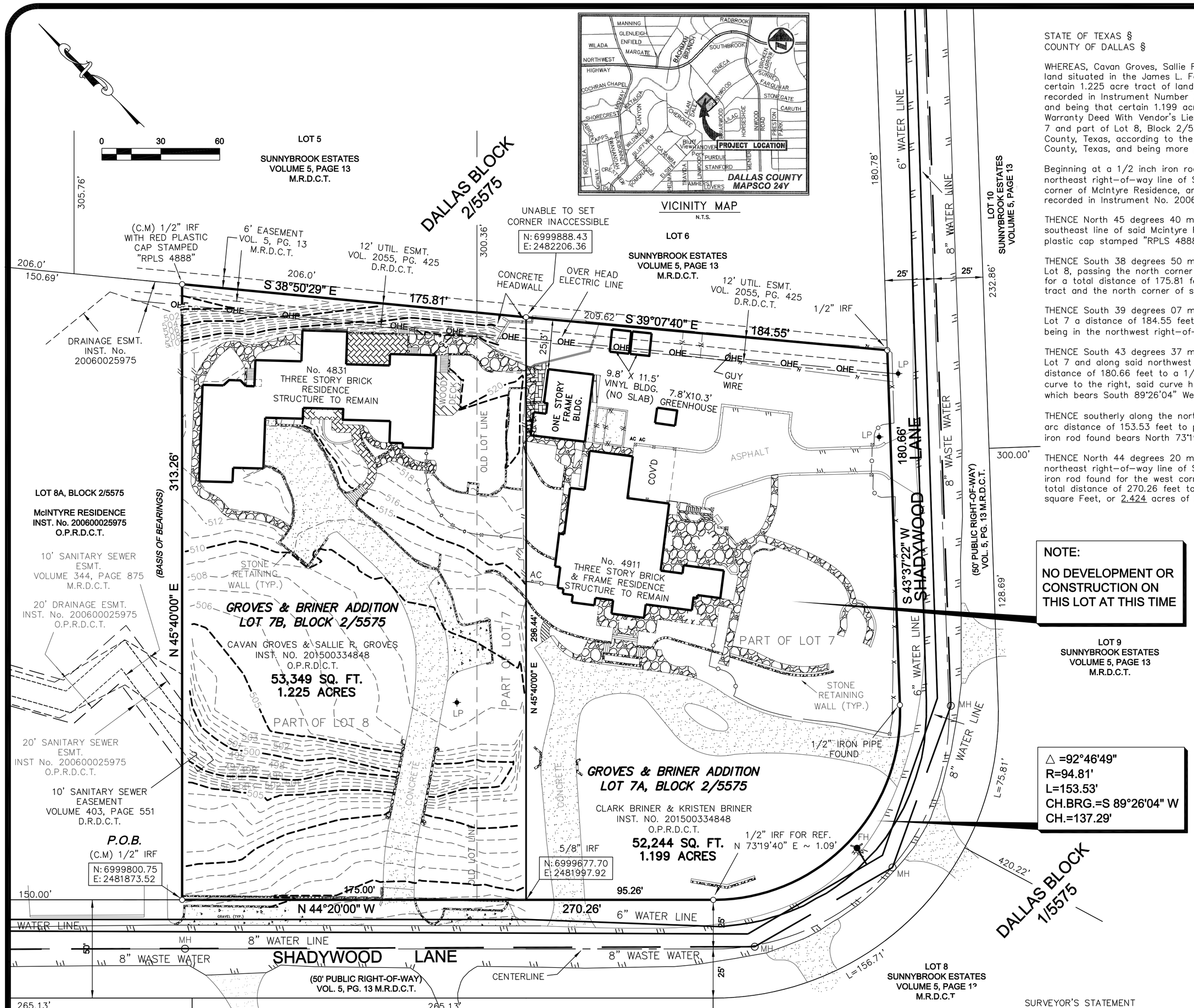

NOTE:

NO DEVELOPMENT OR CONSTRUCTION ON THIS LOT AT THIS TIME

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHWEST LINE (N 45°40' 00" E) OF GROVES TRACT, BETWEEN CONTROLLING MONUMENTS, AS DESCRIBED IN GENERAL WARRANTY DEED, INST. No. 201500334848, O.P.R.D.C.T.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OF RECORD FROM REMNANT LOTS FOR CONSTRUCTION OF A POOL ON LOT 8B. NO OTHER DEVELOPMENT AT THIS TIME.
4. COORDINATES SHOWN ARE GRID COORDINATES ON THE PROJECTION PLANE OF THE TEXAS COORDINATE SYSTEM OF 1983 (AS NAMED & CODIFIED BY THE TEXAS NATURAL RESOURCES CODE), NORTH CENTRAL ZONE (4202) ESTABLISHED BY GPS VRS (GEOMATIC RESOURCES) MEASUREMENTS TAKEN ON THE GROUND.
5. ACCORDING TO MAP NO. 48113C0330 J, DATED AUG. 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

