

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DONALD W. CLARK, JR. AND MARY ADELLE CLARK, AS CO-TRUSTEES OF THE CLARK LIVING TRUST ARE THE OWNERS OF A TRACT LAND SITUATED IN THE F.P. SCRUGGS SURVEY, ABSTRACT NO. 1332, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 12, IN CITY BLOCK 4/5475 OF THE CESCO SUBDIVISION, AN ADDITION TO DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 16, PAGE 121, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO DONALD W. CLARK, JR. AND MARY ADELLE CLARK, AS CO-TRUSTEES OF THE CLARK LIVING TRUST, RECORDED UNDER COUNTY CLERK'S FILE NO. 201600263068, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

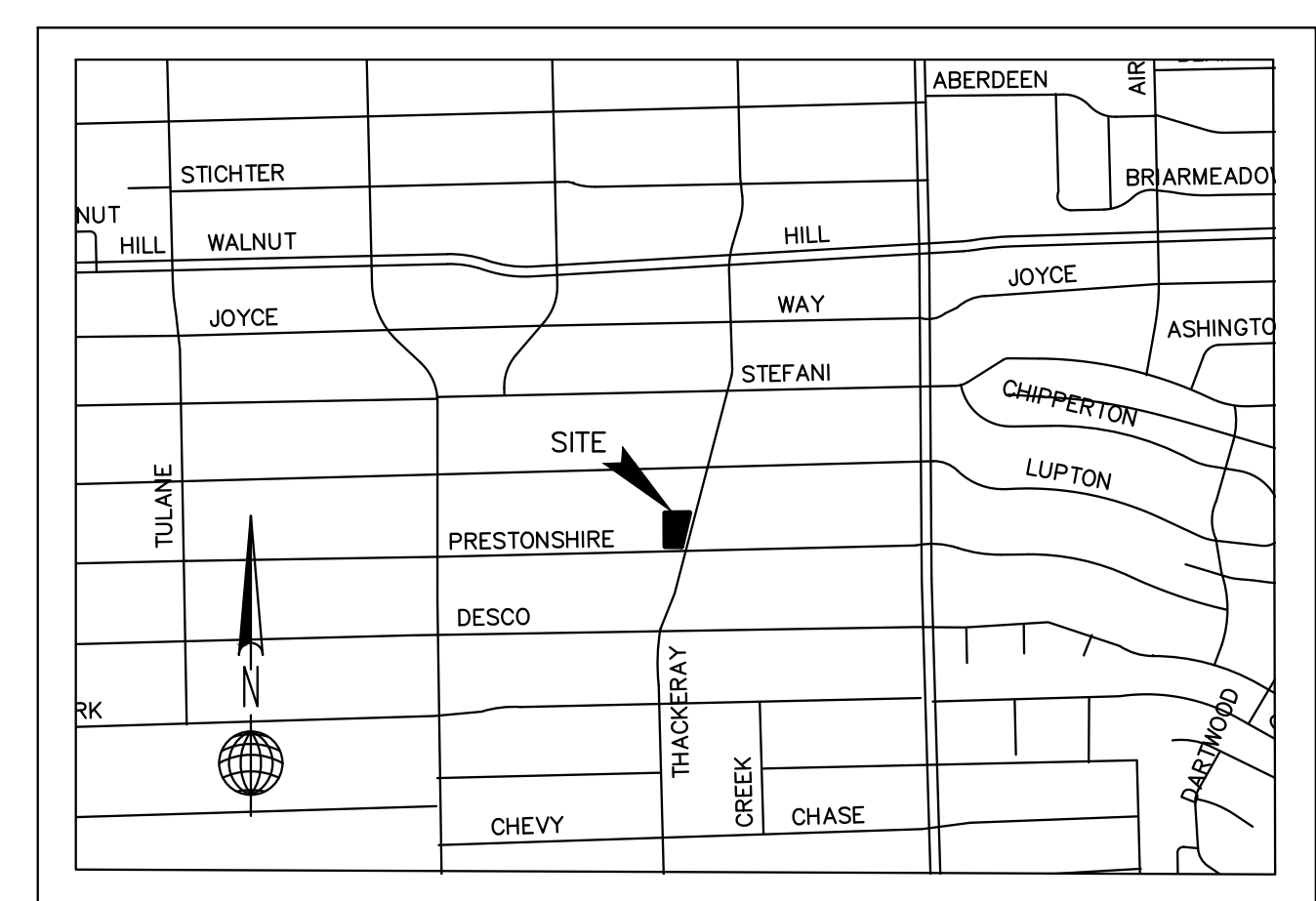
BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PRESTONSHIRE LANE (50' RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF THACKERY STREET (50' RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 13°29'10" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID THACKERY STREET, A DISTANCE OF 185.73 FEET TO A 1" IRON PIPE FOUND FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID THACKERY STREET AND THE NORTH RIGHT-OF-WAY LINE OF A 15' ALLEY, AT THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 89°51'36" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 88.41 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 12 AND AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 4/5475, OF SAID CESCO SUBDIVISION;

