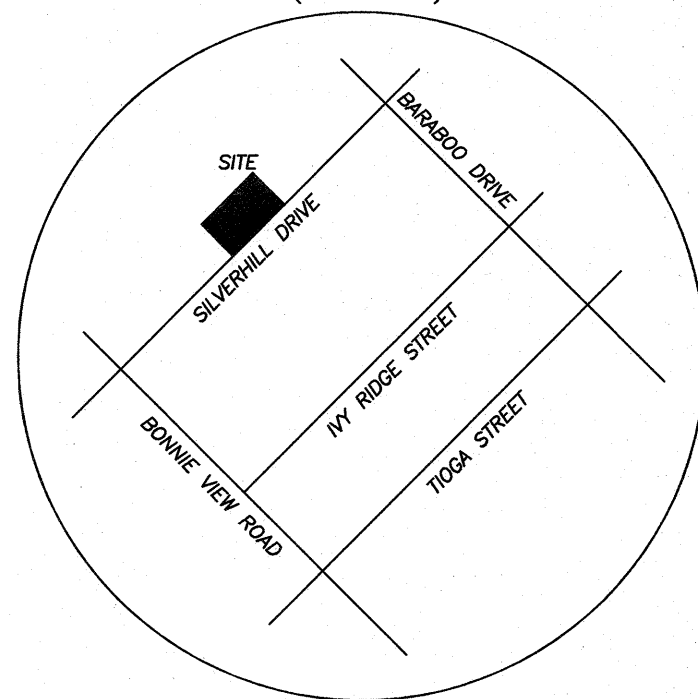


VICINITY MAP
(N.T.S.)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Gazelle Allen Rose is the owner of a 0.609 acre tract of land, being known as Lots 1 and 2, Block 5/6870 of the GILFORD L. JACKSON'S SUBDIVISION, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 39, Page 125, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the south corner of said 0.609 acre tract and being located in the right of way of Silverhill Drive.

THENCE N 30°51'42" W a distance of 120.50 feet to a 1/2 inch rod set for corner and also being the southwest line of a tract of land to Renee Goines according to the deed recorded in 201100224159, O.P.R.D.C.T. and also being located in the southeast line of an alley (Per Plat)

THENCE N 58°48'53" E along the southeast line of said Alley, a distance of 220.00 feet to a 1/2 inch iron rod set for corner and being the most northerly corner of said 0.609 acre tract;

THENCE S 30°56'07" E a distance of 120.50 feet to a 1/2 inch iron rod found for corner and being the most easterly corner of said 0.609 acre tract and also being the most southerly corner of Lot 3, Block 5/6870 of the F.E. DEMON SUBDIVISION and being located in the northwesterly line of said Silverhill Drive;

THENCE S 58°48'53" W a distance of 220.16 feet to the Point of Beginning and containing 0.609 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL ME BY THESE PRESENTS:

WHEREAS, Gazelle Allen Rose, is the sole owner, does hereby adopt this plat, designating the herein described property as THE ROSE ESTATES, an addition to the City of Dallas, Dallas County, Texas, and does 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 buildings, 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 or 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). The owner of a lot that includes a floodway easement is liable for floodway maintenance in compliance with the subsection, taxes, and all other standard property owner liabilities.

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 _____, 20____.

By: Gazelle Allen Rose

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

SURVEYORS CERTIFICATION

I, Donald S. Holder, 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 from 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 City Code 51A-8, Plat Regulations.

"Preliminary, this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document." SB
Donald S. Holder
Registered Professional Land Surveyor No. 5266

THE STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned, a Notary Public in and for said State on this day personally appeared Donald S. Holder known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

NOTES:

- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
- The purpose of this plat is to create 3 lots from 2 platted lots, and to remove 30' building line.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
- Any structure new or existing may not extend across new property lines.
- Bearings are based on North Central Texas State Plane 4202 NAD63.

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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 _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission, Dallas, Texas

Attest:
Secretary

PRELIMINARY PLAT
THE ROSE ESTATE ADDITION

LOTS 1RA, 2RA & 1RB
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 5/6870, OF GILFORD L. JACKSON SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 39, PAGE 125, MAP RECORDS, DALLAS COUNTY, TEXAS

Owner: Gazelle Allen Rose
4015 Silverhill Drive
Dallas, Texas 752416116

CITY FILE NO. S234-142

LEGEND
O.P.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
SQ. FT. = SQUARE FEET
VOL. = VOLUME
CM = CONTROL MONUMENT
R.O.W. = RIGHT-OF-WAY
= SCOUT FOUND FOR CORNER
= 1 INCH IRON PIPE FOUND
= 5/8 INCH IRON ROD FOUND
= 3/4 INCH IRON ROD FOUND
= 3/4 ALUMINUM DISK SET STAMPED

PROPERTY CORNER	WATER VALVE	TELE. PEDESTAL	MALBOX	WIRE FENCE	GAS
POWER POLE	FIRE HYDRANT	FIBER OPTIC MARKER	HVAC	CHAINLINK FENCE	WATER
GUY WIRE	GAS METER	CABLE TV PEDESTAL	TRAFFIC SIGN	WOOD FENCE	FIBER OPTIC
ELEC. TRANS.	GAS LINE MARKER	CLEANOUT	SAN. SEWER MANHOLE	IRON FENCE	SANITARY SEWER
ELECTRIC METER	GAS VALVE	SEPTIC	STORM SEWER MANHOLE	ELECTRIC	STORM SEWER
WATER METER	PIPELINE MARKER	AER. AEROBIC	LIGHT POLE	UNDERGROUND ELEC.	

Eyncon
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DATE: MARCH 7, 2024	JOB NO.: 20324020
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 40'	FIRM REG. CERT. #10022400