

LEGEND / ABBREVIATIONS

- ADJONER LINE
- BOUNDARY LINE
- EASEMENT LINE
- FEMA FLOOD LINE
- CONCRETE
- ASPHALT
- CHAIN LINK FENCE
- METAL FENCE
- LIGHT POLE
- WIRE FENCE
- OVERHEAD ELEC LINE
- MONUMENT FOUND
- POWER POLE
- GAS METER
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T.
- M.R.D.C.T.
- IRF
- IRP
- CRIF
- CM
- POB

Tag #	Species	Size (DBH)	Tag #	Species	Size (DBH)
30004	Southern Live Oak	18	30341	Shumard Oak	25
30058	Southern Live Oak	16	30342	Shumard Oak	20
30059	Southern Live Oak	16	30343	Shumard Oak	22
30100	Southern Live Oak	15/18	30344	Shumard Oak	20
30101	Southern Live Oak	15/18	30345	Shumard Oak	23
30116	Southern Live Oak	28	30352	Shumard Oak	24
30117	Southern Live Oak	28	30388	Shumard Oak	24
30245	Black Oak	14	30389	Shumard Oak	20
30246	Black Oak	14	30390	Shumard Oak	14
30251	Pin Oak	13	30391	Southern Live Oak	20
30252	Shumard Oak	12	30392	Southern Live Oak	12
30253	Shumard Oak	11	30393	Basket Elm	24
30254	Pin Oak	13	30394	Basket Elm	20
30255	Southern Live Oak	24	30395	Red Cedar	10
30256	Southern Live Oak	20	30396	Southern Live Oak	20
30257	Southern Live Oak	24	30412	Red Cedar	10
30265	Pin Oak	14	30413	Red Cedar	14
30266	Shumard Oak	32	30414	Red Cedar	12
30267	Shumard Oak	13	30416	Red Cedar	12
30286	Southern Live Oak	24	30417	Red Cedar	18
30287	Southern Live Oak	24	30418	Red Cedar	12
30310	Shumard Oak	24	30419	Red Cedar	12
30317	American Elm	20	30420	Basket Elm	42
30318	American Elm	24/12	30421	Basket Elm	32
30322	Shumard Oak	24	30422	Red Cedar	6
30324	Shumard Oak	17	30423	White Walnut	12
30329	Southern Live Oak	17	30424	White Walnut	18
30330	Southern Live Oak	24	30426	Shumard Oak	6
30331	Shumard Oak	18	30427	Shumard Oak	7
30332	Shumard Oak	18	30429	American Holly	6
30333	Shumard Oak	24	30451	Basket Elm	36
30334	Shumard Oak	16	35500	Cedar Elm	24
30335	Shumard Oak	24	35501	Basket Elm	26
30336	Shumard Oak	16	35502	Basket Elm	18
30337	Shumard Oak	24	35503	Pecan	16
30339	Shumard Oak	20	35504	Oak	60
30340	Shumard Oak	12			

OWNER
 Bryan & Shanin Wilburn
 10850 Strait Lane
 Dallas, TX 75229

ENGINEER
 KFM Engineering & Design
 3501 Olympus Boulevard, Suite 100
 Dallas, TX 75019

SURVEYOR
 Chisholm Trail Land Surveying
 1700 Thorndale Court
 Corinth, TX 76210

CHISHOLM TRAIL LAND SURVEYING
 TX FIRM #10194767
 MICHAEL R. KERSTEN, RPLS 6677
 MICHAEL@CT-LANDSURVEYING.COM
 940.367.1768

