

OWNER'S CERTIFICATE

STATE OF COUNTY C OF TEXAS

Whereas COG Dallas H County, Texas, same according to the Map Dallas Gas Company I COG Dallas Homes II, Records, Dallas Count Homes II, LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas; being a portion of Lot 22, Block A/653, Fakes Park Place, an addition to the City of Dallas, Dallas County, Texas, up thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, and being a tract of land conveyed to The by deed recorded in Volume 1811, Page 540, Deed Records, Dallas County, Texas, and being a tract of land conveyed to l, LLC, a Texas limited liability company by General Warranty Deed recorded in Instrument No. 201900026067, Official Public provided in Instrument No. 201900026067, Official Public Public provided in Instrument No. 201900026067, Official Public Public

BEGINNING at a 3 ir corner of a tract of 84139, Page 1726, 34139, F Page 1 way); inch of la nch Aluminum disk stamped "DC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the West I land conveyed to Antonio Barajas and wife, Virginia K. Barajas by Warranty Deed with Vender's Lien recorded in Volume Deed Records, Dallas County, Texas, said corner being along the Northeast right of way line of N. Prairie Avenue (50 foot

THENCE North 45 degrees 10 minutes 06 seconds West along the Northeast line of N. Prairie Avenue, a distance of 70.00 feet to a 3 inch Aluminum disk stamped "DC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the Southeast right of way line of a variable width alley right of way;

THENCE North orth 19 degrees 27 minutes 27 seconds East along the Southeast line of said variable width alley, a distance of 144.35 feet to inum disk stamped "DC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest right of v 25 foot alley;

THENCE South 45 degrees 22 minutes 23 seconds East along the Southwest line of said 25 foot alley, a distance of 131.94 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Barajas tract;

THENCE South 44 de OF BEGINNING and c DEDICATION egrees 52 minutes 09 seconds West along the Northwest line of said Barajas ontaining 13,200 square feet or 0.30 acres of land. tract, a distance of 130.89 feet to the POINT

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COG Dallas Homes II, LLC, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **DANBROOK COURT**, 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 have the full right of ingress and egress 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 to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wa systems. Additional and wastewater sen astewater easements shall also include additional area of working space for construction and maintenance of the easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services rvices from the main to the curb or pavement line, and description of such additional easements herein granted shall their location as installed.

determined by

WITNESS, This plat my hand approved at Dallas, subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. Texas, this the day of 2019.

COG Dallas Ho Josh Nichols,

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh Nichols 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Public ⊒. Ω nd for Dallas County, Texas.

SURVEYOR'S STATEN MENT:

l, Bryan Connally, 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

Dated this the\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2019. RELEASED FOR REVIEW 5/24/19 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.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

STATE OF COUNTY O OF DALLAS

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

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ss area as designated within the limits of this addition will be maintained by a sociation and/or the individual lot owners of the lot or lots that are traversed by or shared access area. The City of Dallas will not be responsible for the maintenance the shared access area or for any damage to private property or person that use or condition of the shared access area. In the event that the City of Dallas or ities does elect to repair paving in the shared access area after work on water or or for any other reason, the pavement repair will be to minimum standards set of Dallas pavement cut and repair standards manual or its successor, and any rother surface treatments must be repaired or replaced by the homeowners

Notary

PRELIMINARY PLAT

DANBROOK COURT

A SHARED ACCESS DEVELOPMENT

LOTS 22A - 22G, BLOCK A/653

13,200 SQ.FT. / 0.30 ACRES

BEING A REPLAT OF PORTION OF LOT 22, BLOCK

A/653, FAKES PARK PLACE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. \$189-224

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5/22/19 / JOB NO. 1907301-01PLAT / DRAWN BY:

OWNER: COG DALLAS HOMES II, LLC 3963 MAPLE AVENUE, SUITE 330 DALLAS, TEXAS 75219 214-347-8903