

OWNER'S CERTIFICATE:

STATE OF TEXAS COUNTY OF DALLAS

> WHEREAS, Stewardship Properties, LLC, is the sole owner of a tract of land located in the S. B. McCOMMAS SURVEY, Abstract No. 914, City of Dallas, Dallas County, Texas, and being all of Tracts 18, 19, \$ 20, Block 7968, as shown in the block map of the City of Dallas, and being all of a called 0.819 acre Tract VIII and a called 3.725 acre Tract IX conveyed from B.J. Bass and Peggy J. Bass to Stewardship Properties, LLC, by Warranty Deed in Instrument No. 201700275065, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found at the Southeast corner of said 3.725 acre Tract IX and on the West right of way line of Riverwood Road;

THENCE South 89 degrees 06 minutes 21 seconds West, with the South line of said 3.725 acre Tract IX, a distance of 279.99 feet to a 60D nail found at the Southwest corner of said 3.725 acre TRact IX;

THENCE North 02 degrees 20 minutes 03 seconds West, with the West line of said 3.725 acre Tract IX, and passing the Southeast corner of a called 30.506 acre tract of land conveyed to B.J. Bass and wife, Peggy Bass, by deed as recorded in Volume 88187, Page 2143, Dallas County, Texas, and continuing in all a total distance of 605.53 feet to a 12 inch wood post found at the Northwest corner of said 3.725 acre Tract IX and at the Southwest corner of a tract of land conveyed to Clouse Utilities, Inc., by deed as recorded in Volume 85105, Page 1745, Dallas County,

THENCE North 62 degrees 03 minutes 51 seconds East, with the North line of said 3.725 acre Tract IX and the South line of said Clouse Tract, a distance of 168.49 feet to a 12 inch wood post found at the Northerly Northeast corner of said 3.725 acre Tract IX and the Northwest corner of

THENCE North 64 degrees 53 minutes 06 seconds East, with the North line of said 0.819a cre Tract VIII and the South line of said Clouse Tract, a distance of 165.65 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said 0.819 acre Tract VIII and at the Southeast corner of said Clouse Tract and on the West right of way line of Riverwood

THENCE South 00 degrees 26 minutes 28 seconds East, with the East line of said 0.819 acre Tract VIII and said 3.725 acre Tract IX and the West right of way line of Riverwood Road, at 263.00 feet passing a 4"x4" wood post found at the Southeast corner of said 0.819 acre Tract VIII and the Southerly Northeast corner of said 3.725 acre Tract IX, and continuing in all a total distance of 749.92 feet to the POINT OF BEGINNING and CONTAINING 4.543 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF _____

That I, Wayne Beets, II, 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 2/2. 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.

This _____, day of _____, 20
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOTE BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II Registered Professional Land Surveyor No. 6039

STATE OF TEXAS COUNTY OF ---___

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Wayne Beets, II, Registered Public Land Surveyor No. 6039, State of Texas, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

≥ 60D NAIL FOUND

- PK NAIL FOUND

Notary Public in and for the State of Texas My Commission expires: ______

LEGEND @ GAS METER CM CONTROLLING MONUMENT -- GUY WIRE *LP*☆ LIGHT POLE O 1/2" IRON ROD FOUND © ELECTRIC METER ⊗ 1/2" IRON ROD SET (BY-LINE) WATER METER 0 5/8" IRON PIPE FOUND @ GAS PIPELINE SIGN S SANITARY SEWER MANHOLE □ 12" WOOD POST FOUND MATER VALVE ♦ 4"X4" WOOD POST FOUND FH FIRE HYDRANT ______ASPHALT POWER POLE O OAK TREE —& — GRAVEL ⊗ PECAN TREE

PROJECT NAME:

PRELIMINARY PLAT OF THE

BY-LINE JOB NO: 2019-399

ADDRESS: IIII \$ 1131 Riverwood

STEWARDSHIP ADDITION

Road, Dallas, TX 75217

ZONING: R-7.5(A)

