

Plotted by: 12147 Plot Date: 8/25/2023 10:46 AM
 Drawing: G:\My Drive\Survey\23079_3815-3817 Munger Dallas_Godwin-Plat.dwg Saved By: 12147 Save Time: 8/25/2023 10:45 AM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Erose Corporation, acting by and through its duly authorized officer, Godwin Okojie, does hereby adopt this plat, designating the herein described property as **EROSE PLACE**, on 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.

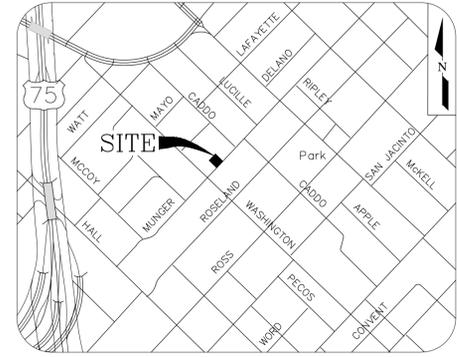
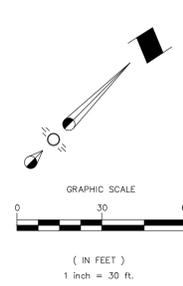
 Godwin Okojie
 Erose Corporation
 Owner

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

 Notary Public in and for the State of Texas



VICINITY MAP (NOT TO SCALE)

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS Erose Corporation, is the owner of a 13,879 square feet or 0.319 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, said tract being the Northeast 45 feet of Lot 11 and all of Lot 12, Block 10/605, of WJ Keller's Homestead, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 77, Page 86, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being all of that tract of land described in a General Warranty Deed to Erose Corporation, recorded in Instrument 201800104768, and a Warranty Deed with Vendor's Lien, recorded in Instrument 202000103277, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found (Controlling Monument) in the Northwesterly line of Munger Avenue, a 50' right of way, (created by said WJ Keller's Addition), same being the East corner of Lot 10A, Block 10/605 of Owl Munger Addition, an Addition to the City of Dallas, recorded in Instrument 202100287561 (O.P.R.D.C.T.);

THENCE North 45°22'37" West, with the common line between said Lot 10A and said Erose Corporation tract, a distance of 145.00 feet to a 3 inch Monument Set at the West corner of said Erose Corporation tract, same being the North corner of said Lot 10A, and being in the Southeasterly line of a 15 foot alley;

THENCE North 44°27'33" East, with the Southeasterly line of said 15 foot alley, a distance of 95.72 feet to a 1/2 inch iron rod found at the North corner of said Lot 12, same being the West corner of Lot 13, Block 10/605;

THENCE South 45°22'37" East, with the common line between said Lot 12 and 13, a distance of 145.00 feet to a 3 inch Monument Set in the Northwesterly line of said Munger Avenue;

THENCE South 44°27'33" West, with the Northwesterly line of said Munger Avenue, at 50.72 feet passing a 1/2 inch iron rod found (Controlling Monument) at the South corner of Lot 12, same being the East corner of said Lot 11, continuing for a total distance of 95.72 feet to the POINT OF BEGINNING, and containing 13,879 square feet or 0.319 acres of land, more or less.

OWNER:
 EROSE CORPORATION
 GODWIN OKOJIE
 3815-3817 MUNGER AVENUE
 DALLAS, TX 75204
 972-693-4745

SURVEYOR

ARA SURVEYING
 3615 KARNAGHAN LANE
 MELLISSA, TEXAS 75454
 TEL: (972) 946-4172
 TBPELS NO. 10194713
 ANEL RODRIGUEZ, RPLS
 arodriguez@arasurveying.com

PRELIMINARY PLAT
EROSE PLACE
 LOT 11A, BLOCK 10/605

A REPLAT OF PART OF LOT 11 AND ALL OF LOT 12, BLOCK 605 WJ KELLER'S HOMESTEAD JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: S223-242

SURVEYOR'S STATEMENT

I, Anel Rodríguez, 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 Engineers and Land Surveyors, 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, Section 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 DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

 Anel Rodríguez
 Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodríguez 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

 Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- The purpose of this plat is to create one lot from one platted lot and a portion of another platted lot.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

(C.M.)	CONTROLLING MONUMENT	☉	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER MANHOLE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	⊙	SANITARY SEWER CLEANOUT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
POB	POINT OF BEGINNING	—OHP—	OVERHEAD POWER LINE
p, m	PLATTED, MEASURED	—W—	WOOD FENCE
VOL./PG.	VOLUME/PAGE	—WIF—	WROUGHT IRON FENCE
⊙ IRF	IRON ROD FOUND (AS NOTED)	—C—	CHAIN LINK FENCE
⊗	A/C UNIT	—SS—	SANITARY SEWER LINE
		—G—	GAS LINE
		—W—	WATER LINE