

VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, BCH Development, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the Robert Roy Survey, Abstract No. 1242, City of Dallas, Dallas County, Texas, being conveyed to said BCH Development, LLC, by General Warranty Deed recorded in Instrument No. 201700320332, Official Public Records, Dallas County, Texas, being the North 60 feet or the remainder of Lot 8, Block 1909, M. Bird's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 138, Page 5, Map Records, Dallas County, Texas, and also being a portion of a 20 foot Right-of-Way Abandonment, Ordinance No. 2750, by deed recorded in Volume 1933, Page 456, Deed Records, Dallas County, Texas, and being more particularly described as follows:

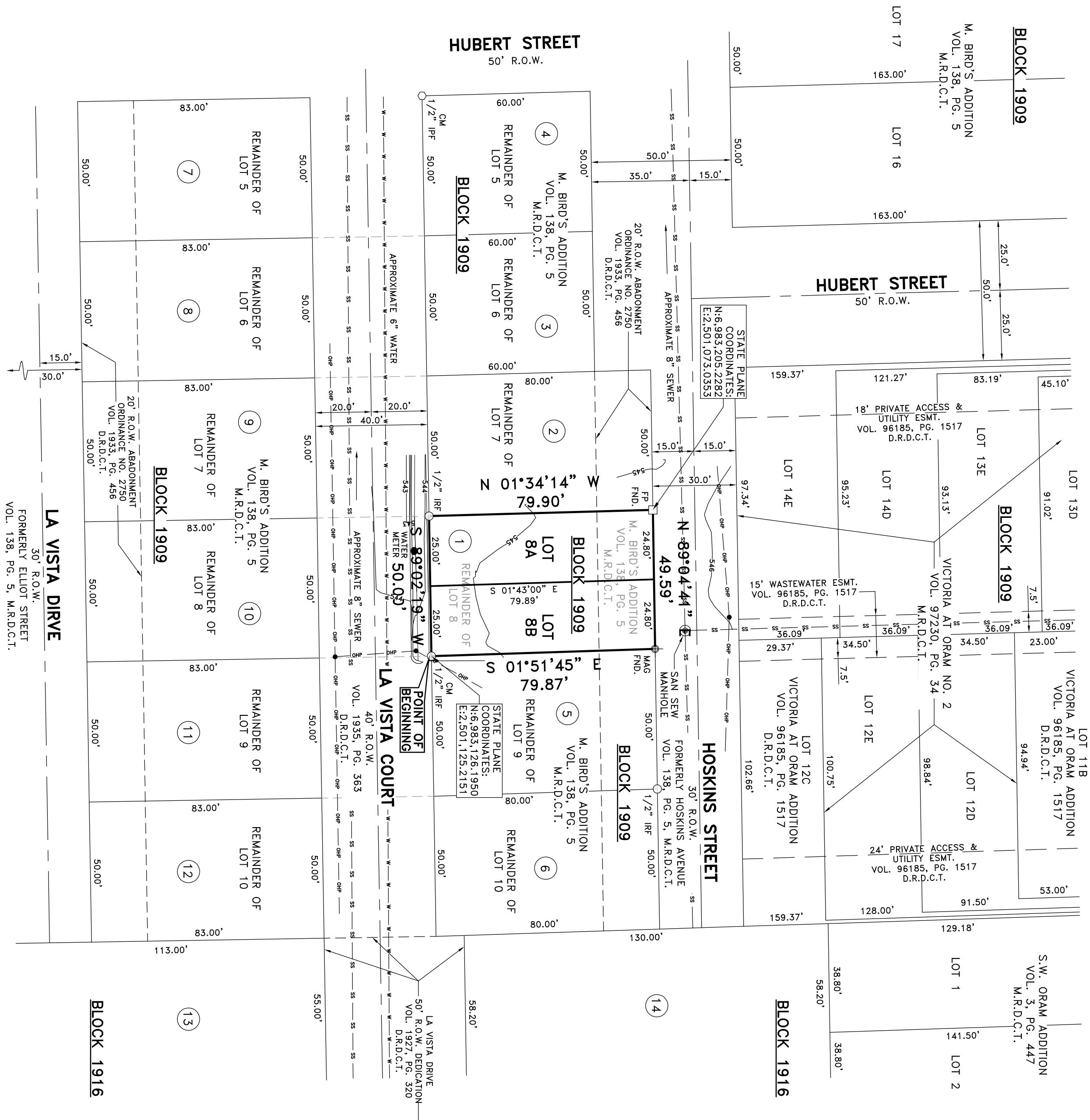
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Ervin Karwellis, by deed recorded in Instrument No. 20080155259, Official Public Records, Dallas County, Texas, said tract being the North remaining portion of Lot 9, Block 1909, of said M. Bird's Addition, and a portion of said Right-of-Way Abandonment, Ordinance No. 2750, said corner being in the North Right-of-Way line of La Vista Court (40 foot Right-of-Way, Volume 1935, Page 363, Deed Records, Dallas County, Texas);