SCALE: I" = 50' TECHNICIAN: TYB

PREPARED: 7/3/2019

ACREAGE: 4.543 ACRES

----//--- WOOD FENCE ♦ ELM TREE \$ CEDAR TREE - BARBWIRE FENCE * HACK TREE — HP — HP — OVERHEAD ELECTRIC

X UNKNOWN TREE OWNER/DEVELOPER - STEWARDSHIP PROPERTIES CONTACT - ROBERT GARCIA 805 #5 RIVERWOOD ROAD, DALLAS, TX 75217

PHONE NUMBER: (817) 899-4595 **BY-LINE** SURVEYING LLC P.O. Box 834 Emory, Tx 75440

Ph: (903) 473-5150

www. bylinesurveying.com

©Copyright By-Line Surveying LLC. All rights reserved.

Firm No: 10194233

PRELIMINARY PLAT STEWARDSHIP ADDITION AN ADDITION TO THE CITY OF DALLAS

Being 4.543 acre of land out of the S. B. McCommas Survey, Abstract No. 7968 Tracts 18, 19, & 20, City Block 7968 CITY FILE NO. S189-255

DALLAS COUNTY, TEXAS

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

hereby adopt this plat, designating the herein described property as STEWARDSHIP 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

trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across

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,

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 conveved for installation and maintenance of manholes, cleanouts, fire hydrants, water 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.

anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas County, Texas, this _____ day of ______, 2019.

reading meters and any maintenance or service required or ordinarily performed by that utility).

STEWARDSHIP PROPERTIES

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEWARDSHIP PROPERTIES, acting by and through its duly authorized agent __

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared ______ Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission expires: ______