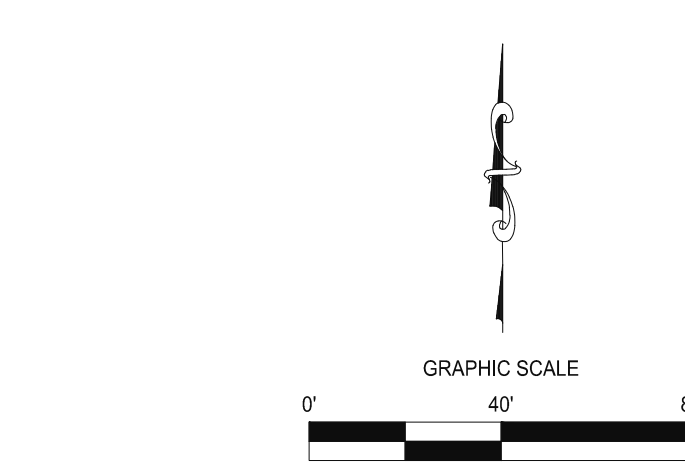
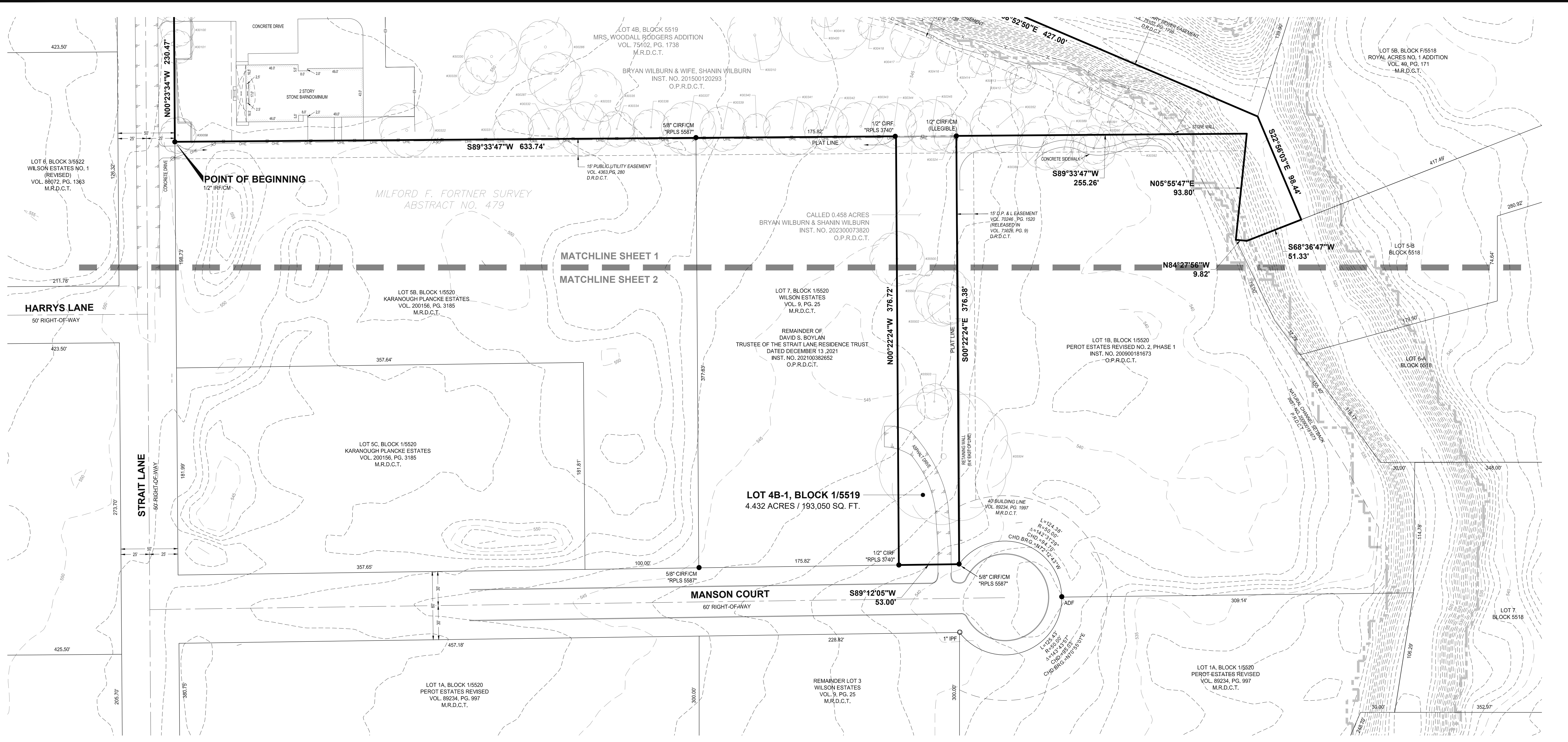
PRELIMINARY PLAT
MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519
 BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION
 & A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES
 IN THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-022

KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD., SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM.LLC.COM
 TBE # F-20821

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- The purpose of this plat reconfigure existing lot lines per current owner tract boundaries.
- All structures to remain. No renovation or construction to be completed to existing buildings.

