

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS John Grand and Amber Grand are the sole owners of a tract of land located in the BEN F. ANDREWS SURVEY, Abstract No.35, Dallas, Dallas County, Texas, and being Lot 4, Block 8/2976, of Lakeway Addition, Section 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 15, Page 173, Map Records, Dallas County, Texas, and being all of a tract of land located in City Block 2973-1/2, and being the same tract of land described in General Warranty Deed to John Grand and Amber Grand, recorded in Instrument No. 201700049576, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North line of Sunnysland Lane, a variable width public right-of-way, at the South common corner of said Lot 4 and Lot 5 of said Block 8/2976, Lakeway Addition, Section 4;

Thence North, a distance of 124.91' to a 3/8" iron rod found in the South line of said Block 2973-1/2, at the North common corner of said Lots 4 and 5;

Thence South 89°09'49" West, along the common line of said Block 2973-1/2 and Block 8/2974, a distance of 1.11' to a 1/2" iron rod found at the Southeast corner of a tract of land described in deed to Mark A. Hall and Lynette Lanni Hall, recorded in Instrument No. 20080387061, Official Public Records, Dallas County, Texas;

Thence North 00°33'59" West, a distance of 201.23' to a Point for Corner in a Southeast line of a tract of land described in deed to John P. Whitten and Wife, Lisa Whitten, at the Northeast corner of said Hall tract;

Thence North 66°45'27" East, leaving said Whitten tract at 32.76' at the most Westerly corner of a tract of land described in deed to Megan Brewer and Reigan Brewer, recorded in Instrument No. 201800166985, Official Public Records, Dallas County, Texas, commencing a total distance of 39.18' to a Point at an interior all corner of Brewer tract;

Thence South 89°17'58" East, along a Westerly line of said Brewer tract, a distance of 38.94' to a Point at an interior all corner of said Brewer tract;

Thence South 18°43'16" East, a distance of 78.48' to a Point at the South Corner of said Brewer tract, at the Northwest corner of a tract of land described in deed to Casey Green and Phil Green, recorded in Instrument No. 201100155306, Official Public Records, Dallas County, Texas;

Thence South 04°43'54" West, a distance of 80.30' to a Point at the Southerly West corner of said Green tract;

Thence South 47°42'46" East, a distance of 38.04' to a Point at the South corner of said Green tract, at the most Westerly corner of Lot 1, Block 2973-1/2 of R.H.W. Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 86101, Page 1270, Deed Records, Dallas County, Texas;

Thence South 47°57'45" East, along a Westerly line of said Lot 1, a distance of 15.58' to a Point for Corner;

Thence South 86°59'45" East, along a Westerly line of said Lot 1, a distance of 24.56' to a Point for Corner;

Thence South 02°38'10" West, along a Westerly line of said Lot 1, a distance of 24.56' to a Point for Corner in the North line of Lot 3, Block 8/2976 of aforementioned Lakeway Addition, Section 4;

Thence South 89°59'33" West, a distance of 68.58' to a 1/2" iron rod found at the North common corner of said Lots 4 and 4;

Thence South 00°00'52" East, a distance of 125.06' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "LAKEWAY GRAND ADDITION, R.P.S. 5310" set in the aforementioned North line of Sunnysland Lane, at the South common corner of said Lots 3 and 4;

Thence South 89°14'04" West, a distance of 65.07' to the PLACE OF BEGINNING and containing 29,443 square feet or 0.676 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, 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2021

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 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 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 _____, 2021.

Notary Public in and for the State of Texas

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Grand and Amber Grand do hereby adopt this plat dedicating the herein described property as **LAKEWAY GRAND 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 hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police uses, garbage and rubbish collection agencies, and public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 serving or desiring to use the property, and for the use and accommodation of all public utilities serving or desiring to use 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 the 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a method inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2021.

By: _____
John Grand, Owner

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2021.

By: _____
Amber Grand, 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, John Grand, 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 the ____ day of _____, 2021.

Notary Public in and for the State of Texas

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 2973-1/2 within the limits of this addition will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses of Block 2973-1/2. The duty of each owner for any drainage to which this person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 2973-1/2, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be provided by the Floodway Easement, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility, deemed necessary, for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

