

OWNER'S CERTIFICATION

PROPERTY DESCRIPTION :

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING IN DALLAS COUNTY, TEXAS, OUT OF THE S. SILKWOOD SURVEY, ABSTRACT NO. 1345, BEING ALL OF LOT D OF CITY BLOCK 7070 UNRECORDED PLAT, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO WENDELL R. BRADLEY AND RECORDED IN INSTRUMENT NUMBER 201200312043 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO LEO HALE SR AND RECORDED IN INSTRUMENT NUMBER 201200347532, OF SAID OFFICIAL PUBLIC RECORDS, SAME POINT ALSO BEING IN THE EAST LINE OF MYRTLE STREET, A 50 FOOT WIDE RIGHT OF WAY PER SAID UNRECORDED PLAT;

THENCE N88°36'20"E, DEPARTING SAID EAST LINE OF MYRTLE STREET AND WITH THE NORTH LINE OF HEREIN DESCRIBED LOT, SAME BEING THE SOUTH LINE OF SAID LEO HALE SR LOT, A DISTANCE OF 111.89 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING SOUTHEAST CORNER OF SAID LEO HALE SR LOT, SAME ALSO BEING ALONG THE WEST LINE OF A LOT CONVEYED TO ELIZABETH HERNANDEZ ACCORDING TO INSTRUMENT NUMBER 201000019667 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S00°17'57"E, WITH THE WEST LINE OF SAID ELIZABETH HERNANDEZ LOT SAME BEING THE EAST LINE OF HEREIN DESCRIBED LOT, A DISTANCE OF 50.11 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT, SAME BEING THE NORTHEAST CORNER OF LOT E CONVEYED TO ALFRED C. MOORE ACCORDING TO INSTRUMENT NUMBER 201300017880 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S88°36'20"W DEPARTING THE LAST MENTIONED EAST LINE AND WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF SAID LOT E DISTANCE OF 112.10 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED LOT, SAME BEING THE NORTHWEST CORNER OF SAID LOT E, SAME ALSO BEING ALONG THE EAST LINE OF THE AFOREMENTIONED EAST LINE OF MYRTLE STREET;

THENCE N00°03'26"W WITH SAID EAST LINE OF MYRTLE STREET, SAME BEING THE WEST LINE OF HEREIN DESCRIBED LOT A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 56.11 SQUARE FEET OR 0.1288 ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot 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 plot is a precise representation of this Signed Final Plot.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2024.



Seth Ephraim Osabutey R.P.L.S. No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Seth Ephraim Osabutey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purpose and considerations herein expressed.

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

Notary Public for the State of Texas
My Commission expires _____

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 (06/19/2024)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, COREY TILFORD does hereby adopt this plat, designating the herein described property as DUCHESS ADDITION, 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 growth 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2024