TREE S	SIZE	COMMON	SCIENTIFIC	TREE SI	17F	COMMON	SCIENTIFIC
		RED CEDAR	JUNIPERUS VIRGINIANA			HACKBERRY	CELTIS OCCIDENTALIS
	6"	HACKBERRY	CELTIS OCCIDENTALIS	472 12		POST OAK	QUERCUS STELLATA
	5"	HACKBERRY	CELTIS OCCIDENTALIS	473 12		POST OAK	QUERCUS STELLATA
	20"	RED CEDAR	JUNIPERUS VIRGINIANA	474 20		RED CEDAR	JUNIPERUS VIRGINIANA
	2"	RED CEDAR	JUNIPERUS VIRGINIANA	475 18		POST OAK	QUERCUS STELLATA
	6"	RED CEDAR	JUNIPERUS VIRGINIANA	476 14		PECAN HICKORY	CARYA ILLINOINENSIS
	8"	RED CEDAR	JUNIPERUS VIRGINIANA				
	30"					PECAN HICKORY	CARYA ILLINOINENSIS
	2"	POST OAK	QUERCUS STELLATA	478 14		POST OAK	QUERCUS STELLATA
		ELM PEGAN HIGKORY	ULMUS AMERICANA	480 18		POST OAK	QUERCUS STELLATA
	8"	PECAN HICKORY	CARYA ILLINOINENSIS	506 18		RED CEDAR	JUNIPERUS VIRGINIANA
		PECAN HICKORY	CARYA ILLINOINENSIS	515 24		RED CEDAR	JUNIPERUS VIRGINIANA
	0"	UNKNOWN		516 18		HACKBERRY	CELTIS OCCIDENTALIS
	4"	HACKBERRY	CELTIS OCCIDENTALIS	517 12		POST OAK	QUERCUS STELLATA
209 1	0"	HACKBERRY	CELTIS OCCIDENTALIS	518 12		PECAN HICKORY TRIPLES	
	24"	RED CEDAR	JUNIPERUS VIRGINIANA	520 12		HACKBERRY	CELTIS OCCIDENTALIS
	6"	HACKBERRY	CELTIS OCCIDENTALIS	521 14		POST OAK	QUERCUS STELLATA
		HACKBERRY	CELTIS OCCIDENTALIS	522 20		PECAN HICKORY	CARYA ILLINOINENSIS
	3"	HACKBERRY	CELTIS OCCIDENTALIS	523 24		PECAN HICKORY	CARYA ILLINOINENSIS
243 1	2"	ELM	ULMUS AMERICANA	527 24	4"	PECAN HICKORY	CARYA ILLINOINENSIS
244 1	4"	HACKBERRY	CELTIS OCCIDENTALIS	528 30	0"	PECAN HICKORY	CARYA ILLINOINENSIS
245 1	4"	RED CEDAR TWINS	JUNIPERUS VIRGINIANA	553 12	2"	POST OAK	QUERCUS STELLATA
246 2	28"	RED CEDAR	JUNIPERUS VIRGINIANA	554 12		POST OAK	QUERCUS STELLATA
247 2	24"	ELM	ULMUS AMERICANA	555 18		POST OAK	QUERCUS STELLATA
	3"	ELM	ULMUS AMERICANA	559 16		POST OAK	QUERCUS STELLATA
	6"	RED CEDAR TWINS	JUNIPERUS VIRGINIANA		_	RED CEDAR	JUNIPERUS VIRGINIANA
	24"	HACKBERRY	CELTIS OCCIDENTALIS	578 16		POST OAK	QUERCUS STELLATA
	2"	RED CEDAR	JUNIPERUS VIRGINIANA			POST OAK	QUERCUS STELLATA
	2"	RED CEDAR	JUNIPERUS VIRGINIANA	581 14		POST OAK	QUERCUS STELLATA
	2"	RED CEDAR	JUNIPERUS VIRGINIANA	587 14		POST OAK	QUERCUS STELLATA
	2"	RED CEDAR	JUNIPERUS VIRGINIANA				
	20"	RED CEDAR				RED CEDAR	JUNIPERUS VIRGINIANA
			JUNIPERUS VIRGINIANA	589 24		POST OAK	QUERCUS STELLATA
282 2	20"	RED CEDAR	JUNIPERUS VIRGINIANA	590 10		ELM	ULMUS AMERICANA
		RED CEDAR	JUNIPERUS VIRGINIANA	596 36		POST OAK	QUERCUS STELLATA
	8"	RED CEDAR	JUNIPERUS VIRGINIANA	597 28		POST OAK	QUERCUS STELLATA
	4"	RED CEDAR	JUNIPERUS VIRGINIANA	598 18		POST OAK	QUERCUS STELLATA
	4"	RED CEDAR	JUNIPERUS VIRGINIANA	652 18		HACKBERRY	CELTIS OCCIDENTALIS
293 1		RED CEDAR	JUNIPERUS VIRGINIANA	653 8'		POST OAK	QUERCUS STELLATA
