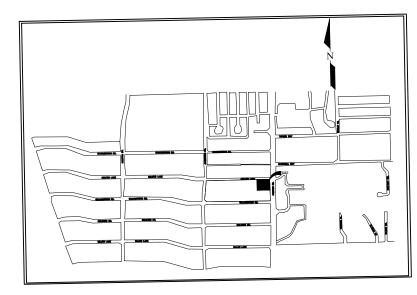
VICINITY MAP



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHREREAS CHRISTINA KUO. RUSSELL LABHART ET UX. MARY LABHART ARE THE OWNERS OF A TRACT OF LAND: BEING a 39,565 square foot (0.9083 acre) parcel of land in the Isaiah Park Survey, Abstract No. 1144, City of Dallas, Dallas County, Texas, and being part of Official Dallas City Block No. 1/6992 of the Melshire Annex, an addition to the City of Dallas according to the plat recorded in Volume 42, Page 251 of the Map Records of Dallas County, Texas (M.R.D.C.T.), being Lots 8 & 9, and being the tract of land described in General Warranty Deed with Vendor's Lien to Christina Kuo recorded in Instrument Number 202100284532, Official Public Records of Dallas County, Texas, and the tract of land described in General Warranty Deed with Vendor's Lien tom Russell Labhart and Mary Labhart recorded in Instrument Number 200000104973, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 5/8" iron rod found and the northeast corner of said lot 9 and being located at the point of intersection of the west right-of-way line of Preston Road (a 100 foot right-of-way) with the south right-of-way line of Meletio Lane (a 57 foot right-of-way), said point being the Point of Commencing and Point of Beginning;

THENCE South 00°41'02" East, with the west right-of-way line of said Preston Road, distance of 175.85 feet (175.75 Plat)to a point for corner for the southeast corner of said Lot 9 and being in the north line of a 15 foot wide alley;

THENCE departing the west right-of-way line of Preston Road and following the north right-of-way line of said 15 foot wide alley South 89°09'56" West, passing a 3/8" iron rod found for the southwest corner of the Lot 9. being the southeast corner of Lot 8 at a distance of 124.69 feet (125.00 Plat), and continuing for a total distance of 225 feet to a point for corner for the southwest corner of Lot 8, being the southeast corner of Lot 7;

THENCE departing the north line of said 15 foot alley, North 00°41'02" West, a distance of 175.85 feet (175.75' Plat) to a point for corner for the northwest corner of Lot 8, being the northeast corner of Lot 7, same being the south right-of-way line of Meletio Lane;

THENCE North 89°09'56" East, with the south right-of-way line of Meletio Lane passing a found 5/8inch iron rod at 100.31 feet with cap DC&A, being the northeast corner of Lot 8, being the northwest corner of Lot 9,of Melshire Annex (Plat 100.00'), thence continuing for a total distance of 225.00 feet to the Point of Commencing, Point of Beginning, containing 39,565 square feet.

"SURVEYOR'S STATEMENT:

I, xxxxxxxxxxxxx, 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, Sec. 5A-8.617 (a)(b)(c)(& (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

PRELIMINARY 1	HIS DOCUMENT SHALL NOT BE
RECORDED FOR	ANY PURPOSE AND SHALL NOT BE
	D OR RELIED UPON AS A FINAL SURVEY
DOCUMENT.	

Texas Registered Professional Land Surveyor No. xxxxxxxxxx

COUNTY OF DALLAS) STATE OF TEXAS)

BEFORE ME, the undersigned authority 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 executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2022

Notary Public in and for the State of Texas

NOTES:

- 1) The horizontal datum (basis of bearings) is referenced to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum 1983 (2011).
- 2) Coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 3) The surface adjustment factor for this project is 1.000136506. Coordinates, distances, and areas shown are surface.
- 4) The purpose of this plat is to create two lots from three lots.
- 5) All monuments are set or found as shown hereon.
- 6) All iron rod found with plastic cap stamped "JQ Dallas Eng." shown hereon as 5/8" C.I.R.F. were set during previous field survey last dated November 4, 2020.
- 7) Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINA KUO, RUSELL LABHART ET UX, MARY LABHART, do hereby adopt this plat, designating the hereon described property as **MELSHIRE** ANNEX LOTS 8 & 9, 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 or 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

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 esolutions of the City of Dallas, Texas.

, 2022

_, 2022

, 2022

WITNESS my hand at Dallas, Texas this the ____ day of _____ CITY OF DALLAS, A MUNICIPAL CORPORATION

COUNTY OF DALLAS) STATE OF TEXAS

BEFORE ME, the undersigned authority on this day personally appeared _ going instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2022 Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas this the ___ day of _____ , 2022 CITY OF DALLAS, A MUNICIPAL CORPORATION

Signature:	 	
Name:	 	

COUNTY OF DALLAS) STATE OF TEXAS)

Title:

BEFORE ME, the undersigned authority 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 executed the same for the purposes and considerations therein expressed and in the capacity stated. GIVEN under my hand and seal of office this the ____ day of _____ . 2022

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas this the ___ day of _____

CITY OF DALLAS, A MUNICIPAL CORPORATION

Signature:

COUNTY OF DALLAS) STATE OF TEXAS

BEFORE ME, the undersigned authority 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 executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____

Notary Public in and for the State of Texas

