

STATE OF TEXAS  
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS: Z & A 2018 Irrevocable Trust is the owner of a tract of land situated in the J.L. Farquhar Survey, Abstract No. 455, Dallas County, Texas, being Lot 11A, Block 14/5587, of Tanner Trust Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200900233730, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a point in the Northwest line of Audubon Place, (a 50' R.O.W.), said point being the most Easterly corner of said Lot 11A, said point also being the most Southerly corner of Lot 9A, Block 14/5587 of Mitchell Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2000101, Page 1496, Map Records, Dallas County, Texas, said point also being in a curve to the left, having a central angle of 03 deg. 28 min. 16 sec., a radius of 659.70 feet, and a chord bearing of South 41 deg. 44 min. 24 sec. West, a 3" monument found for corner;

THENCE: Southwesterly with the line said Northwest line of Audubon Place, same being with said curve to the left, an arc distance of 39.97 feet to the end of said curve, a 3/8" iron rod found for corner;

THENCE: South 41 deg. 37 min. 48 sec. West, continuing with the said Northwest line of Audubon Place, a distance of 327.80 feet to the beginning of a curve to the left, having a central angle of 18 deg. 00 min. 52 sec., a radius of 250.00 feet, and a chord bearing of South 32 deg. 37 min. 22 sec. West, a 3" monument found for corner;

THENCE: Southwesterly, continuing with the said Northwest line of Audubon Place, same being with said curve to the left, an arc distance of 78.60 feet to the beginning of a curve to the right at the intersection of the said Northwest line of Audubon Place, with the North line of Park Lane, (a 60' R.O.W.), said curve to the right having a central angle of 81 deg. 26 min. 56 sec., a radius of 15.00 feet, and a chord bearing of South 64 deg. 20 min. 23 sec. West, a 3" monument found for corner;

THENCE: Southwesterly, with said curve to the right, an arc distance of 21.32 feet to a point in the said North line of Park Lane, said point also being the beginning of a curve to the left, having a central angle of 15 deg. 06 min. 02 sec., a radius of 283.00 feet, and a chord bearing of North 82 deg. 29 min. 11 sec. West, a 3" monument found for corner;

THENCE: Northwesterly, with the said North line of Park Lane, same being with said curve to the left, an arc distance of 74.59 feet to the end of said curve, a 1/2" iron rod found for corner;

THENCE: South 89 deg. 57 min. 48 sec. West, continuing with the said North line of Park Lane, a distance of 40.67 feet to the Southeast corner of Lot 1, Block A/5546 of Maywood Estates, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 83058, Page 2651, Map Records, Dallas County, Texas, continuing with a common line of said Lots 2B and 11A, a total distance of 76.65 feet to an angle point, a point for corner;

THENCE: North 34 deg. 13 min. 48 sec. East, with a common line of said Lots 1 and 11A, a distance of 45.60 feet to an angle point, a point for corner;

THENCE: North 35 deg. 00 min. 12 sec. West, continuing with a common line of said Lots 1 and 11A, a distance of 136.50 feet to an angle point, a point for corner;

THENCE: North 15 deg. 23 min. 12 sec. West, continuing with a common line of said Lots 1 and 11A, a distance of 64.00 feet to an angle point, a point for corner;

THENCE: North 04 deg. 36 min. 48 sec. East, continuing with a common line of said Lots 1 and 11A, passing the Southeast corner of Lot 2B, Block 5546 of Revised Plat of Lot 2-B, Block B/5546 and Lot 2-A, Block A/5546, Maywood Estates, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 83058, Page 2651, Map Records, Dallas County, Texas, continuing with a common line of said Lots 2B and 11A, a total distance of 76.65 feet to an angle point, a point for corner;

THENCE: North 33 deg. 06 min. 48 sec. East, continuing with a common line of said Lots 2B and 11A, a distance of 71.50 feet to an angle point, a point for corner;

THENCE: North 67 deg. 12 min. 48 sec. East, continuing with a common line of said Lots 2B and 11A, a distance of 97.00 feet to an angle point, a point for corner;