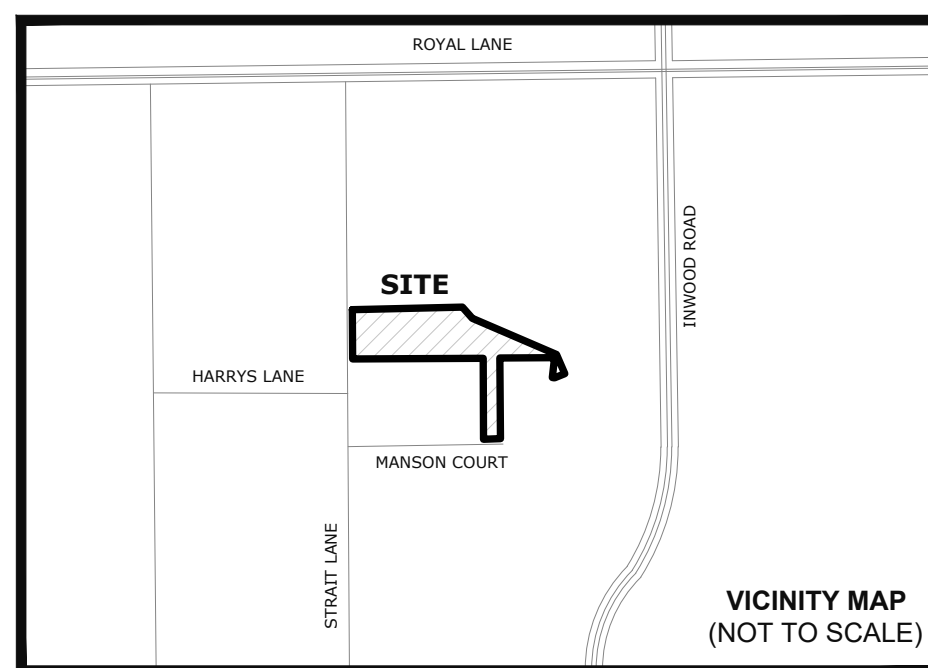
FLOOD STATEMENT
 A portion of this site is situated in Non Shaded Zone "X" and Shaded Zone AE in Dallas County, Texas according to FEMA map number 48113C0190K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



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- GAS METER
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T.
- M.R.D.C.T.
- MAP RECORDS, GRAYSON COUNTY, TEXAS
- IRF
- IPF
- CM
- POB
- OVERHEAD ELEC LINE
- MONUMENT FOUND
- POWER POLE
- IRON ROD FOUND
- IRON PIPE FOUND
- CAPPED IRON ROD FOUND
- CONTROLING MONUMENT
- POINT OF BEGINNING

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PRELIMINARY PLAT
MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519
BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION & A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES IN THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479
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TYPE # F-20821

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHERE AS BRYAN & SHANIN WILBURN are the rightful owners of all of that tract of land situated in the Milford F. Fortner Survey, Abstract No. 479, City of Dallas, Dallas County, Texas, and being all of Lot 4B, Block 5519, Mrs. Woodall Rodgers Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 75102, Page 1738, Map Records of Dallas County, Texas, and the easterly 53 feet of Lot 7, Block 1/5520, Wilson Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 25, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the easterly right-of-way line of Strait Lane (a 50-foot wide right-of-way) for the southwest corner of said Lot 4B, common to the northwest corner of Lot 5B, Block 1/5520, Karanough Plancske Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 200156, Page 3185, said Map Records;

THENCE North 00°23'34" West, with the easterly right-of-way line of said Strait Lane and the westerly line of said Lot 4B, a distance of 230.47 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 4B, common to the southwest corner of Lot 9, Block F/5518, Marie Thomas Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 200195, Page 143, said Map Records;

THENCE 88°36'54" East, with the northerly line of said Lot 4B and the southerly line of said Lot 9, passing at a distance of 463.80 feet a 1/2-inch iron rod found for reference on the westerly side of Bachman Creek, continuing on said course, a total distance of 513.84 feet to a point in said creek and in the southwesterly line of Lot 3A, Block F/5518 of said Marie Thomas Estates, for the northeast corner of said Lot 4B, common to the southeast corner of said Lot 9.

