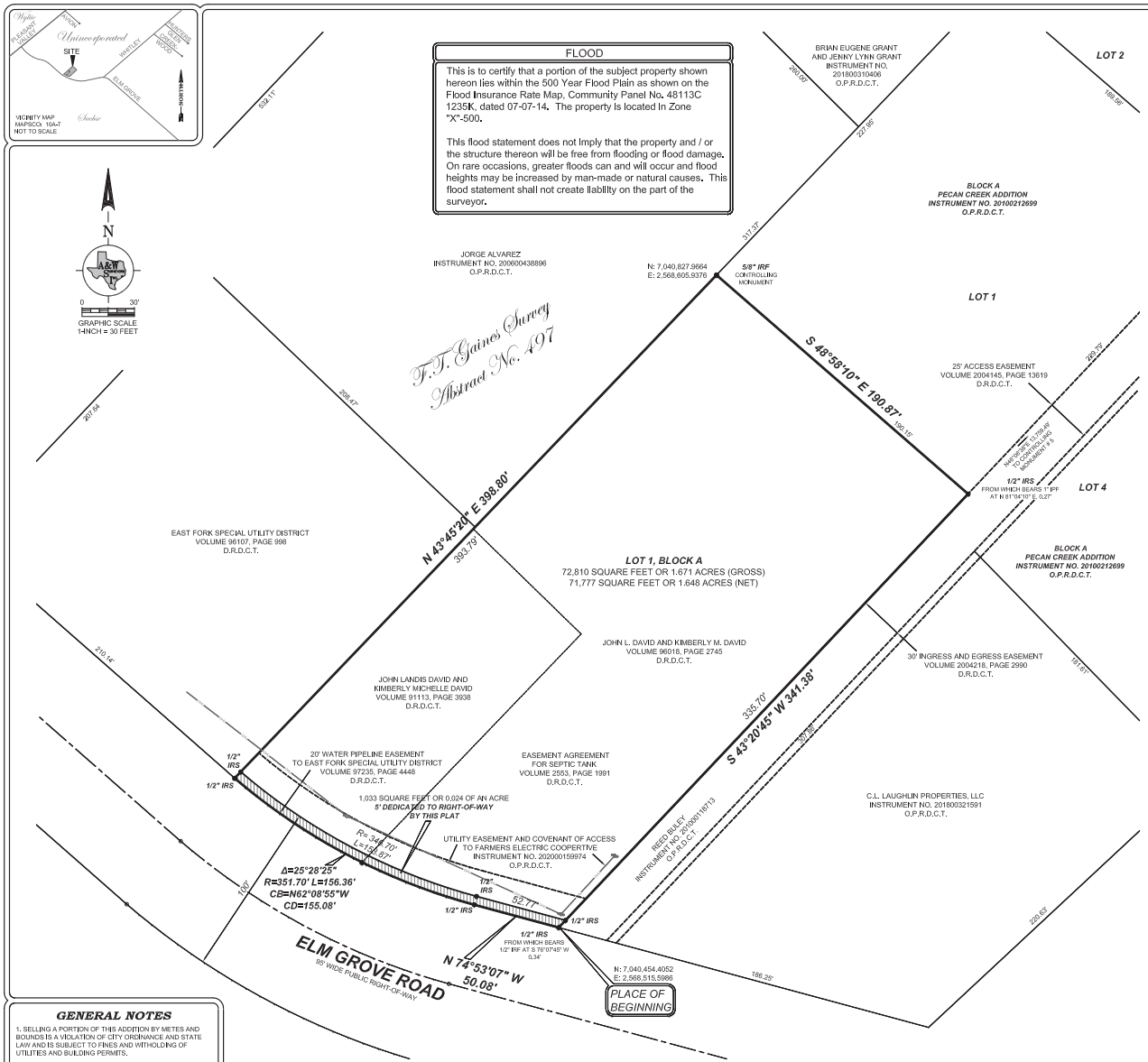

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS John L. David and Kimberly M. David are the sole owners of a tract of land located in the F.T. GAINES SURVEY, Abstract No. 497, Dallas County, Texas, and being the same tracts of land described In Special Warranty Deed to John Landis David and Kimberly Michelle David, recorded in Volume No. 91113, Page 3938 and Warranty Deed to John L. David and Kimberly M. David, recorded in Volume 96018, Page 2745, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northeasterly line of Elm Grove Road, a 95' wide public right-of-way, at the Southwest corner of Pecan Creek Addition, an addition In Dallas County, Texas, according to the plat thereof recorded In Instrument No. 201000212699, Official Public Records, Dallas County, Texas;

