



GENERAL NOTES

1. ALL COORDINATES POSTED 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.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE DIMENSIONS UNLESS OTHERWISE NOTED.
4. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO REDUCE A PORTION OF THE PLATTED BUILDING LINE ALONG THE EAST / WEST PORTION OF GATERIDGE DRIVE, A 6'-1/2" MSD ALUMINUM DISK SET WITH 3'-1/4" ALUMINUM DISK STAMPED 'HOLMES HILLS, RPL.S 5310'.

LEGEND

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Steven Thomas Holmes and Kacy Cavness Holmes are the sole owners of a parcel of land located in the JAMES BYRD SURVEY, Abstract No. 84, Dallas, Dallas County, Texas, and being a portion of Block C/8182, of Lots 1, 2, 3 & 4, Block C/8182 of Northwood Hills Estates, Third Section, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 602, Page 1949, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Steven Thomas Holmes and Kacy Cavness Holmes, recorded in Instrument No. 201900213141, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HOLMES HILLS, RPL.S 5310" set in the North line of Gateridge Drive, a 50' wide public right-of-way, at the South common corner of said Lot 1A and Lot 2A of said Block C/8182 of Northwood Hills Estates, said point being in a tangent curve to the right having a central angle of 01°53'34", a radius of 1,600.00' and a chord bearing and distance of South 88°10'01" West, 52.86' from which bears a 1/2" iron rod found for controlling monument at North 88°55'01" East, a distance of 16.99' and North 88°36'49" East, a distance of 92.62';

Thence West along said curve to the right and the North line of said Gateridge Drive, an arc distance of 52.86' to a Mag Nail with a 2" washer stamped "Holmes Hills, RPL.S 5310" set for corner in concrete paving;

Thence South 89°06'49" West, along said North line of Gateridge Drive, a distance of 126.25' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HOLMES HILLS, RPL.S 5310" set for corner in the transitional East / West right-of-way of said North line of Gateridge Drive and the East line of North / South line of said Gateridge Drive, said point being in a tangent curve to the right having a central angle of 90°09'18", a radius of 20.00' and a chord bearing and distance of North 45°48'32" West, 28.32';

Thence Northwest along said curve to the right and said transitional right-of-way, an arc distance of 31.47' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HOLMES HILLS, RPL.S 5310" set for corner;

Thence North 00°44'06" West, along said East line of North / South Gateridge Drive, a distance of 155.89' to a 1/2" iron rod found in the South line of a 15' wide public alley right-of-way, at the Northwest corner of said Lot 1A;

Thence South 84°07'05" East, along said South line, a distance of 146.87' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HOLMES HILLS, RPL.S 5310" set for corner;

Thence North 86°36'49" East, along said South line, a distance of 49.34' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HOLMES HILLS, RPL.S 5310" set at the North common corner of said Lots 1A and 2A;

Thence South 02°09'28" East, a distance of 59.95' to the PLACE OF BEGINNING and containing 32,497 square feet or 0.746 of an acre of land

SURVEYORS CERTIFICATE

I, John S. Turner, 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, Chapter 212, further affirm that monumentation shown hereon was either a control or placed in compliance with the City of Dallas Development Code, Sec. 21A.03.017 (a)(1)(C)(i) (6), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20____.

PRELIMINARY, RELEASED 1-9-2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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, _____ 20____.

This _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

PRELIMINARY PLAT
HOLMES HILLS
LOT 1A, BLOCK C/8182

BEING A REPLAT OF
NORTHWOOD HILLS ESTATES, THIRD SECTION
JAMES BYRD SURVEY, ABSTRACT NO. 84
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-076

OWNER'S DEDICATION

That Steven Thomas Holmes and Kacy Cavness Holmes, do hereby adopt this plat, designating the herein described property as **HOLMES HILLS**, in 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 hereon. The easements shown thereon are hereby reserved for 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 areas is also conveyed for installation and maintenance of handles, clearcuts, the 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 _____, 20____.

Steven Thomas Holmes, 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, Steven Thomas Holmes, 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 _____

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

LEIEN HOLDERS 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 Declaration.

Lien holder: _____
[Bank/mortgagee]

Notary Public in and for the State of Texas _____

PRELIMINARY PLAT
HOLMES HILLS
LOT 1A, BLOCK C/8182

BEING A REPLAT OF
NORTHWOOD HILLS ESTATES, THIRD SECTION
JAMES BYRD SURVEY, ABSTRACT NO. 84
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-076

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ (date of acknowledgment) by _____ (name of person who signed), as _____ (title of officer-legally constituent or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas _____