

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Owl Estate, LLC is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being conveyed to said Owl Estate, LLC, by Warranty Deed, recorded in Instrument No. 201800241752, Official Public Records, Dallas County, Texas, some being all of Lot 10 and the Southwest six feet of Lot 11, Block 10/605, W.J. Keller's Homestead Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 77, Page 86, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to Erase Corporation, by deed recorded in Instrument No. 201800104768, Official Public Records, Dallas County, Texas, said corner being in the Northwest Right-of-Way line of Munger Avenue (formerly Juliett Street), 50 foot Right-of-Way, Volume 77, Page 86, Map Records, Dallas County, Texas);

THENCE South 44 degrees 13 minutes 21 seconds West, along the Northwest Right-of-Way line of said Munger Avenue, a distance of 57.00 feet to a 1/2 inch iron rod set for corner with a 3 inch aluminum disk stamped "OMA" and "RPLS 5513", being the East corner of Lot 9, Block 10/605, of said W.J. Keller's Homestead Subdivision, from which a 1/2 inch iron rod found for witness bears South 53 degrees 51 minutes 44 seconds West, a distance of 0.63 feet;

THENCE North 45 degrees 46 minutes 39 seconds West, along the Northeast line of said Lot 9, a distance of 145.00 feet to a 1/2 inch iron rod set for corner with a 3 inch aluminum disk stamped "OMA" and "RPLS 5513", being the North corner of said Lot 9, and in the Southeast Right-of-Way line of a 15 foot Alley (Volume 77, Page 86, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found for witness bears South 53 degrees 21 minutes 06 seconds West, a distance of 0.75 feet;

THENCE North 44 degrees 13 minutes 21 seconds East, along the Southeast Right-of-Way line of said 15 foot Alley, a distance of 57.00 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of said Erase Corporation tract;

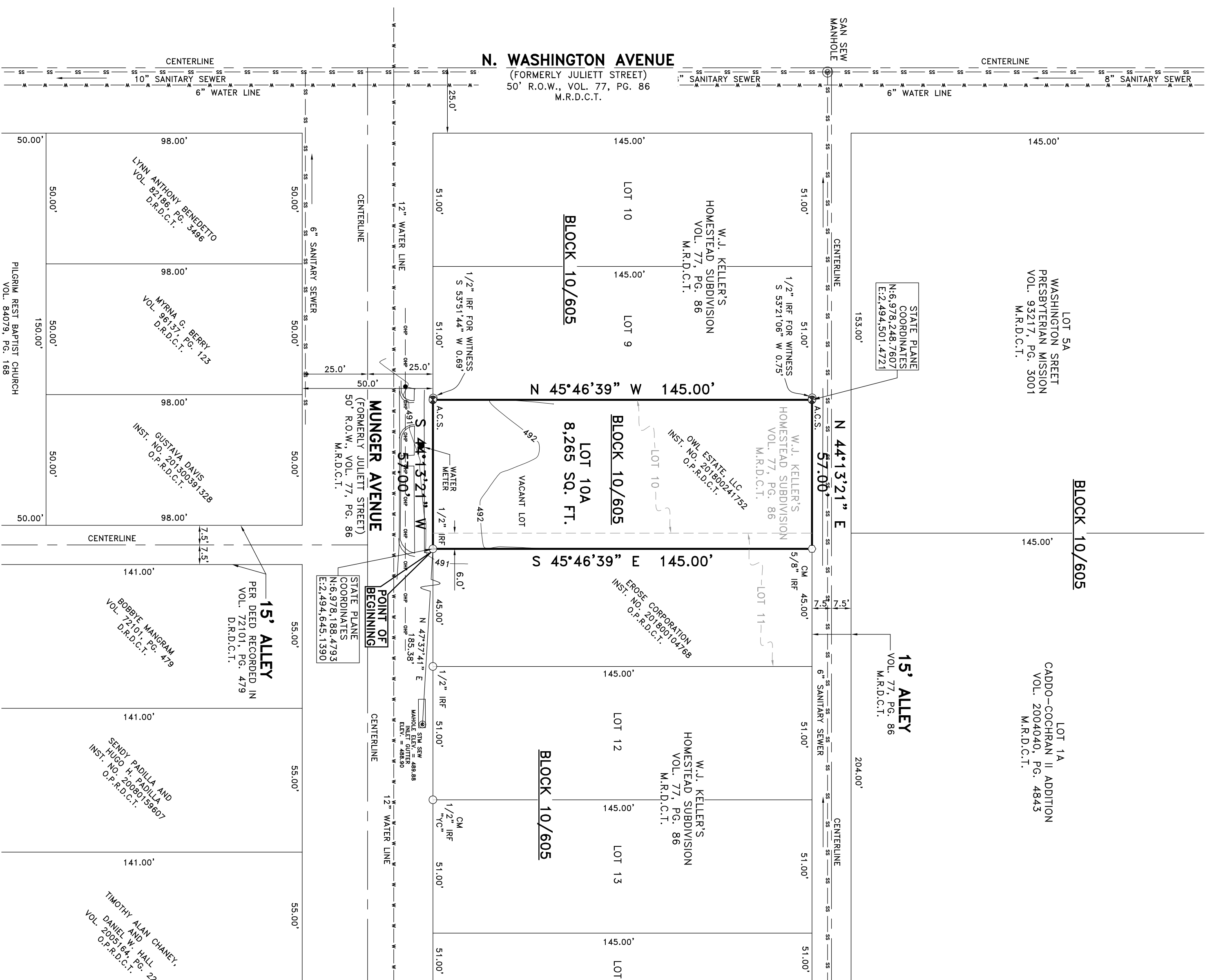
THENCE South 45 degrees 46 minutes 39 seconds East, along the Southwest line of said Erase Corporation, a distance of 145.00 feet to the POINT OF BEGINNING, and containing 8,265 square feet or 0.190 of an acre of land.

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., PG. = VOLUME, PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "OMA" AND "RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF ONE EXISTING LOT AND A PORTION OF ANOTHER LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN 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.



OWNER'S DEDICATION

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Owl Estate, LLC, acting by and through its duly authorized officer, Maxim Troshin, does hereby adopt this plat, designating the herein described property as **OWL-MUNGER 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 lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, 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 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

Owl Estate, LLC

By: Maxim Troshin, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Maxim Troshin, 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 _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon 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 monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (2)(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,
RELEASED FOR REVIEW ON 04/17/2019. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryon 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 _____, 2019.

Notary Public in and for the State of Texas

OWNER: OWL ESTATE, LLC
1107 BERTRAM TRAIL
MCKINNEY, TEXAS 75069
972-348-0200



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Dallas, TX 75228
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From No. 10168800
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PRELIMINARY PLAT
OWL-MUNGER ADDITION
LOT 10A, BLOCK 10/605
8,265 SQ. FT. / 0.190 ACRES
BEING REPLAT OF
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-184