



LEGEND
 R.O.W. RIGHT-OF-WAY
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. INSTRUMENT
 NO. NUMBER
 VOL. VOLUME
 PG. PAGE
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 W/YC WITH YELLOW CAP
 W/OC WITH ORANGE CAP
 ADF FOUND 2" ALUMINUM DISK
 SQ. FT. SQUARE FEET

LINE TABLE		
LINE	LENGTH	BEARING
1	22.50'	N 84°21'46" E
2	10.00'	S 05°46'50" E
3	2.76'	S 84°21'46" W
4	25.00'	N 05°46'50" W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
1	56°51'37"	50.00'	49.62'	N 39°14'17" W	47.61'

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS KENNETH W. BRUNKENHOEFER AND WIFE, CAROLYN J. BRUNKENHOEFER are the owners of all of Lot 10, Block B/8140 of HIGH MEADOWS, an addition to the City of Dallas, Texas, recorded in Volume 76028, Page 134 of the Deed Records of Dallas County, Texas, and all of Common Area "B", BLOCK 8/8135 of BORDEAUX AT LAKE HIGHLANDS, an addition to the City of Dallas, Texas, recorded in Instrument No. 201400094572 of the Official Public Records of Dallas County, Texas, and being situated in the W. P. Wyche Survey, Abstract No. 1522, and being all of that same tract of land described in Warranty Deed with Vendor's Lien to Kenneth W. Brunkenhoefer and wife, Carolyn J. Brunkenhoefer, recorded in Volume 95150, Page 631 of the Deed Records of Dallas County, Texas, and all of that same tract of land described in Special Warranty Deed to Kenneth Wane Brunkenhoefer, recorded in Instrument Number 201400246027 of the Official Public Records of Dallas County, Texas and said composite tract being more particularly described as follows:

BEGINNING at a cross found for corner in the east line of a 12.5' wide alley and being the common northwest corner of Common Area "B" and the southwest corner of Lot 11, Block 8/8135 of said Bordeaux At Lake Highlands addition;

THENCE North 84°21'46" East, 22.50' along the common line of Common Area "B" and Lot 11, Block 8/8135 of said Bordeaux At Lake Highlands addition to a cross found for corner;

THENCE South 05°46'50" East, 10.00' along the common line of Common Area "B" and Lot 11, Block 8/8135 of said Bordeaux At Lake Highlands addition to a 5/8" iron rod found for corner;

THENCE South 87°37'27" East, 107.60' along the common line of Common Area "B" and Lot 11, Block 8/8135 of said Bordeaux At Lake Highlands addition to a 5/8" iron rod with yellow plastic cap found at the southeast corner of said Lot 11 and the westernmost northwest corner of Lot 10 of said Bordeaux At Lake Highlands addition;

THENCE South 05°44'38" East, 87.77' along the west line of Lot 10 of said Bordeaux At Lake Highlands addition to a 1/2" iron rod found at the northeast corner of Lot 11, Block B/8140 of the aforementioned High Meadows addition;

THENCE South 79°11'31" West, 110.66' along the north line of Lot 11, Block B/8140 of said High Meadows addition to a 1/2" iron rod found for corner in the cul-de-sac of Fairglen Drive (a 50' radius); said point being the beginning of a non-tangent curve to the left having a central angle of 56°51'37" and a radius of 50.00' (Chord bearing North 39°14'17" West, 47.61');

THENCE along the cul-de-sac of Fairglen Drive and around said curve to the left, a distance of 49.62' to a 1/2" iron rod found for corner at the east line of a 15' wide alley;

THENCE North 04°15'37" East, 58.97' along the east line of said 15' alley to a 5/8" iron rod found with orange plastic cap in the south line of the aforementioned Common Area "B";

THENCE South 84°21'46" West, 2.76' along the south line of said Common Area "B" to a 2" aluminum disk found for corner in the east line of the aforementioned 12.5' alley;

THENCE North 05°46'50" West, 25.00' along the east line of said alley to the Point of Beginning and containing 13,142 square feet or 0.302 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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 Engineers and Land Surveyors, 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.

"Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document."
 SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KENNETH W. BRUNKENHOEFER AND WIFE, CAROLYN J. BRUNKENHOEFER, do hereby add this plat, designating the herein described property as **BRUNKENHOEFER 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 roadway 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 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.

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

Kenneth W. Brunkenhoefer, Owner
 (a.k.a. Kenneth Wane Brunkenhoefer)

Carolyn J. Brunkenhoefer, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Kenneth W. Brunkenhoefer, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Carolyn J. Brunkenhoefer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas.

GENERAL NOTES:
 1. Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).
 2. Lot to lot drainage will not be allowed without engineering section approval.
 3. The purpose of this plat is to create a single lot from an existing lot and common area.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 on grid coordinate values, no scale and no projection.
 5. Structures to remain.

PRELIMINARY PLAT
BRUNKENHOEFER ADDITION
 LOT 10A, BLOCK B/8140

A REPLAT LOT 10, BLOCK B/8140 OF HIGH MEADOWS AND COMMON AREA "B", BLOCK 8/8135 OF BORDEAUX AT LAKE HIGHLANDS, SITUATED IN THE W. P. WYCHE SURVEY, ABSTRACT NO. 1522, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 5

OWNER
 KENNETH W. & CAROLYN J. BRUNKENHOEFER
 9077 FAIRGLEN DR.
 DALLAS, TX. 75231
 PH. 972-904-9393

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228

DATE: 03/02/2021
 JOB NO. 20132