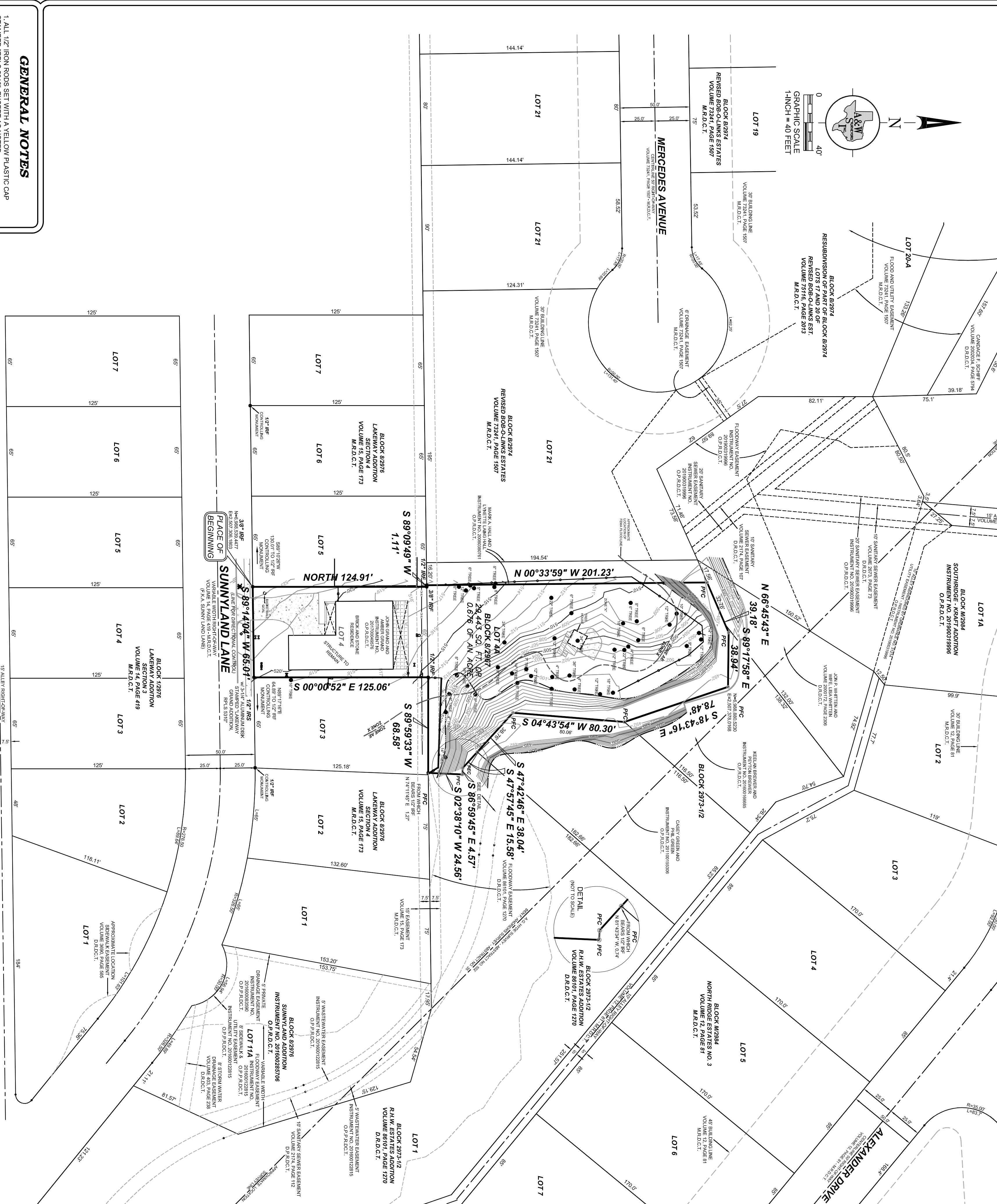
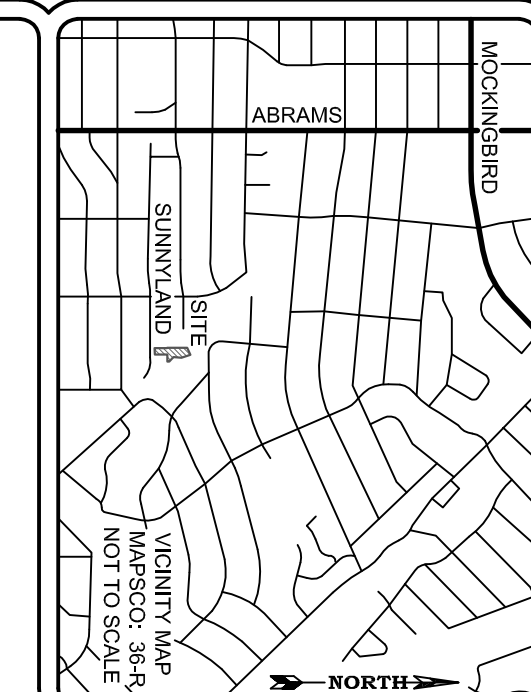
The natural drainage channels and watercourses through Block 2973-1/2, as in the case of all natural drainage systems are subject to storm water overflow and natural bank erosion to an extent which cannot be entirely avoided.

The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channels crossing each lot is shown by the Floodway Easement line as shown on this plat. Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement Delineation, prior to filling of that, along all rear or side lot lines that are adjacent to the creek as shown on this plat. Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement Delineation, prior to filling of that, along all rear or side lot lines that are adjacent to the creek as shown on this plat. Floodway Marker monuments have been installed prior to filling the Final Plat.

PRELIMINARY PLAT

FOR LOT 7, BLOCK 8/2976
LAKEWAY ADDITION, SECTION 4,
AND A TRACT OF LAND TO
BE KNOWN AS
**LAKEWAY GRAND ADDITION
LOT 4A, BLOCK 8/2967**
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
BEN F. ANDREWS SURVEY, ABSTRACT 35
Dallas Plan File No. S201-575



- GENERAL NOTES**
1. ALL 1/2" IRON RODS SET IN VIA YELLOW PLASTIC CAP STAMPED "BFS" 50'0" EXCEPT AS NOTED.
 2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE AND DATUM OF 1983. ALL DISTANCES AND COORDINATE VALUES NO SCALE AND NO PROJECTION.
 3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE AND DATUM OF 1983. (2011)
 4. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT APPROVAL.
 5. THE PURPOSE OF THIS PLAT IS TO ADD AN UNPLATTED TRACT TO A PLATTED LOT.

LEGEND

1/2" IRON FOUND	3/8" IRON FOUND	1/4" IRON FOUND	3/4" IRON FOUND	1" IRON FOUND	1 1/2" IRON FOUND
UTILITY POLE	ELECTRIC LINE	GAS LINE	WATER SERVICE LINE	SEWER SERVICE LINE	STORM SEWER SERVICE LINE
DOUBLE FENCE	STONE COLUMN	STONE WALL	WOOD FENCE	BRICK FENCE	CONCRETE FENCE
BUILDING LINE	SIDWALK	DRIVEWAY	EASEMENT	BOUNDARY	MONUMENT