

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GRBK Frisco LLC, a Texas limited liability company, is the owner of a tract of land situated in the Elizabeth Robertson Survey, Abstract 1211, Dallas County, Texas and being part of Lot 5 and all of Lot 6, Block 553036 of Original Town of Oak Cliff Addition in addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 3, Page 316, Deed Records of Dallas County, Texas, annexed to the City of Dallas, Texas by Ordinance Volume 12, Page 1, passed April 4, 1903, and being the same tract of land as recorded to GRBK Frisco LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201800192565, Official Public Records, Dallas County, Texas, and by Correction Deed recorded in Instrument No. 201800332288, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a one inch pipe found lying in the west right-of-way line of N. Lancaster Road (60 foot right-of-way) and the northeast corner of Lot 7, Block 553036 of said Original Town of Oak Cliff Addition, said corner being the southeast corner of the herein described tract:

Thence South 89 degrees 00 minutes 38 seconds West, along the north line of said Lot 7, Block 553036, departing said west right-of-way line of N. Lancaster Road, a distance of 183.99 feet to a 56 inch iron rod found at the northwest corner of said Lot 7, Block 553036 and lying in the east line of a 20 foot alley;

Thence North 00 degrees 54 minutes 34 seconds West, along said east line of a said 20 foot alley, a distance of 120.79 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" at the southwest corner of a tract of land as recorded to REALESTATE R US, INC., by deed recorded in Volume 99169, Page 8271, Deed Records, Dallas County, Texas;

Thence North 89 degrees 05 minutes 26 seconds East, along the south line of said REALESTATE R US tract, a distance of 5.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS";

Thence North 27 degrees 27 minutes 51 seconds East, along the eastern line of said REALESTATE R US tract, a distance of 24.70 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" (formerly set on survey dated 07/12/18), lying in the south line of a tract of land as recorded to Orelia Sanchez, by deed recorded in Instrument No. 201400311828, Official Public Records, Dallas County, Texas;

Thence North 89 degrees 00 minutes 38 seconds East, a distance of 167.25 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" (formerly set on survey dated 07/12/18), at the southeast corner of a tract of land as recorded to Jose De Jesus Gomez and Virginia Delgado, by deed recorded in Instrument No. 201600085758, Official Public Records, Dallas County, Texas, and lying in said west right-of-way line of N. Lancaster Road, said corner also being the northeast corner of the herein described tract;

Thence South 00 degrees 54 minutes 34 seconds East, along said west right-of-way line of N. Lancaster Road, a distance of 142.50 feet to the POINT OF BEGINNING and containing 25,983 square feet or 0.60 acre of land.

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access areas after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Demman, P.E., CFM
Sustainable Development & Construction

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK Frisco, LLC, a Texas limited liability company, acting by and through its duly authorized agent Jed Dolson, President, does hereby adopt this plat, designating the herein described property as **LANCASTER TERRACE**, in 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 of 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 the 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, Texas

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

GRBK Frisco, LLC, a Texas limited liability company

Jed Dolson, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jed Dolson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

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. (5/09/2019)

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 monummentation 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.

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5239

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. (2011).
- 2) The purpose of this plat is to replot a portion of one lot and all of another lot, into twelve "shared access" single family lots and one common area lot.
- 3) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- 4) Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) There are no structures on the subject tract.
- 6) According to the F.I.R.M. No. 4811300340U, the subdproperty lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 7) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983. (2011).
- 8) Dallas Water Utilities Benchmarks
Name: 44-Z-3; Northing: 6,982,141.30; Easting: 2,483,105.12; Elevation: 493.01'
A square is cut on top of the north concrete curb of Neches Street at the centerline of the alley extended between Elsbeth Street and Madison Avenue.
Name: 44-Z-5; Northing: 6,962,488.64; Easting: 2,483,666.58; Elevation: 481.57'
Aivet in concrete curb (on radius) at the northwest corner of the intersection of Elsbeth Street and Ballard Avenue.

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
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ExHeritage.com
Firm #10169300



PRELIMINARY PLAT
LANCASTER TERRACE
LOT 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I,
6J, 6K, 6L AND 6M, BLOCK 553036
AND COMMON AREA "A"
REPLAT OF A PORTION OF LOT 5 AND ALL OF LOT 6, BLOCK 553036,
ORIGINAL TOWN OF OAK CLIFF ADDITION,
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S-189-210

DATE: 02/15/19 / JOB # 1801985-3 / SCALE: 1" = 20' / ON