

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Club Azul, Inc. is the owner of a 3.219 acre tract of land, Being a tract of land situated in the Hinson C. Davis Survey, Abstract No. 410, City of Dallas, Dallas County, Texas, being a part of a tract of land conveyed to NWH & McCree Ltd, a Texas limited partnership by Special Warranty Deed recorded in Volume 2003 233, Page 204, Deed Records, Dallas County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at an "X" found at the Southeast corner of lot 1, Block D/8 043 of Old Garland Airfield Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 93017, Page 3488, Map Records, Dallas County, Texas, said point being on the West right-of-way line of McCree Road (a 60-foot right-of-way);

THENCE South 00 degrees 58 minutes 34 seconds East, along said West right-of-way line of McCree Road, a distance of 264.06 feet to a point for corner at the most Eastern Northeast corner of Lot 7, Block D/8043 of Christian Brothers Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Instrument No. 200600131889, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 17 minutes 24 seconds West, along the most Eastern North line of said Lot 7, Block D/8043, a distance of 533.33 feet to a 1/2-inch iron rod with a cap stamped "4818" found at an ell corner of said Lot 7, Block D/8043; g

THENCE North 00 degrees 56 minutes 48 seconds West, along the most Northern East line of said Lot 7, Block D/8043, a distance of 261.86 feet to a 1/2-inch iron rod found at the most Northern Northeast corner of said Lot 7, Block D/8043, said point being on the South line of aforementioned Lot 1, Block D/8043;

THENCE North 89 degrees 03 minutes 12 seconds East, along said South line of Sam's Real Estate Business Trust tract, a distance of 533.19 feet to the POINT OF BEGINNING and containing 140,226 square feet or 3.219 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Club Azul, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BLOCK D/8043 LOT 1 CLUB AZUL 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 the _____ day of _____, 20____.

By:

CLUB AZUL, INC.