THENCE: South 48 deg. 32 min. 41 sec. East, continuing with a common line of said Lots 2B and 11A, a distance of 2.80 feet to an angle point, a point for corner;

THENCE: North 67 deg. 12 min. 48 sec. East, continuing with a common line of said Lots 2B and 11A, a distance of 58.43 feet to an angle point, a point for corner;

THENCE: North 36 deg. 43 min. 48 sec. East, continuing with a common line of said Lots 2B and 11A, passing the Southeast corner of Lot 2B, Block 5546 of Maywood Estates, Section One, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 89010, Page 4806, Map Records, Dallas County, Texas, continuing with the common line of said Lots 6A and 11A, a total distance of 83.80 feet to the most Westerly corner of said Lot 9A, said point also being the most Northerly corner of said Lot 11A, a point for corner;

THENCE: South 44 deg. 25 min. 12 sec. East, with the common line of said Lots 9A and 11A, a distance of 253.59 feet to the PLACE OF BEGINNING and CONTAINING 139,128 square feet or 3.194 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Z & A 2018 Irrevocable Trust does hereby adopt this plat, designating the herein described property as **AUDUBON HOLDINGS 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Melissa McMahon, Trustee (owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Melissa McMahon, Trustee (owner), known to me to be the person whose name is subscribed to the foregoing instrument and that the same was for the purpose and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for Dallas Co. Texas

My Commission Expires \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Ben D. Rychlik, 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 the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.017 (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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY PLAT - NOT TO BE RECORDED FOR ANY PURPOSE

Ben D. Rychlik, Registered Professional Land Surveyor No. 1630

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ben D. Rychlik, known to me to be the person whose name is subscribed to the foregoing instrument and that the same was for the purpose and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for Dallas Co. Texas

My Commission Expires \_\_\_\_\_

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 14/5587 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 in Block 14/5587. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or 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 14/5587, 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 occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, 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 14/5587, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. 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 channel crossing each lot is shown by the Floodway Easement line as shown on the plat. Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

PRELIMINARY PLAT  
AUDUBON HOLDINGS ADDITION  
LOT 11B AND LOT 12A, BLOCK 14/5587

Being a Replat of Lot 11A, Block 14/5587  
Tanner Trust Addition, Instrument No. 200900233730  
Official Public Records, Dallas County, Texas.  
J.L. Farquhar Survey, Abstract No. 455  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-200

NOTES:

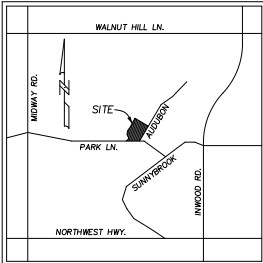
- The purpose of this plat is to create two approved building sites.
- Lot to Lot drainage is not permitted without Engineering Section Approval.
- Coordinates shown hereon refers to Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

- Basis of Bearings: Northwest line of Audubon Place as N 41°37'48" E, per Texas State Plane Coordinate System, North American Datum of 1983 (2011)
- Subject Property is situated in a 100-year flood plain area per FIRM Community Panel No. 48113C0330J (Zone AE) Effective Date: August 23, 2001, and FIRM Community Panel No. 48113C0190K (Zone AE) Map Revised: July 7, 2014.
- One Structure existing on property will remain.

LEGEND

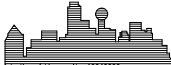
I.R.F.	IRON ROD FOUND	CL	Center Line
(C.M.)	CONTROLLING MONUMENT	Inst.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas.	Vol.	Volume
M.R.D.C.T.	Map Records, Dallas County, Texas.	Pg.	Page
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas.	R.O.W.	Right of Way
R.P.R.D.C.T.	Real Property Records, Dallas County, Texas.	Monument	3" Metallic Capped Monument
		Sq. Ft.	SQUARE FEET
		Fnd.	Found

Vicinity Map  
(not to scale)

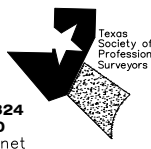


SURVEYING ASSOCIATES  
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DRAWN BY

Lynn L.

19-164-LCP

JOB NO.