

SURVEYOR'S NOTES:

- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0510 K, with an effective date of July 7, 2014, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 2 newly platted lots from 2 previously platted lots.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 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.
- TxDOT approval may be required for any driveway modification or new access point(s).
- All other structures to be removed.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ.FT. SQUARE FEET
- O PROPERTY CORNER
- AMON 3-1/4" ALUMINUM DISK STAMPED "7-11 BUCKNER" "ASC" SET
- FND FOUND
- MON MONUMENT
- SF SQUARE FEET

SURVEYOR'S STATEMENT

I, Thomas W. Mauk, 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 _____ day of _____, 2018.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/28/2019

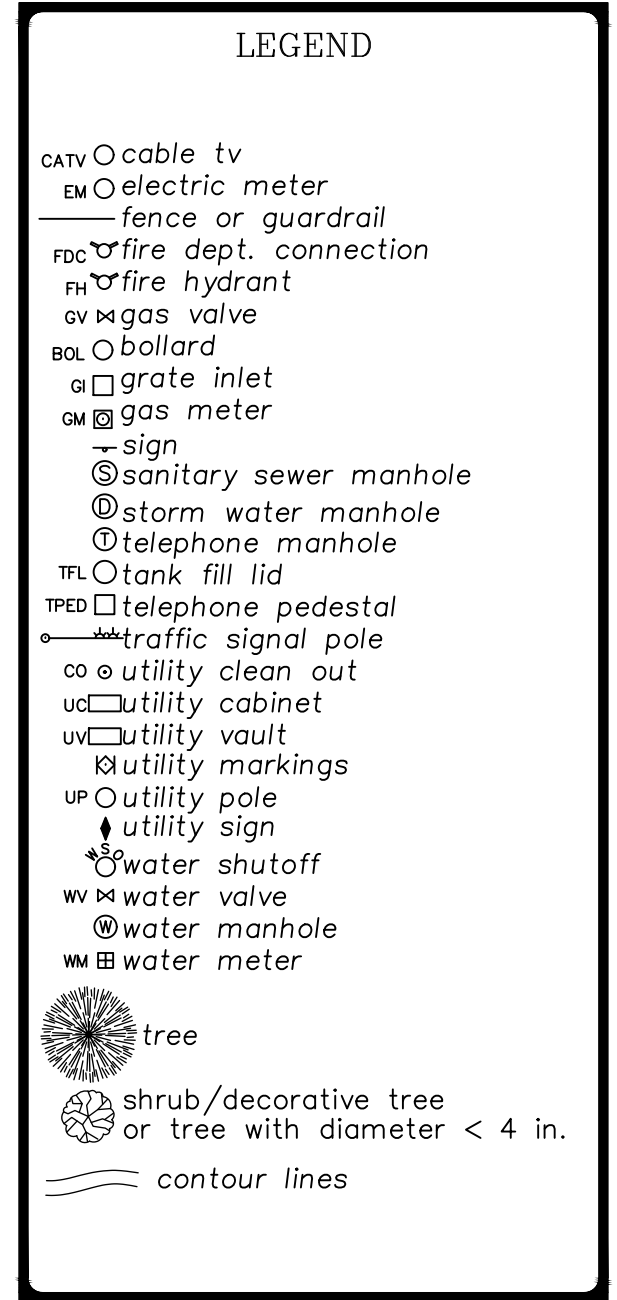
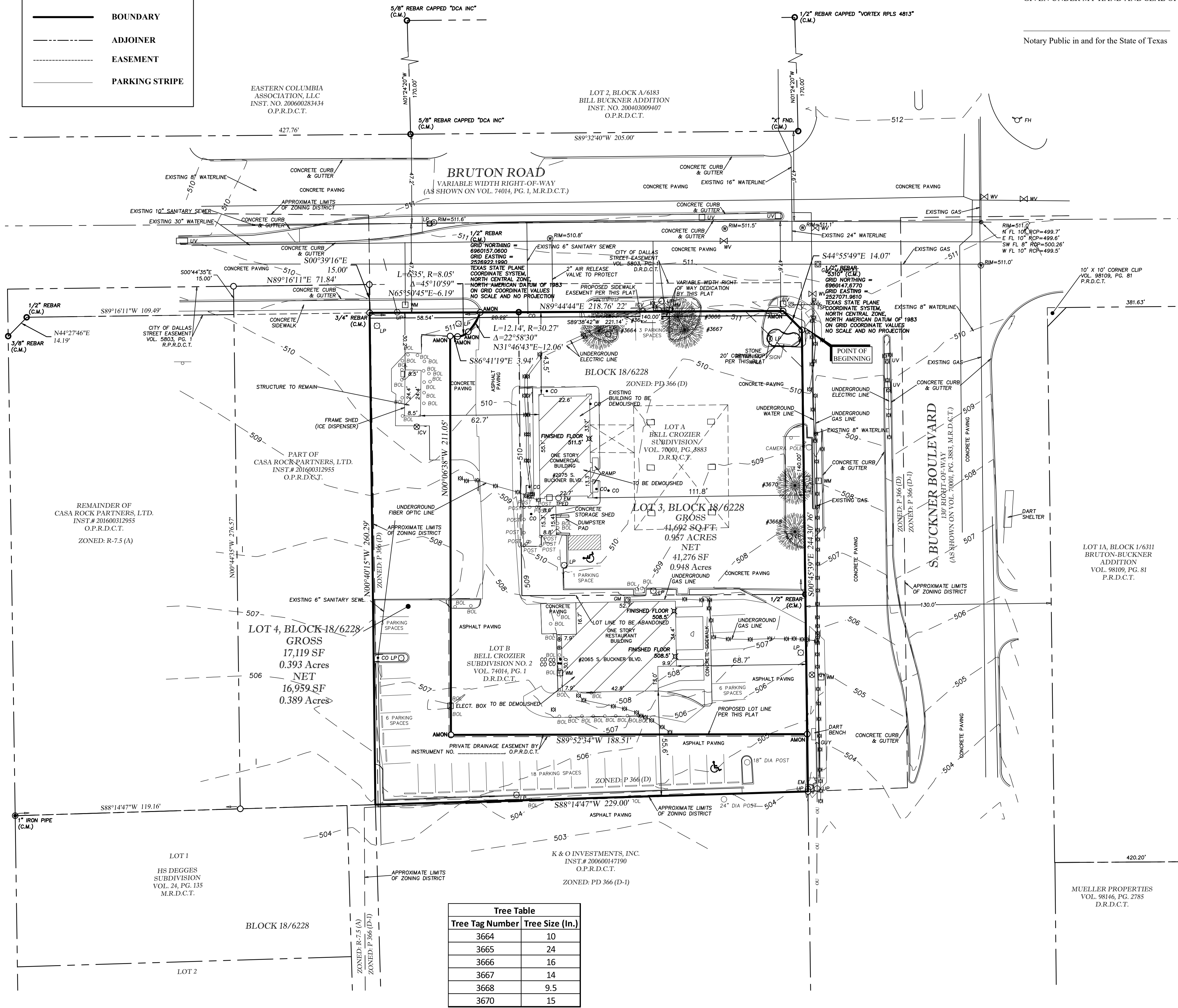
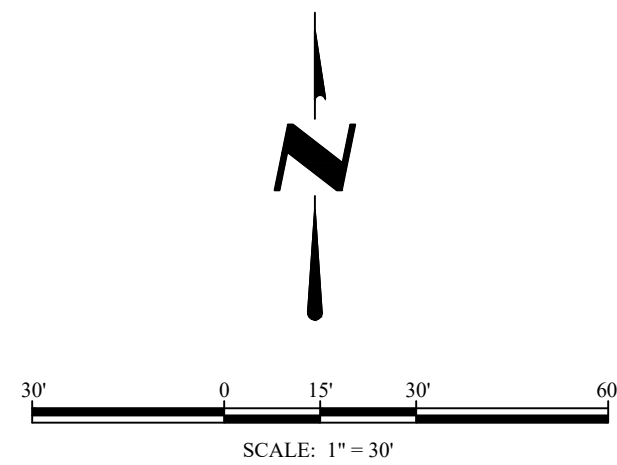
Thomas W. Mauk
Texas Registered Professional Land Surveyor No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL:

