



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, LAKETOWER PROPERTIES, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NUMBER 1242 AND ROBERT MOORE SURVEY, ABSTRACT NUMBER 999, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3, ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 7, BLOCK 5/1884 OF MUNGER PLACE HEIGHTS, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 280, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO LAKETOWER PROPERTIES, L.P. AND DESCRIBED AS TRACT II IN DEED RECORDED IN VOLUME 2002098, PAGE 2806, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL FOUND IN THE SOUTHWEST LINE OF PAULUS STREET (50' RIGHT-OF-WAY AS DEDICATED IN VOLUME 2, PAGE 280) AND THE COMMON NORTHEAST LINE OF THE ABOVE-MENTIONED LOT 7, AND BEING AT THE NORTH CORNER OF THE ABOVE-MENTIONED LAKETOWER PROPERTIES, L.P. TRACT II, SAME BEING THE EAST CORNER OF THE ROBERT L. CLEMENTS AND KELLY R. CLEMENTS TRACT AS DESCRIBED IN VOLUME 84197, PAGE 1446, (DRDCT), FROM WHICH A P.K. NAIL FOUND IN THE SOUTHWEST LINE OF PAULUS STREET AT THE EAST CORNER OF LOT 20, BLOCK 5/1884 OF THE ABOVE-DESCRIBED MUNGER PLACE HEIGHTS BEARS NORTH 45 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 85.14 FEET;

THENCE SOUTH 45 DEGREES 19 MINUTES 23 SECONDS EAST, ALONG THE SOUTHWEST LINE OF PAULUS STREET AND THE COMMON NORTHEAST LINE OF SAID LOT 7 AND THE ABOVE-MENTIONED LOTS 6 THROUGH 3, A DISTANCE OF 222.30 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "FAULKNER BUILDING 2 RPLS 6570" SET AT THE EAST CORNER OF SAID LAKETOWER PROPERTIES, L.P. TRACT II, SAME BEING THE NORTH CORNER OF THE PAULUS LIMITED PARTNERSHIP TRACT AS DESCRIBED IN VOLUME 98115, PAGE 3850, (DRDCT), FROM WHICH A P.K. NAIL FOUND BEARS SOUTH 45 DEGREES 51 MINUTES 18 SECONDS EAST, A DISTANCE OF 0.26 FEET;

THENCE SOUTH 44 DEGREES 37 MINUTES 37 SECONDS WEST, LEAVING THE SOUTHWEST LINE OF PAULUS STREET AND GOING OVER AND ACROSS SAID LOT 3, A DISTANCE OF 142.50 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "FAULKNER BUILDING 2 RPLS 6570" SET IN THE NORTHEAST LINE OF A 15' WIDE ALLEY AS DEDICATED IN VOLUME 2, PAGE 280, (MRDCT) AT THE SOUTH CORNER OF SAID LAKETOWER PROPERTIES, L.P. TRACT II, SAME BEING THE COMMON WEST CORNER OF THE ABOVE-MENTIONED PAULUS LIMITED PARTNERSHIP TRACT, FROM WHICH A 3/4" IRON PIPE FOUND BEARS NORTH 66 DEGREES 09 MINUTES 49 SECONDS EAST, A DISTANCE OF 0.33 FEET;

THENCE NORTH 45 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG THE NORTHEAST LINE OF THE ABOVE-MENTIONED 15' WIDE ALLEY AND THE COMMON SOUTHWEST LINE OF SAID LOTS 3 THROUGH 7, A DISTANCE OF 222.09 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "FAULKNER BUILDING 2 RPLS 6570" SET AT THE WEST CORNER OF SAID LAKETOWER PROPERTIES, L.P. TRACT II, SAME BEING THE COMMON SOUTH CORNER OF THE ABOVE-MENTIONED CLEMENTS TRACT, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 77 DEGREES 12 MINUTES 32 SECONDS WEST, A DISTANCE OF 0.73 FEET;

THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, LEAVING THE NORTHEAST LINE OF SAID 15' WIDE ALLEY AND GOING OVER AND ACROSS SAID LOT 7, A DISTANCE OF 142.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,663 SQUARE FEET (0.727 ACRES) OF LAND, MORE OR LESS.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT LAKETOWER PROPERTIES, L.P. DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FAULKNER BUILDING NO. 2 TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. 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. AN EASEMENT AREA AT LEAST 12 FEET WIDE IN THE AREA LABELED WATER AND WASTEWATER WITHIN THE MINIMUM 20-FOOT-WIDE SHARED ACCESS AREA IS RESERVED EXCLUSIVELY FOR PUBLIC WATER AND WASTEWATER BELOW GRADE (SURFACE ACCESS OVER THE WATER AND WASTEWATER EASEMENTS IS PERMISSIBLE). 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA EASEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA 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 PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

OWNER

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

- GENERAL NOTES:**
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
  4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

**SURVEYOR'S STATEMENT**

I, DANIEL CHASE O'NEAL, 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. 19485, 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 \_\_\_\_\_, 2019.  
**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."**

DANIEL CHASE O'NEAL  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**LEGEND**

○	MONUMENT (AS NOTED)
○	ALUMINUM DISC SET STAMPED "FAULKNER BUILDING 2 RPLS 6570"
ADS	POINT OF BEGINNING
P.O.B.	POINT OF COMMENCEMENT
P.O.C.	CONTROLLING MONUMENT
(CM)	RECORD DISTANCE
(XXX'X)	VOLUME
PG.	PAGE
FGA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
ADDN	ADDITION
ESMT.	EASEMENT
VAR	VARIABLE
ELEC.	ELECTRIC
SQ. FT.	SQUARE FEET
N.L.F.	NAIL FOUND
I.P.F.	IRON PIPE FOUND
SS	SANITARY SEWER
EL	ELECTRIC LINE
○	TREE
⊙	SANITARY SEWER MANHOLE
⊕	POWER POLE
⊖	WATER METER

**PRELIMINARY PLAT  
 FAULKNER BUILDING NO. 2  
 LOT 5A, BLOCK 5/1884  
 BEING A REPLAT OF A PORTION OF LOT 3 AND 7  
 AND ALL OF LOTS 4 THROUGH 6, BLOCK 5/1884  
 MUNGER PLACE HEIGHTS**  
 as recorded in Volume 2, Page 280 Map Records, Dallas County, Texas  
**ROBERT RAY SURVEY - ABSTRACT NUMBER 1242  
 ROBERT MOORE SURVEY - ABSTRACT NUMBER 999  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER S189-127  
 ENGINEERING PLAN NUMBER 311T-XXXX**

**OWNER**  
 LAKETOWER PROPERTIES, L.P.  
 6220 GASTON AVE., STE. 700  
 DALLAS, TX 75203

