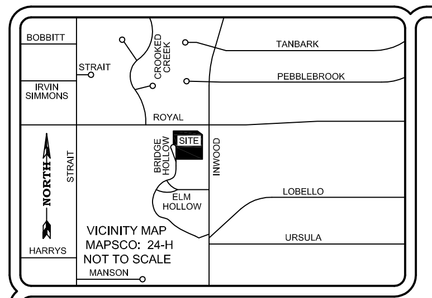

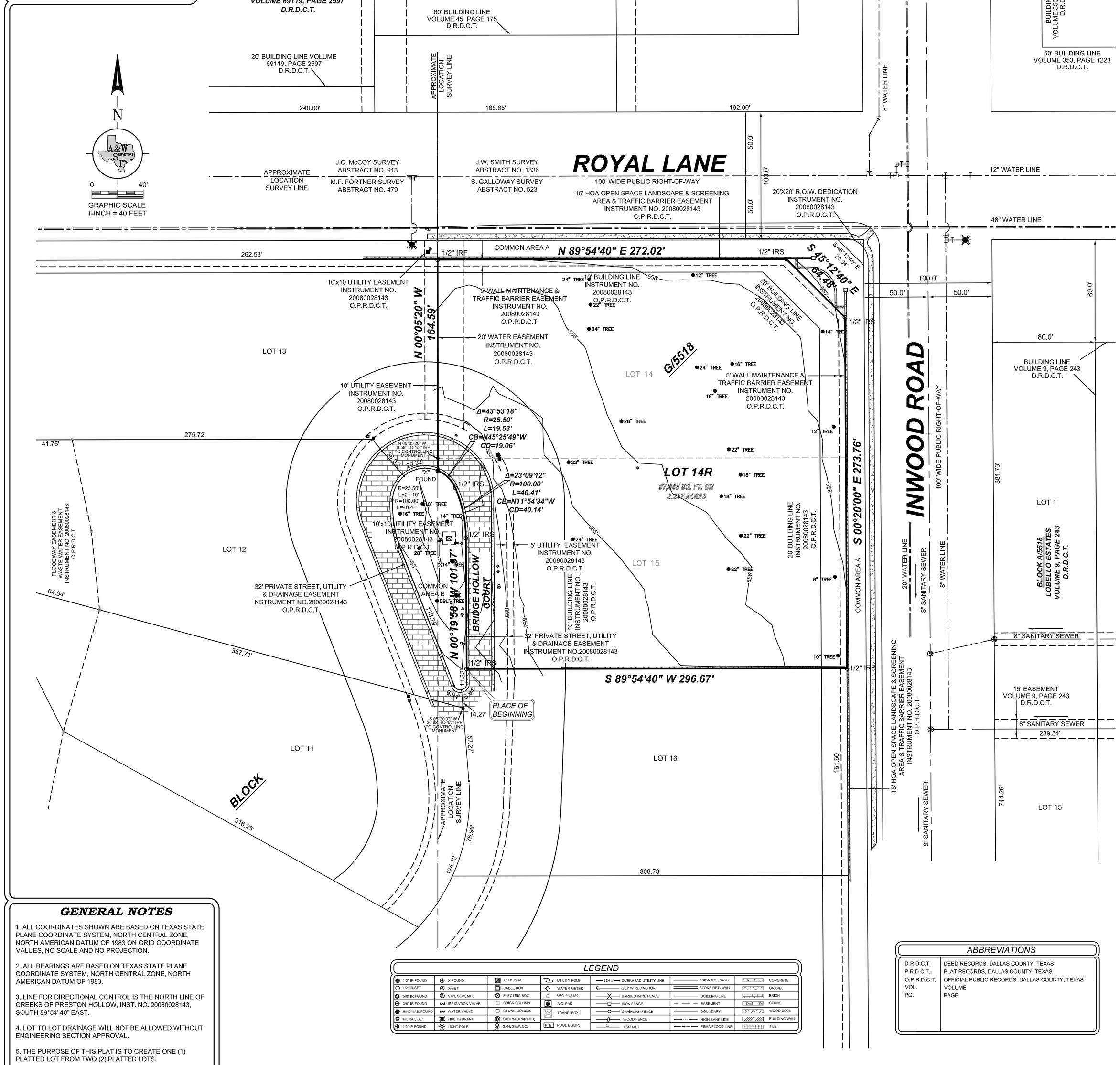

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

3. LINE FOR DIRECTIONAL CONTROL IS THE NORTH LINE OF CREEKS OF PRESTON HOLLOW, INST. NO. 20080028143, SOUTH 89°54' 40" EAST.

4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) PLATTED LOTS.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
PK NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	POOL EQUIP.	ASPHALT	FEMA FLOOD LINE	TILE

ABBREVIATIONS

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE

OWNER'S CERTIFICATE

WHEREAS Crescent Estates Custom Homes, L.P. is the sole owner of a tract of land located in the S. GALLOWAY SURVEY, Abstract No. 523, City of Dallas, Dallas County, Texas, and being Lots 14 and 15, Block G/5518 of CREEKS OF PRESTON HOLLOW, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20080028143, Official Public Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed with Vendor's Lien to Crescent Estates Custom Homes, L.P., recorded in Instrument No. 201300194439, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the interior West line of Bridge Hollow Court, a 32' private street, utility & drainage easement, same being the East line of Common Area B of said Creeks of Preston, at the West common corner of Lot 16 of said Block G/5518 and said Lot 15;

Thence North 00°19'58" West, along said interior West line and said East line, a distance of 101.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left having a radius of 100.00', a central angle of 23°09'12" and a chord bearing and distance of North 11°54'34" West, 40.14';

Thence Northerlywesterly along said interior West line and said curve to the left, an arc distance of 40.41' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a compound curve to the left having a central angle of 43°53'18", a radius of 25.50' and a chord bearing and distance of North 45°25'49" West, 19.06';

Thence Northerlywesterly along said interior West line and said curve to the left, an arc distance of 19.53' to an "X" found for corner in concrete paving at the common corner of said Lot 15, same being the most Easterly, Southeast corner of Lot 14 of said Block G/5518;

