

- LEGEND**
- INSTRUMENT DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - 3" ALUMINUM DISC SET STAMPED, S.L.R.T.A., RPLS #3740 IRON ROD FOUND, UNCAPPED & SIZE
  - (REF.) REFERENCE MONUMENT
  - (C.M.) CONTROLLING MONUMENT
  - R RADIUS
  - L LENGTH OF ARC
  - SQ. SQUARE
  - FT. FEET
  - EX EXISTING
  - CENTERLINE
- WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM INLET
  - POWER POLE & OVERHEAD LINE
  - FENCING
  - 1'x 1' GRATE DRAIN
  - STORM SEWER MANHOLE
  - BENCHMARK
  - GAS

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO COMBINE 2 PLATTED LOTS PLUS A PORTION OF A SINGEL LOT INTO ONE PLATTED LOT.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - BEARINGS ARE BASED ON THE NORTH LINE OF MANSON COURT (A 50 FOOT RIGHT-OF-WAY) SHOWN AS S89°39'00"W ON PEROT ESTATES REVISED, RECORDED IN VOLUME 89234, PAGE 997, DEED RECORDS, DALLAS COUNTY, TEXAS.
  - COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - PROPERTY SUBJECT TO RESTRICTIVE COVENANTS IMPACTING LOTS 5B AND 5C, BLOCK 1/5520 OF THE KARANOUIH PLANCKE ESTATES AS RECORDED IN VOLUME 2002165, PAGE 602, DEED RECORDS, DALLAS COUNTY.
  - FIFTEEN (15) FOOT DALLAS POWER & LIGHT EASEMENT LOCATED ON WEST LINE OF THE ADJOINING PROPERTY, LOT 1B, BLOCK 1/5520 OF THE PEROT ESTATES REVISED NO. 2, PHASE 1 RECORDED BY INSTRUMENT No.200900181673, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS HAS BEEN RELEASED BY DOCUMENT RECORDED IN VOLUME 71026, PAGE 9, DEED RECORDS, DALLAS COUNTY, TEXAS.
  - NO STRUCTURES EXIST ON LOT 7, RE-SUBDIVISION BLOCK 1, SUB. #1. IMPROVEMENTS ON LOTS 5B AND 5C OF THE KARANOUIH PLANCKE ESTATES ARE SHOWN. THERE IS NO PROPOSED CONSTRUCTION.

**SURVEYOR'S STATEMENT**

I, PETER F. HENNESSEY, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE

PETER F. HENNESSEY  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 3740

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DAVID S. BOYLAN, Trustee of THE STRAIT LANE RESIDENCE TRUST, dated December 13, 2021 AND BY GENERAL WARRANTY DEED IS THE TRUSTEE OF ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATED IN THE MILFORD F. FORTNER SURVEY, ABSTRACT No. 479, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 5B, BLOCK 1/5520 AND LOT 5C, BLOCK 1/5520 OF THE KARANOUIH PLANCKE ESTATES, AN ADDITION TO THE CITY OF DALLAS BY THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2000156, PAGE 3185, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 7 OF THE REPLAT OF BLOCK #1-SUBDIVISION #1 OF WILSON ESTATES, AN ADDITION TO THE CITY OF DALLAS BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING THE SAME LOTS DESCRIBED TO David S. Boylan, Trustee of THE STRAIT LANE RESIDENCE TRUST, AS BEING LOTS 5B AND 5C, BLOCK 1/5520 OF THE KARANOUIH PLANCKE ESTATES, AND RECORDED BY INSTRUMENT No. 202200324567, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND PART OF LOT 7 OF THE REPLAT BLOCK #1, SUBDIVISION #1 OF WILSON ESTATES AS DESCRIBED IN GENERAL WARRANTY DEED TO DAVID S. BOYLAN, Trustee of THE STRAIT LANE RESIDENCE TRUST, dated December 13, 2021 RECORDED BY INSTRUMENT No. 202100382652, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND IN THE EAST LINE OF STRAIT LANE (A 50 FOOT RIGHT-OF-WAY), AND MARKING THE NORTHWEST CORNER OF LOT 5B, BLOCK 1/5520 OF THE SAID KARANOUIH PLANCKE ESTATES, ALSO MARKING THE SOUTHWEST CORNER OF LOT 4-B, BLOCK 5519 OF THE MRS. WOODALL RODGERS ADDITION, AN ADDITION TO THE CITY OF DALLAS BY THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 75102, PAGE 1738, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, N90°00'00"E, ALONG THE SOUTH LINE OF THE SAID LOT 4-B, BLOCK 5519, BEING THE NORTH LINE OF SAID LOT 5B, BLOCK 1/5520, KARANOUIH PLANCKE ESTATES, PASSING AT A DISTANCE OF 457.64 FEET A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP (NOT READABLE-UNDER FENCE), MARKING THE NORTHEAST CORNER OF SAID LOT 5B, BLOCK 1/5520, THE NORTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4-B, BLOCK 5519, BEING THE NORTH LINE OF LOT 7, A TOTAL DISTANCE OF 633.46 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED RPLS 3740 FOR CORNER AND MARKING THE NORTHWEST CORNER OF PART LOT 7 OF THE SAID REPLAT BLOCK #1, SUBDIVISION #1 OF WILSON ESTATES, BEING THE SAME PROPERTY AS DESCRIBED IN DEED TO BRYAN WILBURN AND SHANN WILBURN, husband and wife AS RECORDED BY INSTRUMENT NUMBER 20300073820, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, S00°00'00"E, ACROSS THE SAID LOT 7, ALONG THE WEST LINE OF SAID WILBURN PARCEL, A DISTANCE OF 376.87 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS #3740 FOUND FOR CORNER IN THE NORTH LINE OF MANSON COURT (A 60 FOOT RIGHT-OF-WAY);

