

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS We, Laguna Homes Inc., a Texas Corporation, are the owners of a 6,247 square foot or 0.14 acre tract of land situated in the Robert Ray Survey, Abstract No. 1242, Dallas County, Texas, being a part of Block 1877 of the City of Dallas, Texas, according to the Murphy & Blanz Map of the City, and being all of that certain tract of land described in General Warranty Deed to Laguna Homes Inc., a Texas Corporation, recorded in Instrument Number 201900238105, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "x" cut in concrete for corner on the north right-of-way line of Hudson Street (variable width right-of-way) and being the southeast corner of Lot 9, Block H/1877 of the Home Financing Co.'s subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 37 Map Records, Dallas County, Texas, and being a tract of land as described in Warranty Deed with Vendor's Lien to Cliff A. Jones, Jr. and wife, Mardi B. Jones III as recorded in Volume 81135, Page 3215 Deed Records, Dallas County, Texas;

THENCE North 01 degrees 09 minutes 36 seconds West, along the east line of said Jones tract and Lot 9, Block H/1877, a distance of 124.96 feet to a 5/8 inch iron rod found for the northeast corner of said Jones tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found bears North 79 degrees 35 minutes 46 seconds East, a distance of 1.55 feet and being on the south right-of-way line of Ross Avenue (variable width right-of-way);

THENCE North 89 degrees 07 minutes 04 seconds East, along the south right-of-way line of said Ross Avenue, a distance of 50.00 feet to a 3 1/4 inch metallic disc stamped "Laguna on Hudson & RP15 5299" set for corner from which a 5/8 inch iron rod found bears North 05 degrees 38 minutes 32 seconds West, a distance of 0.81 feet, being the northwest corner of the remainder of Lot 1, Block N/6961 of Nadinea Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4, Page 257, Map Records, Dallas County, Texas, being a tract of land as described in Special Warranty Deed to Merkava Investments, LLC, a Texas limited liability company as recorded in Instrument Number 201900244409 Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 08 seconds East, departing the south right-of-way line of said Ross Avenue and along the west line of said Merkava Investments tract and Lot 1, Block N/6961, a distance of 125.02 feet to a 1/2 inch iron rod found for the southwest corner of same, from which a 1/2 inch iron rod found bears North 16 degrees 39 minutes 30 seconds East, a distance of 0.94 feet and being in the north line of a tract of land as described in the Special Warranty Deed to Emma Cordova, a single person and Dora Beck, a single person as recorded in Instrument Number 2011000177591, Official Public Records, Dallas County, Texas and being the north line of Lot 3, Block 22/1874 of Munger Place Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 4, Page 56, Map Records, Dallas County, Texas;

THENCE South 89 degrees 10 minutes 55 seconds West, along the north line of said Cordova/Beck tract and said Lot 3, Block 22/1874, passing the northwest corner of same and continuing along the said north right-of-way line of Hudson Street, a distance of 49.96 feet to the POINT OF BEGINNING and containing 6,247 square feet or 0.14 acres of land.

SURVEYORS 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 no 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 _____, 2020.

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. (09/11/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 _____, 2020.

Notary Signature _____

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We Laguna Homes, Inc., a Texas Corporation, do hereby adopt this plat, designating the herein described property as **LAGUNA ON HUDSON**, 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 hereon. 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 and upon 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 _____, 2020.
Laguna Homes Inc., a Texas Corporation

Jason Mayk (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 Jason Mayk, 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 _____, 2020.

Notary Signature _____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
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Firm #10169300



PRELIMINARY PLAT
LAGUNA ON HUDSON
LOT 10, BLOCK H/1877
A PORTION OF CITY BLOCK 1877
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S-190-142

DATE: 04/15/2020 / JOB # 2000709-1 / SCALE - 1"=20' / KO
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OWNER
Laguna Homes, Inc.,
a Texas Corporation
440 WHITE OAK CIRCLE
ANNA, TEXAS 75409-7042