THENCE South 89 degrees 02 minutes 19 seconds West, along the North Right-of-Way line of said La Vista Court, a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to William Lee Scammell, by deed recorded in Instrument No. 200600049446, Official Public Records, Dallas County, Texas, said tract being the North remaining portion of Lot 7, Block 1909, of said M. Bird's Addition, and a portion of said Right-of-Way Abandonment, Ordinance No. 2750;

THENCE North 01 degree 34 minutes 14 seconds West, along the East line of said Scammell tract, a distance of 79.90 feet to a fence post found for corner, said corner being the Northeast corner of said Scammell tract, and being in the South Right-of-Way line of said Hoskins Street (30 foot Right-of-Way, formerly Hoskins Avenue, Volume 138, Page 5, Map Records, Dallas County, Texas);

THENCE North 89 degrees 04 minutes 41 seconds East, along the South Right-of-Way line of said Hoskins Street, a distance of 49.59 feet to a mag nail found for corner, said corner being the Northwest corner of said Karwellis tract;

THENCE South 01 degree 51 minutes 45 seconds East, along the West line of said Karwellis tract, a distance of 79.87 feet to the POINT OF BEGINNING, and containing 3,978 square feet or 0.091 acres of land.



**LOT SQUARE FOOTAGE:**

LOT 8A: 1,989 SQ. FT.  
LOT 8B: 1,989 SQ. FT.

**LEGEND**

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  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1/2" IPF = 1/2 INCH IRON PIPE FOUND  
1/2" IRF = 1/2 INCH IRON ROD FOUND  
FP = FENCE POST  
MAG = MAG NAIL  
FND. = FOUND  
ESMT. = EASEMENT

**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) NO STRUCTURES OR TREES EXIST ON THE PROPERTY.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**DEED TABLE**

ADJ	OWNER	DEED RECORDED REFERENCE
1	BCH DEVELOPMENT, LLC (SUBJECT DEED)	INST. NO. 201700320332, O.P.R.D.C.T.
2	WILLIAM LEE SCAMMEL	INST. NO. 200600049446, O.P.R.D.C.T.
3	WILLIAM LEE SCAMMEL	INST. NO. 200600049448, O.P.R.D.C.T.
4	ERVY KARWELLIS	VOL. 2002115, PG. 2180, D.R.D.C.T.
5	ERVIN KARWELLIS	INST. NO. 20080155259, O.P.R.D.C.T.
6	ERIC W. JOHNSON	VOL. 91041, PG. 4309, O.P.R.D.C.T.
7	ROBERT S. SHELL AND ANN RILEY SHELL	VOL. 82249, PG. 1616, D.R.D.C.T.
8	KEVIN G. EVANS	VOL. 2001170, PG. 6239, D.R.D.C.T.
9	DAN SASO	INST. NO. 201700252284, O.P.R.D.C.T.
10	ELI SHREM	INST. NO. 201500052230, O.P.R.D.C.T.
11	DAN SASO	INST. NO. 201400049293, O.P.R.D.C.T.
12	EATON ROAD, LTD.	VOL. 2000038, PG. 254, D.R.D.C.T.
13	JOHN B. HOLMES	VOL. 98032, PG. 2152, D.R.D.C.T.
14	O.B.A., INC	VOL. 93218, PG. 7508, D.R.D.C.T.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BCH Development, LLC, acting by and through its duly authorized officer, Frank Blanchard, does hereby adopt this plat, designating the herein described property as **MERSINI VILLAS, PHASE II**, 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 hereon 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 or from the said easements for the purpose of improvement or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BCH Development, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Frank Blanchard, Managing Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Frank Blanchard, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT**

I, Bryon Connolly, 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 (g)(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 \_\_\_\_\_, 2018.  
RELEASED FOR REVIEW ON 09/06/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEASD UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Bryon Connolly 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

OWNER: BCH DEVELOPMENT, LLC  
P.O. BOX 720989  
DALLAS, TX 75372-0989



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SCALE: 1"=30' / DATE: 09-06-18 / JOB NO. 1815863 / DRAWN BY: WTH