THENCE, S89°39'00"W, ALONG THE NORTH LINE OF SAID MANSON COURT, BEING THE SOUTH LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 175.82 FEET, A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED #5887 MARKING THE SOUTHWEST CORNER OF SAID LOT 7, BEING THE SOUTHEAST CORNER OF SAID LOT 5B, BLOCK 1/5520, AND CONTINUING A TOTAL DISTANCE OF 623.47 FEET TO A "P-K" TYPE NAIL WITH A TWO INCH DIAMETER SHINER STAMPED, S.L.R.T., RPLS 3740 SET IN THE ROOT OF AN EXISTING TREE FOR CORNER, ALSO MARKING THE SOUTH LINE OF A 10.00 FOOT CORNER CLIP DEDICATED TO THE CITY OF DALLAS FOR STREET PURPOSES AS RECORDED IN VOLUME 2000156, PAGE 3185, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, N45°10'30"W, DEPARTING THE NORTH LINE OF SAID MANSON COURT, ALONG THE SAID 10.00 FOOT CORNER CLIP, BEING A WESTERLY LINE OF SAID LOT 5C, BLOCK 1/5520, A DISTANCE OF 14.10 FEET TO A 3 INCH ALUMINUM DISC STAMPED, "S.L.R.T., RPLS #3740" SET FOR CORNER, MARKING THE MOST NORTHERLY SOUTH CORNER OF SAID LOT 5C, BLOCK 1/5520, AND BEING IN THE EAST LINE OF SAID STRAIT LANE;

THENCE, N00°00'00"W, ALONG THE EAST LINE OF SAID STRAIT LANE, PASSING AT A DISTANCE OF 171.99 FEET THE NORTHEAST CORNER OF SAID LOT 5C, BLOCK 1/5520, BEING THE SOUTHWEST CORNER OF SAID LOT 5B, BLOCK 1/5520 AND CONTINUING A TOTAL DISTANCE OF 370.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 239,908 SQUARE FEET OR 5.508 ACRES OF LAND.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DAVID S. BOYLAN, TRUSTEE OF THE STRAIT LANE RESIDENCE TRUST (OWNER), DOES HEREBY ADOPT THIS PLAT, AS THE OWNER'S TRUSTEE, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HULL ESTATE, 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 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.