I, _____ chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

Chairman, City Plan Commission, Dallas, Texas

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 1.350 acre tract of land situated in the Richard Bruton Survey, Abstract No. 79, in Dallas County, Texas, being all of Lot A, Block 18/6228 of Bell Crozier Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 70001, Page 3883 of the Deed Records of Dallas County, Texas, and all of Lot B, Block 18/6228 of Bell Crozier Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 74014, Page 1 of the Deed Records of Dallas County, Texas, being a portion of that same tract of land described to Casa Rock Partners, Ltd. by deed recorded in Instrument No. 201600312955 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506):

BEGINNING at a 1/2 inch rebar found with a cap stamped "5310" for the easternmost Northeast corner of said Lot A, and lying at the east end of a corner clip at the intersection of the South right-of-way line of Bruton Road (variable width right-of-way) with the West right-of-way line of S. Buckner Boulevard (130' right-of-way);

THENCE South 00 Degrees 45 Minutes 39 Seconds East, with the West right-of-way line of said S. Buckner Boulevard, passing at a distance of 140.00 feet, a 1/2 inch rebar found for the Southeast corner of said Lot A, same being the easternmost Northeast corner of said Lot B, and continuing for a total distance of 244.30 feet to the southeast corner of said Lot B, same being the northeast corner of a tract of land conveyed to K & O Investments, Inc. by deed recorded in Instrument Number 200600147190, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 14 minutes 47 seconds West departing the west right-of-way line of said S. Buckner Boulevard, with the north line of said K & O Investments, Inc. tract a distance of 229.00 feet to an aluminum monument capped "Seven Eleven Buckner Addition" set for the southwest corner of said Lot B;

THENCE North 00 Degrees 40 minutes 15 seconds West departing the north line of said K & O Investment, Inc. tract, over and through Casa Rock Partners, LTD tract, as recorded in Instrument Number 201600312955, Deed Records, Dallas County, Texas, same being the west line of said Lot B, a distance of 260.29 feet to a 3/4 inch rebar found for the northwest corner of said Lot B;

THENCE South 86 Degrees 41 Minutes 19 Seconds East, continuing through said Lot B, a distance of 3.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 45 Degrees 10 Minutes 59 Seconds, a radius of 8.05 feet and a chord bearing and distance of North 65 Degrees 50 Minutes 45 Seconds East, 6.19 feet;

THENCE North 89 Degrees 44 Minutes 44 Seconds East, with the South right-of-way line of said Bruton Road, passing a 1/2 inch rebar found for the northernmost Northeast corner of said Lot B and the Northwest corner of said Lot A, at a distance of 78.76 feet and continuing with the North line of said Lot A, for a total distance of 218.76 feet to a point for corner at the west end of said corner clip;

THENCE South 44 Degrees 55 Minutes 49 Seconds East, with the Northeast line of said Lot A, and with the Southwest line of said corner clip, a distance of 14.07 feet to the POINT OF BEGINNING and containing 58,811 square feet or 1.350 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Casa Rock Partners LTD, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SEVEN ELEVEN BUCKNER ADDITION, LOT 3 and 4, BLOCK 18/6228**, 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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____.

CASA ROCK PARTNERS, LTD

By: _____
Signature

Printed Name Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas



OWNER/DEVELOPER
CASA ROCK PARTNER, LTD.
5636 ALPHA ROAD, SUITE 215
DALLAS, TEXAS, 75240

DRAWN BY: G.L.C. DATE: 06/14/2018 CHECKED BY: T.M. JOB NO.: 201801037

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