THENCE North 74°53'07" West, along said Northeasterly line, a distance of 50.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a curve to the right having a central angle of 25°28'25", a radius of 351.70' and a chord bearing and distance of North 62°08'55" West, 155.08';

THENCE Northwesterly along said Northeasterly line and said curve to the right, an arc distance of 156.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of a tract of land described in deed to East Fork Special Utility District, recorded in Volume 96107, Page 998, Deed Records, Dallas County, Texas;

THENCE North 43°45'20" East, a distance of 398.80' to a 5/8" iron rod found in the Southeast line of a tract of land described in deed to Jorge Alvarez, recorded in Instrument No. 200600438896, Official Public Records, Dallas County, Texas, at the West corner of Lot 1, Block A of said Pecan Creek Addition;

THENCE South 48°58'10" East, a distance of 190.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of said Lot 1;

THENCE South 43°20'45" West, a distance of 341.38' to the PLACE OF BEGINNING and containing 72,810 square feet or 1.671 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision In accordance with the Subdivision Ordinance of the City of Wylie.

_____
Signature of Registered Public Land Surveyor
Registration No. 5310

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20___.

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 John S. Turner, R.P.L.S. NO. 5310, 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 and In the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20___.

_____
Notary Public In and for the State of Texas

My Commission Expires on: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John L. David and Kimberly M. David, do hereby adopt this plat designating the herein above described property as ***DAVID ESTATE***, an addition to the County of Dallas, Texas, and does hereby dedicate, In fee simple, to the public use forever, the streets, rights-of-way, and other public Improvements shown thereon. The streets and alleys, If any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes Indicated on this plat. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape Improvements may be placed In landscape easements, If approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which may In any way endanger or Interfere with the construction, maintenance, or efficiency of their respective systems In said easements. The City of Wylie and public utility entities shall at all times have the full right of Ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, Inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ___ day of _____, 20___.

_____
BY: John L. David
Authorized Signature of Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public In and for the State of Texas, on this day personally appeared John L. David, Owner, 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 and considerations therein expressed. Given under my hand and seal of office, this the ____ day of _____, 20___.

_____
Notary Public In and for the State of Texas

My Commission Expires On:

WITNESS, my hand, this the ___ day of _____, 20___.

_____
BY: Kimberly M. David
Authorized Signature of Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kimberly M. David, Owner, 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 and considerations therein expressed. Given under my hand and seal of office, this the ____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF APPROVAL

"RECOMMENDED FOR APPROVAL"

_____ _____
Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

_____ _____
Mayor, City of Wylie, Texas Date

"ACCEPTED"

_____ _____
Mayor, City of Wylie, Texas Date

GENERAL NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
4. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
5. ALL DOCUMENTS REFERENCED HEREON ARE RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS UNLESS OTHERWISE NOTED.
6. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM TWO TRACTS OF LAND.
7. ALL IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310" UNLESS OTHERWISE NOTED.

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
IRF	Iron rod found
IRS	Iron rod set

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2551 & 2553 Elm Grove Road ~

Owner: John L. David and Kimberly M. David
~ 2551 Elm Grove Road, Dallas County, TX ~
~ 972-412-2994 ~

Job No. 23-0907	Drawn by: SG	Date: 8-15-23	Revised:

"A professional company operating in your best interest"

FINAL PLAT
LOT 1, BLOCK A
DAVID ESTATE

72,810 SQUARE FEET OR 1.671 ACRES
OUT OF THE F.T. GAINES SURVEY, ABSTRACT NO. 497
AN ADDITION IN THE COUNTY OF DALLAS, TEXAS