BY: _____
COREY TILFORD

STATE OF TEXAS
COUNTY OF DALLAS

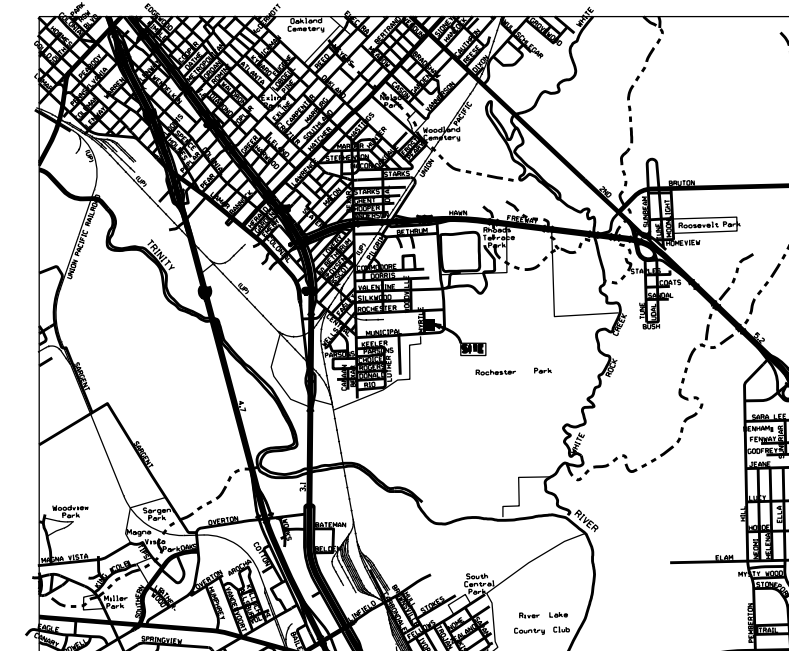
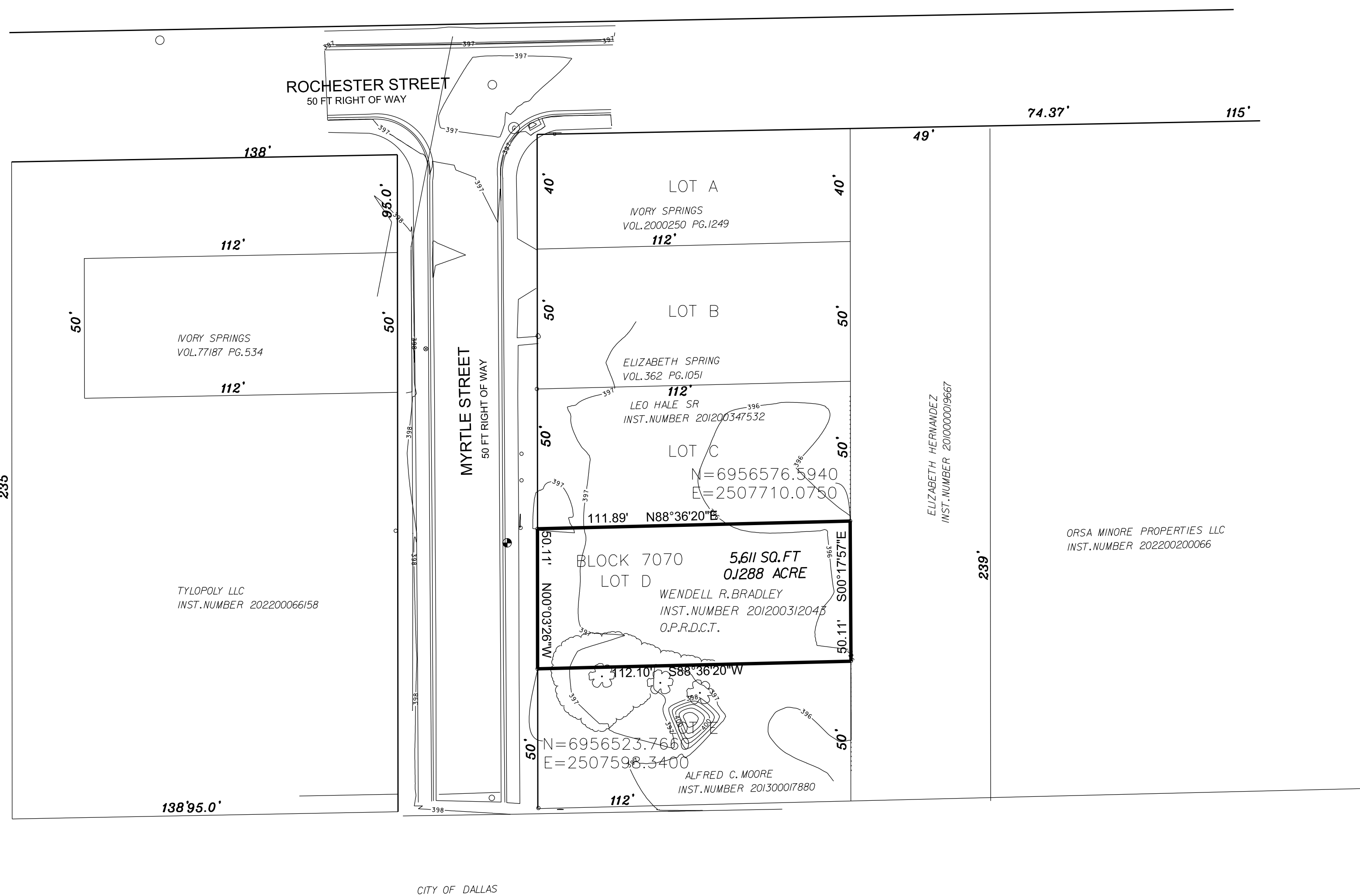
Before me, the undersigned authority, on this day personally appeared Corey Tilford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2024.

Notary Public for and in the State of Texas
My Commission expires: _____

F.I.R.M. NO. 48113C PANEL 0530 K
REVISED DATE: 07/07/14 ZONE X

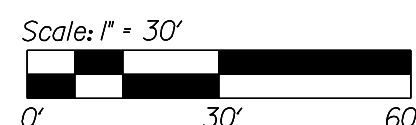
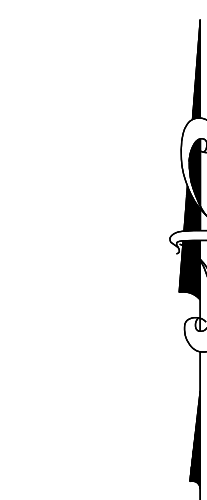
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



VICINITY MAP (N.T.S.)

LEGEND

- Water Valve
- Powerpole
- Cleanout
- Tree
- Iron Rod Found
- BM Set
- Mail Box
- Controlling Monument
- Point of Beginning
- Right of Way
- Wood Fence
- Boundary line
- Overhead Electric
- Lot Line
- Chainlink Fence



PLACE COUNTY RECORDING LABEL HERE

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 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

S 234-155

PRELIMINARY PLAT
DUCHESS ADDITION

0.1288 ACRE / 5.61150 FT.
BLOCK 7070 LOT 1, S. SILKWOOD SURVEY, ABSTRACT NO. 1345
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REV. NO.	DATE	DESCRIPTION

DRAWN BY: ED DATE: 05/06/24 SCALE: 1" = 30' SHEET 1 OF 1

GENERAL NOTES

- The purpose of the plat is to create one lot.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

OWNER:
COREY TILFORD
6314 MYRTLE ST.
DALLAS TX

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com