(C.M.) – CONTROLLING MONUMENT
IRF – IRON ROD FOUND
CL – CENTERLINE OF ROAD
ESMT. – EASEMENT
VOL. – VOLUME
PG. – PAGE
MH – MANHOLE
GUY – GUY WIRE
PP – POWER POLE
OHE – OVERHEAD ELECTRIC LINE
P.O.B. – POINT OF BEGINNING
LP – LIGHT POLE
N.T.S. – NOT TO SCALE
REF. – REFERENCE
INST. NO. – INSTRUMENT NUMBER

O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

D.R.D.C.T. – DEED RECORDS OF DALLAS COUNTY, TEXAS

M.R.D.C.T. – MAP RECORDS OF DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Cavan Groves, Sallie R. Groves, Clark Briner and Kristen Briner are the Owners of two tracts of land situated in the James L. Farquhar Survey, Abstract Number 455, in Dallas County, Texas, being that certain 1.225 acre tract of land conveyed to Cavan Groves and Sallie R. Groves by General Warranty Deed recorded in Instrument Number 201500334848 Official Public Records Dallas County, Texas ("OPRDCT"), and being that certain 1.199 acre tract of land conveyed to Clark Briner and Kristen Briner by General Warranty Deed With Vendor's Lien recorded in Instrument No. 201600036164, OPRDCT, and also being Lot 7 and part of Lot 8, Block 2/5575, of Sunnybrook Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 5, Page 13, Map Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the most westerly corner of said Groves tract, in the northeast right-of-way line of Shadywood Lane (a 50' wide right-of-way), and also being the southerly corner of McIntyre Residence, an addition to the City of Dallas, Texas, according to the map thereof recorded in Instrument No. 200600025975, OPRDCT;

THENCE North 45 degrees 40 minutes 00 seconds East with the northwest line of said Groves tract and southeast line of said McIntyre Residence a distance of 313.26 feet to a 1/2 inch iron rod with red plastic cap stamped "RPLS 4888" found for corner;

THENCE South 38 degrees 50 minutes 29 seconds East along the northeast line of said Groves tract and Lot 8, passing the north corner of Lot 7 at 150.69 feet and continuing along the northeast line of Lot 7 for a total distance of 175.81 feet to point for corner, said point being the east corner of said Groves tract and the north corner of said Briner tract;

THENCE South 39 degrees 07 minutes 40 seconds East along said northeast line of said Briner tract and Lot 7 a distance of 184.55 feet to a 1/2" iron rod found for the east corner of same, said iron rod being in the northwest right-of-way line of Shadywood Lane (a 50' wide right-of-way);

THENCE South 43 degrees 37 minutes 22 seconds West along the southeast line of said Briner tract and Lot 7 and along said northwest right-of-way line of Shadywood Lane (a 50' wide right-of-way) a distance of 180.66 feet to a 1/2" iron pipe found for corner and point of curvature of a non-tangent curve to the right, said curve having a central angle of 92°46'49", a radius of 94.81 feet, and a chord which bears South 89°26'04" West a distance of 137.29 feet;

THENCE southerly along the northerly right-of-way line of Shadywood Lane (a 50' wide right-of-way) an arc distance of 153.53 feet to point for corner and end of of said non-tangent curve, from which a 1/2" iron rod found bears North 73°19'40" East a distance of 1.09 feet;

THENCE North 44 degrees 20 minutes 00 seconds West along the southwest line of said Briner tract and northeast right-of-way line of Shadywood Lane (a 50' wide right-of-way), at 95.26 feet pass a 5/8" iron rod found for the west corner of same and south corner of said Groves tract, and continuing for a total distance of 270.26 feet to the POINT OF BEGINNING and containing a computed area of 105,593 square Feet, or 2.424 acres of land, more or less.

SURVEYOR'S STATEMENT

I, GLENN S. BREYSACHER, 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 (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 _____, 2016.

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

_____
GLENN S. BREYSACHER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5405

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GLENN S. BREYSACHER, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, CAVAN GROVES, SALLIE R. GROVES, CLARK BRINER AND KRISTEN BRINER DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **GROVES & GRINER ADDITION**, 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 AND UPON 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, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

_____ _____
By: Cavan Groves By: Sallie R. Groves

_____ _____
By: Clark Briner By: Kristen Briner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CAVAN GROVES AND SALLIE R. GROVES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLARK BRINER AND KRISTEN BRINER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER:
FIRST REPUBLIC BANK

_____
PRINTED NAME

_____
TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,
BY _____, AS _____, FIRST REPUBLIC BANK, A TEXAS CORPORATION.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

GROVES & GRINER ADDITION
LOTS 7A AND 7B, BLOCK 2/5575

BEING LOT 7 AND PART OF LOT 8, BLOCK 2/5575
SUNNYBROOK ESTATES
SITUATED IN THE
JAMES L. FARQUHAR SURVEY, ABSTRACT NO.455
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S156–185

CAVEN & SALLIE GROVES 4831 SHADYWOOD LN. Dallas, Texas	OWNERS 75209	DALLAS MAPPING & DESIGN 1222 TERRACE MILL DR. MURPHY, TEXAS	SURVEYOR (972) 569-0281 75094
CLARK & KRISTEN BRINER 4911 SHADYWOOD LN. Dallas, Texas	OWNERS 75209	1"=30'	April 30, 2016