THENCE South 41°24'58" East, with the northeasterly line of said Lot 4B and the southwesterly line of said Lot 9, a distance of 70.55 feet to an angle point in said creek;

THENCE South 66°52'50" East, continuing with the northeasterly line of said Lot 4B and the southwesterly line of said Lot 9, a distance of 427.00 feet to an angle point in said creek of said Lot 4B, common to the southerly corner of said Lot 9 and a westerly the most westerly corner of Lot 5B, Block F/5518, Royal Acres Addition No. 1 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 49, Page 171, said Map Records;

THENCE South 22°56'03" East, continuing with the northeasterly line of said Lot 4B and the southwesterly line of said Lot 5B, Block F/5518, a distance of 98.44 feet to a point in said creek for the most easterly corner of said Lot 4B, common to the most southerly corner of said Lot 5B;

THENCE South 68°36'47" West, with a southerly line of said Lot 4B, a distance of 51.33 feet to an angle point;

THENCE North 84°27'56" West, with a southerly line of said Lot 4B, a distance of 9.82 feet to an angle point of said Lot 4B, common to an angle point in the easterly line of Lot 1B, Block 1/5520, Parol Estates Revised No. 2, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200900181673, Official Public Records of Dallas County, Texas;

THENCE North 05°55'47" East, with a westerly line of said Lot 4B and the easterly line of said Lot 1B, a distance of 93.80 feet to re-entrant corner of said Lot 4B, common to the northeast corner of said Lot 1B;

THENCE South 89°33'47" West, with the southerly line of said Lot 4B and the northerly line of said Lot 1B, a distance of 255.26 feet to a 1/2-inch iron rod with a cap (legible) found for the northwest corner of said Lot 1B, common to the northeast corner of said Lot 7;

THENCE South 00°22'24" East, with the easterly line of said Lot 7 and the westerly line of said Lot 1B, a distance of 376.38 feet to a 5/8-inch iron rod with a cap stamped "RPLS 5587" found in the northerly right-of-way line of Manson Court (60-foot wide right-of-way) for the southeast corner of said Lot 7, common to the southwest corner of said Lot 1B;

THENCE South 89°12'05" West, with the northerly right-of-way line of said Manson Court and the southerly line of said Lot 7, a distance of 53.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 3740" found for corner;

THENCE North 00°22'24" West, crossing said Lot 7, a distance of 376.72 feet to a 1/2-inch iron rod with a cap stamped "RPLS 3740" found in the southerly line of said Lot 4B of the northerly line of said Lot 7;

THENCE South 89°33'47" West, with the southerly line of said Lot 4B and the northerly line of said Lot 7, passing at a distance of 175.82 feet a 5/8-inch iron rod with a cap stamped "RPLS 5587" found for the northwest corner of said Lot 7, common to the northeast corner of said Lot 5B, Block 5520, continuing on said course, with the northerly line of said Lot 5B, Block 5520, a total distance of 633.74 feet to the POINT OF BEGINNING and enclosing 4.432 acres (193,050 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRYAN & SHANIN WILBURN do hereby adopt this plat, designating the herein described property as the PRELIMINARY PLAT of MRS. WOODALL RODGERS ADDITION, LOT 4B-1, BLOCK 1/5519, 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 line 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 line 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 ____, 2023.

BY: _____
Bryan Wilburn

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 _____, 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 purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for Dallas County

WITNESS, my hand at Dallas, Texas, this the ____ day of ____, 2023.

BY: _____
Shanin Wilburn

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 _____, 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 purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

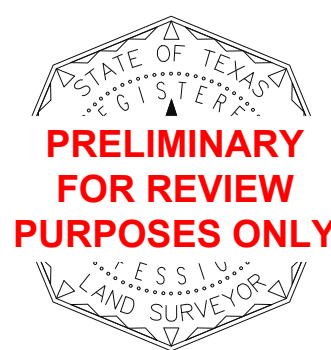
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for Dallas County

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, and this plat was prepared in accordance with the rules and regulations of the City of Dallas.

Date of Plat: November 13th, 2023



Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

STATE OF TEXAS §
COUNTY OF DALLAS §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

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TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.367.7186
PROJECT NO. 23-0076 | DRAWN BY: AA | SCALE: 1"=40' | DATE: 11/13/2023 | SHEET: 3 OF 3

PRELIMINARY PLAT
**MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519**
BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION
& A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES
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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 of the ____ day of _____, A.D. 20____ and same was duly approved on the ____ of _____, A.D. 20____ by said Commission

Chairperson or Vice Chairman
City Plan Commission
Dallas, Texas

Attest:

Secretary