



**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS**

Whereas Forest Lane Capitol LLC is the sole owners of a tracts of land situated in the Maria Josefee Sanchez Survey, Abstract No. 1272, being a portion of City Block A/7319, City of Dallas, Dallas County, Texas, some being a tract of land conveyed to Forest Lane Capitol LLC, a Delaware limited liability company by General Warranty Deed recorded in Instrument No. 201900126829 (Tracts 1 and 2), Official Public Records, Dallas County, Texas; and Forest Lane Capitol LLC, a Delaware limited liability company by Special Warranty Deed recorded in Instrument No. 201900126829, Official Public Records, Dallas County, Texas, some being along the East line of Lot 5, The Home Depot Forest Addition, Dallas County, Texas, according to the Plat thereof recorded in the Plat thereof recorded in Volume 72153, Page 1081, Plat Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being a Northwest corner of Lot 7A, Block A/7319, Home Depot - NIB Addition Lots 7A and 7B, Block A/7319, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201900126829, Official Public Records, Dallas County, Texas, according to the Plat thereof recorded in Volume 72153, Page 1081, Plat Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

THENCE North 89 degrees 48 minutes 49 seconds East, along the South right-of-way line of said Forest Lane, a distance of 168.15 feet to a X cut set in concrete for corner, said corner being along the South right-of-way line of said Forest Lane;

THENCE South 04 degrees 59 minutes 03 seconds East, along the South right-of-way line of said Forest Lane, a distance of 29.65 feet to a X cut set in concrete for corner, said corner being along the East line of Lot 5, The Home Depot Forest Addition, Dallas County, Texas, according to the Plat thereof recorded in the Plat thereof recorded in Volume 72153, Page 1081, Plat Records, Dallas County, Texas;

THENCE North 04 degrees 58 minutes 30 seconds West, along the East line of said Lot 5, a distance of 223.80 feet to a X cut set in concrete for corner, said corner being along the South right-of-way line of Forest Lane (a variable width right-of-way);

THENCE North 89 degrees 53 minutes 22 seconds East, along the South right-of-way line of said Forest Lane, a distance of 36.15 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being along the West line of said Lot 7A, Block A/7319, Home Depot - NIB Addition Lots 7A and 7B, Block A/7319, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201900126829, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

THENCE South 04 degrees 57 minutes 22 seconds East, along the West line of said remainder of Lot 1, a distance of 164.10 feet to a 1/2 inch iron rod stamped "CBG Surveying" said corner being the Southwest corner of said remainder of Lot 1, some being along the North line of said Lot 7A;

THENCE along the North line and a West line of said Lot 7A the following course and distances:

North 89 degrees 53 minutes 10 seconds West, a distance of 112.22 feet to a X cut in concrete for corner;

South 04 degrees 57 minutes 54 seconds East, a distance of 29.88 feet to a 5/8 inch iron rod found for corner;

South 04 degrees 57 minutes 10 seconds West, a distance of 29.88 feet to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 28 minutes 10 seconds West, along a North line of said Lot 7A, a distance of 111.98 feet to the POINT OF BEGINNING and containing 39,978 square feet and or 0.92 acres of land.

By: Forest Lane Capitol LLC (Owner)
Ken Friedl (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for said County and State on this day appears Ken Friedl known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 Dallas County, Texas.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David H. Gibson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 all information shown hereon was either found or placed in compliance with the applicable provisions of the Texas Surveying and Mapping Act, Chapter 515, Sections 515.001(9)(D) & (9), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

RELEASED FOR REVIEW 01/22/2021 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose 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

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
⊕ = POINT FOR CORNER
⊙ = 1 INCH IRON PIPE FOUND
⊗ = 5/8 INCH IRON ROD FOUND
⊘ = 1/2 INCH IRON ROD FOUND
⊚ = 3" ALUMINUM DISK STAMPED "A&A AND RPLS 6513"
⊙ = 1/2 INCH IRON ROD SET WITH YELLOW CAP
⊗ = 1/2 INCH IRON ROD SET WITH YELLOW CAP
STAMPED "CBG SURVEYING"

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Forest Lane Capitol LLC, does hereby adopt this plat, designating the herein described property as **FOREST LANE CAPITOL 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 hereon. 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 units, garbage and rubbish collection agencies, and all public and private utilities for each particular use and purpose for which the easements are so reserved. The easements shall be the responsibility of the property owner. No building maintenance parking or other utility easements shall be placed on the property. No building maintenance parking or other utility easements shall be placed on the property. No building maintenance parking or other utility easements shall be placed on the property.

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 indicated.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

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

By: Forest Lane Capitol LLC (Owner)
Ken Friedl (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for said County and State on this day appears Ken Friedl known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 Dallas County, Texas.
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David H. Gibson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 all information shown hereon was either found or placed in compliance with the applicable provisions of the Texas Surveying and Mapping Act, Chapter 515, Sections 515.001(9)(D) & (9), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

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Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose 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

**PRELIMINARY PLAT
FOREST LANE CAPITOL ADDITION**
LOT 1, CITY BLOCK A/7319
44,928 SQ.FT. / 1.03 ACRES
MARIA JOSOFFEE SANCHEZ
SURETY ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-610
ENGINEERING NO. _____

OWNER: FOREST LANE
CAPITOL LLC
646 E. LINDEN ST. GARLAND,
DALLAS 75043
mrc:kenfriedl@dfw.net

PLANNING & SURVEYING
Main Office
12025 Spring Road, Ste. 230
Dallas, TX 75228
F 214.349.2785
M 972.980.8530
WWW.CBGKILIC.COM

SCALE: 1"=40' / DATE: 12/28/2020 / JOB NO. 2021389 / DRAWN BY: JJA