Thence North 00°05'20" West, a distance of 164.59' to a 1/2" iron rod found at the North common corner of said Lots 13 and 14;

Thence North 89°54'40" East, along the said South line, a distance of 272.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of a common area of said Creeks of Preston Hollow;

Thence South 45°12'40" East, along the Southeast line of said common area A, a distance of 64.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 00°20'00" East, along the West line of said common area A, a distance of 273.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East common corner of said Lots 15 and 16;

Thence South 89°54'40" West, along the common boundary line of said Lots 15 and 16, a distance of 296.67' to the PLACE OF BEGINNING and containing 97,443 square feet or 2.237 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20___.

PRELIMINARY, RELEASED 12-18-2015 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Crescent Estates Custom Homes, L.P., acting by and through its duly authorized agent, Mehrdad Moayedi, does hereby adopt this plat, designating the herein described property as ***PRESTON HOLLOW MEHRDAD*** 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 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 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.

WITNESS, MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20___.

_____
Mehrdad Moayedi
Authorized Agent

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Mehrdad Moayedi, 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 considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for The State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 10728-10738 BRIDGE HOLLOW COURT ~

Owner: Crescent Estates Custom Homes, L.P.
~ 1221 N. IH 35, STE. 200, CARROLLTON, TX 75006 ~
~ 469-853-6538 ~

Job No. 15-1824	Drawn by: 543	Date:12-17-'15	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

PRESTON HOLLOW MEHRDAD
LOT 14R, BLOCK G/5518

BEING
LOTS 14 AND 15, BLOCK G/5518
CREEKS OF PRESTON HOLLOW

S. GALLOWAY SURVEY, ABSTRACT NO. 523
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-069