

LINE	DIRECTION	LENGTH
L1	N 00°10'42" E	3.45'
L2	N 89°49'18" W	91.41'
L3	N 25°05'34" E	120.52'
L4	N 85°59'15" E	38.48'
L5	S 59°22'32" E	41.83'
L6	S 00°28'58" E	17.52'
L7	N 59°22'32" W	46.21'
L8	S 85°59'15" W	24.98'
L9	S 25°05'34" W	121.28'

RAYMOND J. KANE,
AS TRUSTEE FOR THE BENEFIT OF THE
FGH RESIDENTIAL QUALIFYING TRUST
CC# 202000311264
D.R.D.C.T.

LOT 8A
BLOCK G/5517
RE-SUBDIVISION OF BLOCK G/8817
VOLUME 68151, PAGE 1877
M.R.D.C.T.

RAYMOND J. KANE,
AS TRUSTEE FOR THE BENEFIT OF THE
FGH RESIDENTIAL QUALIFYING TRUST
CC# 202000311264
D.R.D.C.T.

GREGORY LANGSTON AND
MARGARET S. LANGSTON
CC# 201600297070
D.R.D.C.T.

LOT 2
BLOCK 1/5514
SHADYWOOD ESTATES
VOLUME 31, PAGE 161
M.R.D.C.T.

LOT 10
ROBERT A. MCCLESKEY, TRUSTEE
OF THE LONE STAR TRUST
CC# 200900301807
D.R.D.C.T.

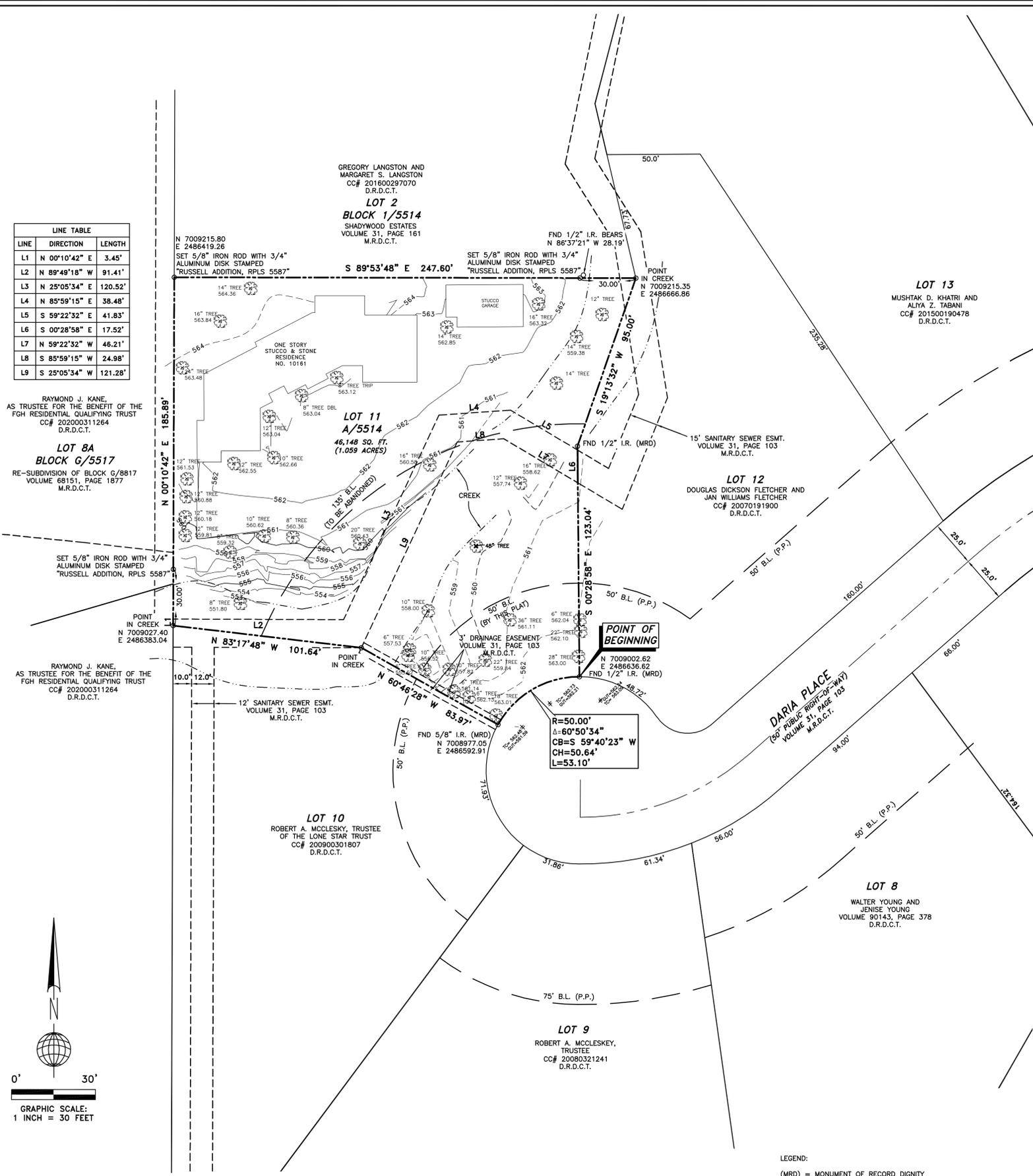
LOT 9
ROBERT A. MCCLESKEY,
TRUSTEE
CC# 20080321241
D.R.D.C.T.