STATE OF TEXAS COUNTY OF DALLAS

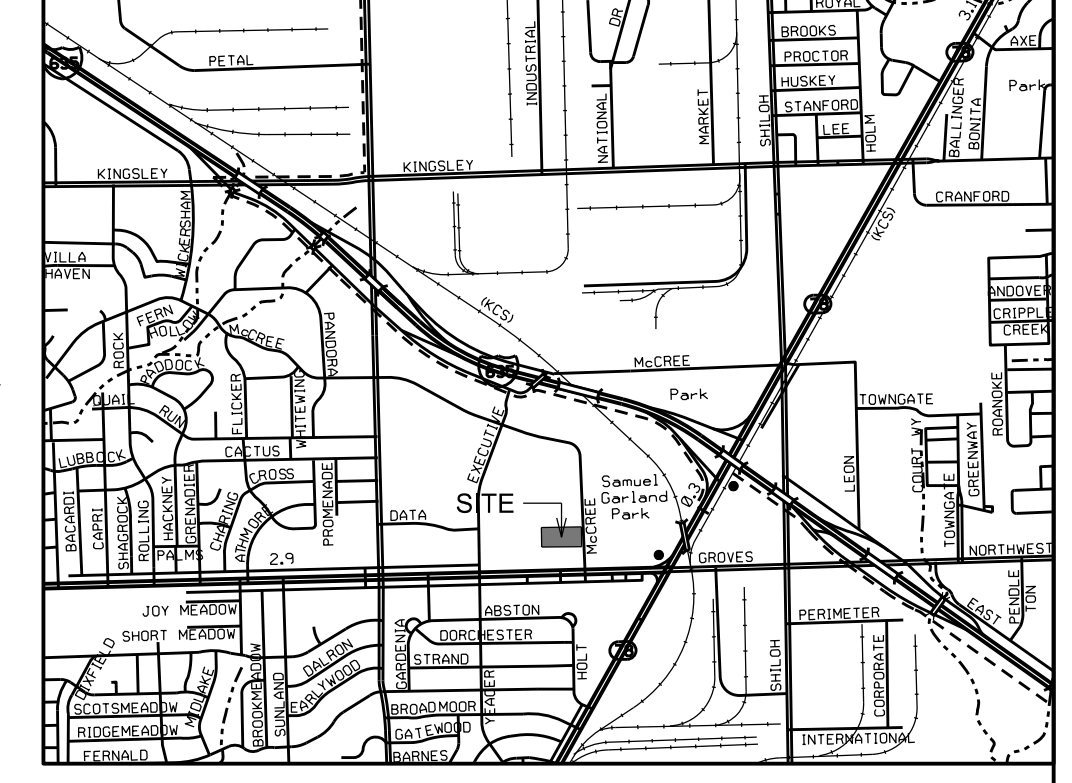
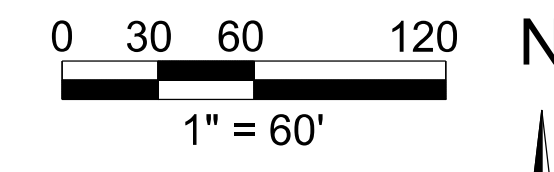
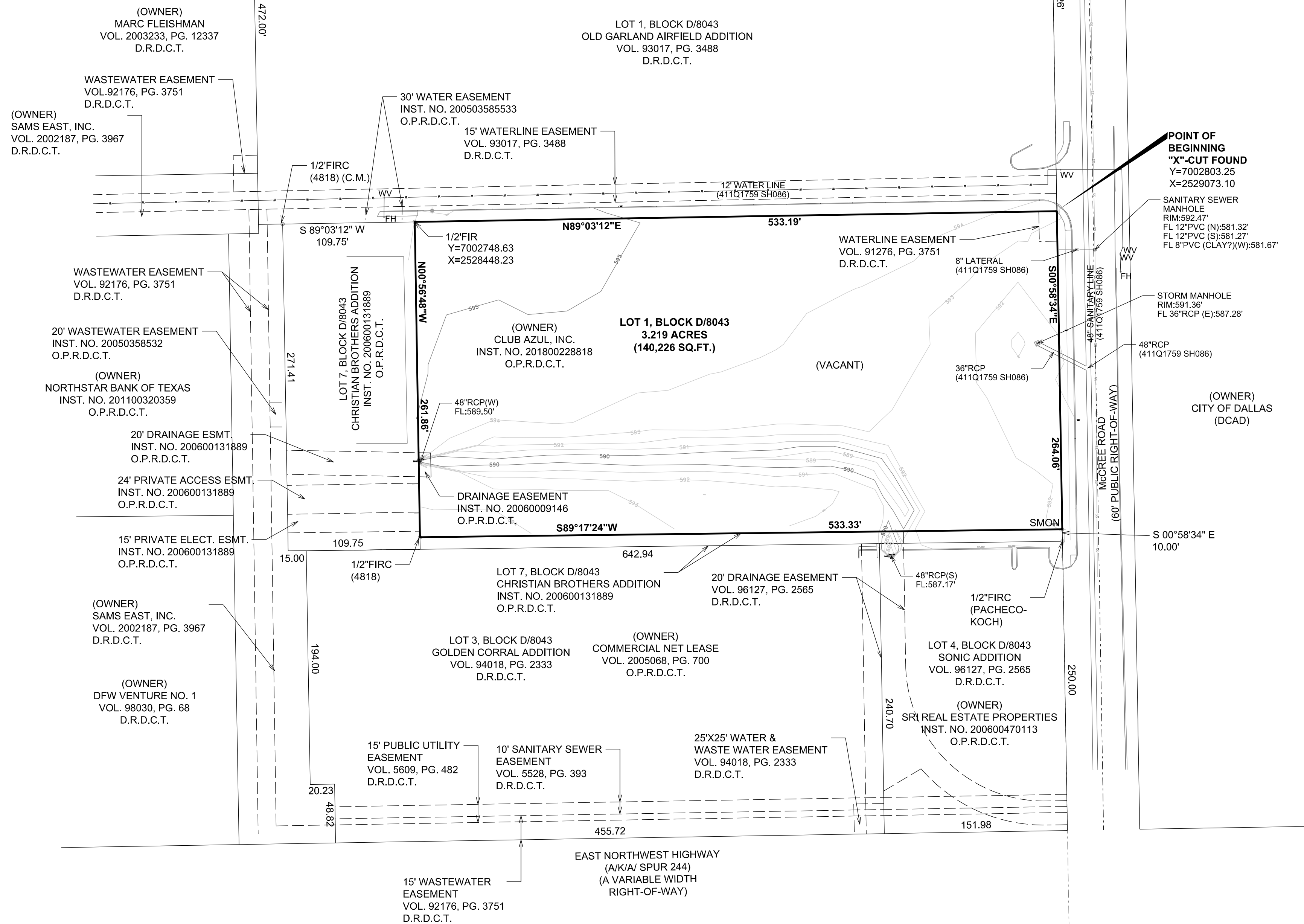
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public In and for the State of Texas
My commission expires:

LEGEND:

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SMON	SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED WITH ADDITION NAME
FIR(C)	FOUND IRON ROD (WITH CAP)
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE



SURVEYOR'S NOTES:
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create Lot _____, Block D/8043.
4. Lot to Lot drainage is not permitted without engineering section approval.

OWNER:
CLUB AZUL, INC.
10002 BRIDGEGATE LN
DALLAS, TEXAS 75243-5016
P:
E-MAIL:
ENGINEER:

GEONAV
SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1624
TBPLS FIRM NO. 10194205
DATED: MAY 07, 2019 DRAWN BY: JCH

PRELIMINARY PLAT
CLUB AZUL
ADDITION
BLOCK D/8043 LOT 1
OF
3.219 ACRES OF LAND
HENSON C DAVIS SURVEY,
ABSTRACT NO. 409
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-208

SURVEYOR'S STATEMENT:
I, Joel C. Howard, 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 (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
Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267
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 Joel C. Howard 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 _____, 20____
(Signature)
Notary Public in and for the State of Texas
My commission expires:

