93 feet to a 3 inch Aluminum Disk stamped "Townsville Addition and ARA 6671" set;

THENCE North 05 degrees 31 minutes 33 seconds West, with the common line between said Townsville Realty, LLC tract and said North Central Expressway (US Highway 75), a distance of 41.78 feet to a TXDOT monument found;

THENCE North 44 degrees 27 minutes 59 seconds East, with the common line between said Townsville Realty, LLC tract and said North Central Expressway (US Highway 75), a distance of 11.73 feet to the **POINT OF BEGINNING**, containing 12,576 square feet or 0.288 acres of land more or less.

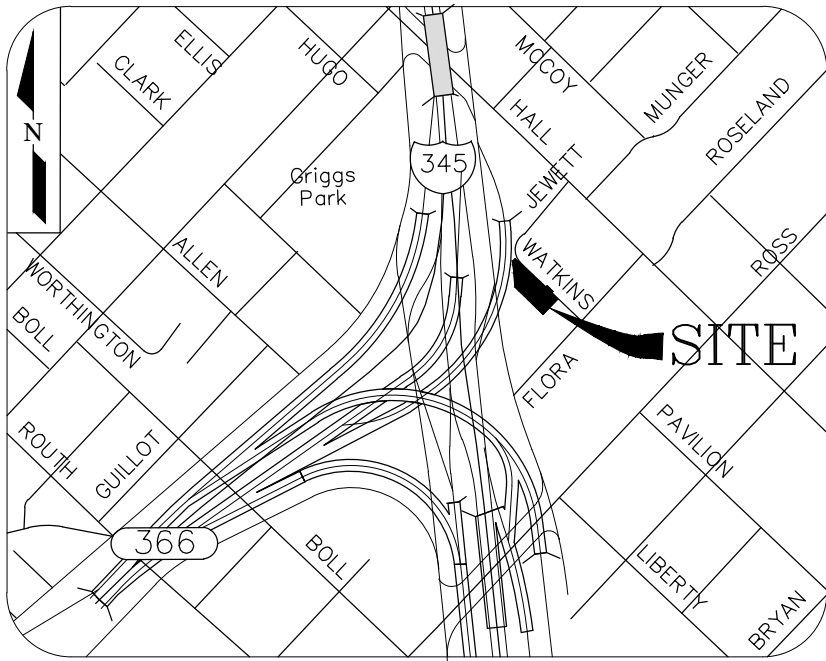
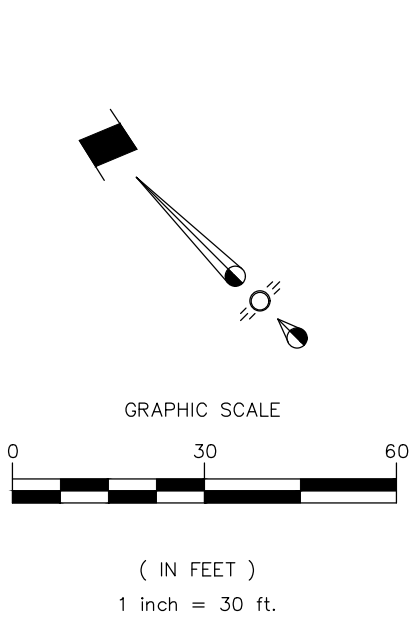
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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 _____, 2025.

Notary Public in and for the State of Texas



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (6) lots from (5) tracts of land.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- This property is vacant.

LEGEND

CM	CONTROLLING MONUMENT	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	GUY ANCHOR
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	SIGN
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	ELECTRIC BOX
POB	POINT OF BEGINNING	SANITARY SEWER CLEANOUT
VOL./PG.	VOLUME/PAGE	LIGHT POLE
○ IRF	IRON ROD FOUND (AS NOTED)	FIRE HYDRANT
● IRF	IRON ROD SET (AS NOTED)	SANITARY SEWER MANHOLE
○ IRFYC	IRON ROD WITH YELLOW CAP STAMPED "RPLS 5810" FOUND	BRICK FENCE
○ IRFYC	IRON ROD WITH YELLOW CAP STAMPED "CBG" FOUND	CHAIN LINK FENCE
◇ MON TXDOT	TXDOT MONUMENT FOUND	OVERHEAD POWER LINE
◇ MON 3"	3" ALUMINUM DISK STAMPED "ARA 6671" SET ON A 1/2" IRON ROD	
● MAG FND	MAGNAIL FOUND	
● XF	"X" MARK FOUND	

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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

SURVEYOR



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

OWNER:
TOWNSVILLE REALTY, LLC
4730 MARCH AVE
SUITE 13350
DALLAS, TX 75209

PRELIMINARY PLAT
TOWNSVILLE ADDITION
LOTS 2A, 2B, 2C, 2D, 2E, 2F, BLOCK 2/594

0.288 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S245-133