	2"	RED CEDAR TWINS	JUNIPERUS VIRGINIANA	654 6'		POST OAK	QUERCUS STELLATA
	4"	RED CEDAR TWINS	JUNIPERUS VIRGINIANA	655 12		POST OAK	QUERCUS STELLATA
306 1		RED CEDAR	JUNIPERUS VIRGINIANA	656 18		POST OAK	QUERCUS STELLATA
307 1	8"	RED CEDAR	JUNIPERUS VIRGINIANA	657 30	0"	POST OAK	QUERCUS STELLATA
308 1	4"	RED CEDAR	JUNIPERUS VIRGINIANA	658 20	0"	POST OAK	QUERCUS STELLATA
321 2	20"	RED CEDAR	JUNIPERUS VIRGINIANA	663 14	4"	POST OAK TRIPLES	QUERCUS STELLATA
322 6	3"	HACKBERRY	CELTIS OCCIDENTALIS	664 12		POST OAK	QUERCUS STELLATA
323 6	3"	HACKBERRY	CELTIS OCCIDENTALIS	665 14		POST OAK	QUERCUS STELLATA
324 8	3"	UNKNOWN		666 16		POST OAK	QUERCUS STELLATA
325 8	3"	UNKNOWN		667 16	6"	POST OAK	QUERCUS STELLATA
326 2		RED CEDAR	JUNIPERUS VIRGINIANA	670 8		RED CEDAR	JUNIPERUS VIRGINIANA
	24"	RED CEDAR CLUSTER	JUNIPERUS VIRGINIANA	671 10	_	POST OAK	QUERCUS STELLATA
	8"	RED CEDAR	JUNIPERUS VIRGINIANA	674 8		RED CEDAR	JUNIPERUS VIRGINIANA
	2"	POST OAK	QUERCUS STELLATA	675 24		POST OAK	QUERCUS STELLATA
330 1	6"	POST OAK	QUERCUS STELLATA	676 30		POST OAK	QUERCUS STELLATA
		POST OAK	QUERCUS STELLATA	677 12		POST OAK TWINS	QUERCUS STELLATA
	4"	RED CEDAR TWINS	JUNIPERUS VIRGINIANA	681 10		POST OAK	QUERCUS STELLATA
359 1		ELM SEDAR TWINS	ULMUS AMERICANA	684 16		POST OAK TRIPLES	QUERCUS STELLATA
		POST OAK	QUERCUS STELLATA	686 16		POST OAK TRIFEES	QUERCUS STELLATA
	2"	POST OAK TRIPLES	QUERCUS STELLATA	688 14		POST OAK	QUERCUS STELLATA
	4"	POST OAK	QUERCUS STELLATA	709 6		RED CEDAR	JUNIPERUS VIRGINIANA
	4"	RED CEDAR	JUNIPERUS VIRGINIANA	710 18		POST OAK	QUERCUS STELLATA
	5"	POST OAK	QUERCUS STELLATA				
	0"			711 12		POST OAK	QUERCUS STELLATA
		RED CEDAR	JUNIPERUS VIRGINIANA	712 16		POST OAK	QUERCUS STELLATA
383 1		RED CEDAR	JUNIPERUS VIRGINIANA	713 18		POST OAK	QUERCUS STELLATA
	8"		CARYA ILLINOINENSIS	715 14		POST OAK	QUERCUS STELLATA
446 1		PECAN HICKORY TRIPLES		716 8		RED CEDAR	JUNIPERUS VIRGINIANA
		POST OAK	QUERCUS STELLATA	717 12		POST OAK	QUERCUS STELLATA
	26"	UNKNOWN		718 12		POST OAK	QUERCUS STELLATA
		PECAN HICKORY	CARYA ILLINOINENSIS	719 12		POST OAK	QUERCUS STELLATA
	28"	PECAN HICKORY	CARYA ILLINOINENSIS	720 12		POST OAK	QUERCUS STELLATA
453 1	6"	PECAN HICKORY	CARYA ILLINOINENSIS	721 12		POST OAK	QUERCUS STELLATA
454 1	0"	ELM	ULMUS AMERICANA	722 12		POST OAK	QUERCUS STELLATA
	8"	POST OAK	QUERCUS STELLATA	723 8		RED CEDAR	JUNIPERUS VIRGINIANA
	8"	PECAN HICKORY	CARYA ILLINOINENSIS	724 24		POST OAK TWINS	QUERCUS STELLATA
467 1	0"	PECAN HICKORY TRIPLES		731 22		POST OAK TWINS	QUERCUS STELLATA
468 1	2"	ELM	ULMUS AMERICANA	732 18		POST OAK	QUERCUS STELLATA
469 8	3"	PECAN HICKORY	CARYA ILLINOINENSIS	738 12		POST OAK	QUERCUS STELLATA
470 1		PECAN HICKORY	CARYA ILLINOINENSIS				