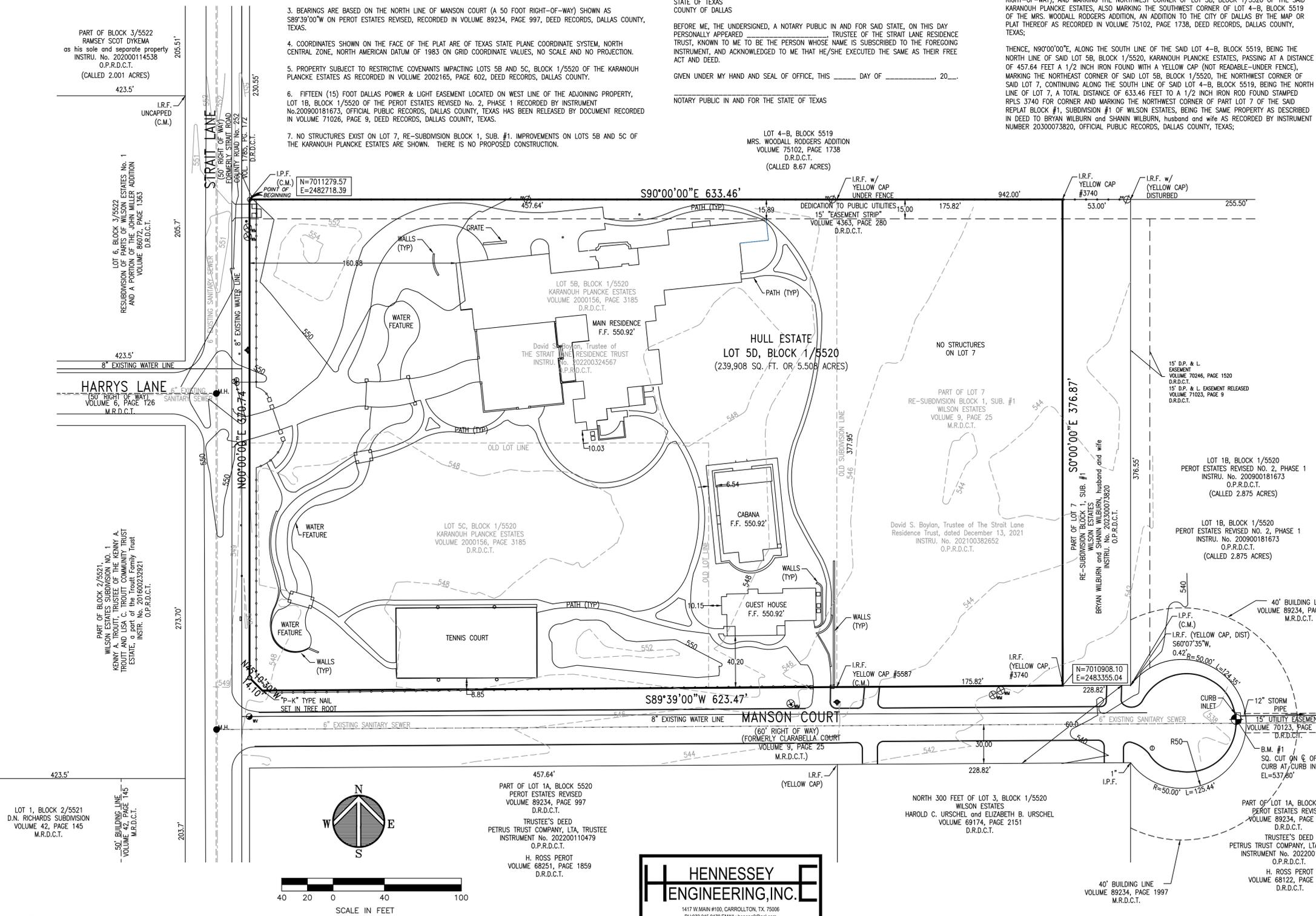
WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ TRUSTEE OF THE STRAIT LANE RESIDENCE TRUST, 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 AS THEIR FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**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 the 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

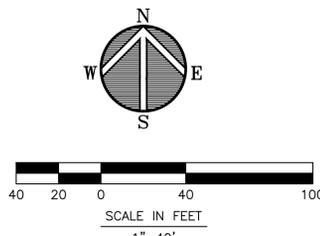
**PRELIMINARY PLAT**  
**HULL ESTATE**  
BEING A REPLAT OF ALL OF LOT 5B AND LOT 5C, BLOCK 1/5520, KARANOUIH PLANCKE ESTATES, AND PART OF LOT 7, BLOCK #1-SUBDIVISION #1 OF THE WILSON ESTATES INTO LOT 5D, BLOCK 1/5520 MILFORD F. FORTNER SURVEY, ABSTRACT No. 479 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE No.: S234-027 ENGINEERING No.:

PREPARED BY:  
HENNESSEY ENGINEERING, INC.  
1417 W. MAIN ST., SUITE 100  
CARROLLTON, TEXAS 75006  
PH: 972.245.9478  
FIRM No. 10042000  
JOB No. 2126.03

OWNER:  
STRAIT LANE RESIDENCE TRUST  
10620 STRAIT LANE  
DALLAS, TEXAS 75229  
hullhousehold@gmail.com

SCALE 1" = 40'

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**HENNESSEY ENGINEERING, INC.**

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