LOT 8
WALTER YOUNG AND
JENISE YOUNG
VOLUME 90143, PAGE 378
D.R.D.C.T.

LOT 13
MUSHTAK D. KHATRI AND
ALIYA Z. TABANI
CC# 201500190478
D.R.D.C.T.

LOT 12
DOUGLAS DICKSON FLETCHER AND
JAN WILLIAMS FLETCHER
CC# 20070191900
D.R.D.C.T.

LOT 11
A/5514
46,148 SQ. FT.
(1.059 ACRES)



- LEGEND:
- (MRD) = MONUMENT OF RECORD DIGNITY
 - IP = IRON PIPE
 - IR = 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

- 1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 2) THE PURPOSE OF THIS REPLAT IS TO REDUCE THE 135 FOOT BUILDING LINE DEDICATED BY PLAT RECORDED IN VOLUME 31, PAGE 103, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND DEDICATE A 50 FOOT BUILDING LINE ALONG DARIA PLACE.
- 3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 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.
- 5) EXISTING BUILDING WILL REMAIN.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PETER J. RUSSELL IS THE OWNER OF ALL OF LOT 11, BLOCK A/5514 OF JAMES MEADERS ESTATES ADDITION, AN ADDITION TO DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 31, PAGE 103, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO PETER J. RUSSELL, OF RECORD IN VOLUME 2005174, PAGE 2095, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF DARIA PLACE (50' RIGHT-OF-WAY), AT THE MOST SOUTHERN SOUTHWEST CORNER OF SAID LOT 11 AND THE MOST WESTERN SOUTHWEST CORNER OF LOT 12, SAID POINT BEING IN A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°50'34", A CHORD BEARING OF SOUTH 59°40'23" WEST, A DISTANCE OF 50.64 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF DARIA PLACE, AN ARC DISTANCE OF 53.10 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN CORNER OF SAID LOT 11 AND THE MOST NORTHERN NORTHEAST CORNER OF LOT 10;

THENCE NORTH 60°46'28" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 11 AND THE NORTHEAST LINE OF SAID LOT 10, A DISTANCE OF 83.97 FEET TO AN ANGLE POINT IN SAID COMMON LINE AT A POINT IN A CREEK;

THENCE NORTH 83°17'48" WEST CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 11 AND THE NORTHEAST LINE OF SAID LOT 10, A DISTANCE OF 101.64 FEET TO A POINT FOR CORNER IN SAID CREEK AT THE MOST WESTERN SOUTHWEST CORNER OF SAID LOT 10 AND THE MOST NORTHERN NORTHEAST CORNER OF SAID LOT 10, SAID POINT BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RAYMOND J. KANE, AS TRUSTEE FOR THE BENEFIT OF THE FGH RESIDENTIAL QUALIFYING TRUST, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202000311264, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS

THENCE NORTH 00°10'42" EAST ALONG THE WEST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID FGH TRUST TRACT, A DISTANCE OF 185.89 FEET TO A 5/8" IRON ROD SET WITH ALUMINUM DISK STAMPED "RUSSELL ADDITION, RPLS 5587" FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 11 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1/5514, OF SHADYWOOD ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 31, PAGE 161, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89°53'48" EAST ALONG THE NORTH LINE OF SAID LOT 11 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 247.60 FEET TO A POINT FOR CORNER IN SAID CREEK IN THE WEST LINE OF SAID LOT 12, AT THE MOST NORTHERN NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 19°13'32" WEST ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 95.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE SOUTH 00°28'58" EAST CONTINUING ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 123.04 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46,148 SQUARE FEET OR 1.059 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PETER J. RUSSELL, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RUSSELL 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 _____, 2023.

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.

OWNER: PETER J. RUSSELL
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.

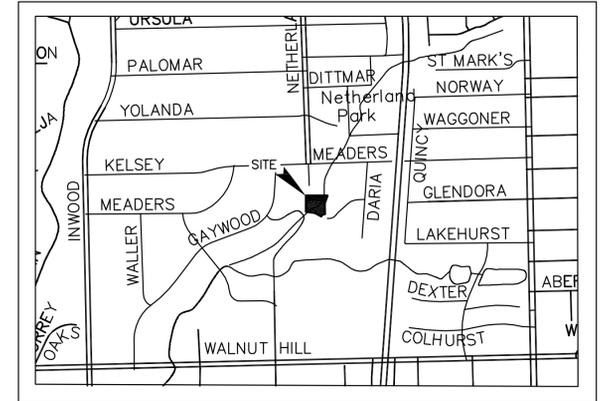
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PETER J. RUSSELL, 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 _____, 2023.

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: _____



VICINITY MAP
1"=1000'

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF COLLIN

I, JASON L. MORGAN, 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 _____, 2023.

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.

JASON L. MORGAN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

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 JASON L. MORGAN, R.P.L.S. NO. 5587, 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 _____, 2023.

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

CITY PLAN FILE NO. S 223-238

PRELIMINARY PLAT
RUSSELL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A/5514
BEING 1.059 ACRES OF LAND SITUATED IN THE
CHARLES. G. NEWTON SURVEY, ABSTRACT NUMBER 1091
CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB NO.: 23-06-076
PREPARED: JULY 2023

OWNER:
PETER J. RUSSELL
10161 DARIA PLACE
DALLAS, TEXAS 75229
PHONE (201) 401-7878
PRUSSELL@MAC.COM

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 861-1700
JMORGAN@GLS-INC.COM
TBPFLS FIRM NO. 10016300
JOB NO. 22-10-022