THENCE NORTH 00°18'12" WEST, A DISTANCE OF 179.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID PRESTONSHIRE LANE, AT THE NORTHWEST CORNER OF SAID LOT 12 AND THE NORTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 89°21'58" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PRESTONSHIRE LANE, A DISTANCE OF 132.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,878 SQUARE FEET OR 0.456 ACRES OF LAND.



VICINITY MAP
 1"=1000'

SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS

I, HOLLIE L. HEBNER, 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 LAND SURVEYING, 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.

DATED THIS THE _____ DAY OF _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

HOLLIE L. HEBNER
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7003

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED HOLLIE L. HEBNER, R.P.L.S. NO. 7003, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DONALD W. CLARK, JR. AND MARY ADELLE CLARK DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 12R, BLOCK 4/5475, CESCO SUBDIVISION**, 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 UTILITIES, 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 OR 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 _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DONALD W. CLARK, JR.
 CO-TRUSTEE OF THE CLARK LIVING TRUST

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARY ADELLE CLARK
 CO-TRUSTEE OF THE CLARK LIVING TRUST

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 DONALD W. CLARK, JR., KNOWN BY 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

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 MARY ADELLE CLARK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

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 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

CITY PLAN FILE NO. S245-034

PRELIMINARY PLAT
LOT 12R, BLOCK 4/5475
CESCO SUBDIVISION
 BEING A REPLAT OF LOT 12, BLOCK 4/5475
 BEING 0.456 ACRES OF LAND SITUATED IN THE
 F. P. SCRUGGS SURVEY, ABSTRACT NUMBER 1332
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB NO.: 24-08-079
 PREPARED: OCTOBER 2024

OWNER:
 DONALD W. CLARK, JR. AND
 MARY ADELLE CLARK
 6616 PRESTONSHIRE LN.
 DALLAS, TEXAS 75225
 MDCLARK@ATT.NET

SURVEYOR:
 GLOBAL LAND SURVEYING, INC.
 17111 PRESTON ROAD, SUITE 135
 DALLAS, TEXAS 75248
 PHONE (972) 881-1700
 HOLLIE@GLS-INC.COM
 TBPELS FIRM NO. 10016300

LEGEND:
 (MRD) = MONUMENT OF RECORD DIGNITY
 I.P. = IRON PIPE
 I.R. = IRON ROD
 FND = FOUND
 R.O.W. = RIGHT-OF-WAY
 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
 CC# = COUNTY CLERK'S FILE NUMBER
 INST. NO. = COUNTY CLERK'S INSTRUMENT NUMBER
 SET 5/8" I.R.=SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 7003"

NOTES:
 1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 2) THE PURPOSE OF THIS REPLAT IS TO REDUCE THE 30' BUILDING LINE ALONG THACKERY STREET TO A 10' BUILDING LINE.
 3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 4) ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

