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

OWNER'S CERTIFICATE

WHEREAS Plummer Development Company, LLC, is the sole owner of a tract of land located in the J. GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 1, Block B/2008, of Prairie Place, an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 261, Map Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Plummer Development Company, LLC, recorded in Instrument No. 201500265938, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DEERE PRAIRIE, RPLS S310, B/2008" set for corner at the intersection of the Southeast line of Deere Street, a 50' wide public right-of-way, with the Northeast line of N. Prairie Avenue, a 50' wide public right-of-way, at the West corner of said Lot 1;

Thence North 45°22'24" East, along said Southeast line, a distance of 140.50' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DEERE PRAIRIE, RPLS S310, B/2008" set for corner in the Southwest line of a 15' wide public alley right-of-way, known as Westburg Alley, at the North corner of said Lot 1;

Thence South 45°00'00" East, along said Southwest line, a distance of 45.30' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DEERE PRAIRIE, RPLS S310, B/2008" set for corner in the West line of a public alley right-of-way;

Thence South 20°47'09" West, along the West line of said alley right-of-way, a distance of 114.05' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DEERE PRAIRIE, RPLS S310, B/2008" set for corner in the said Northeast line of N. Prairie Avenue, at the South corner of said Lot 1;

Thence North 45°00'00" West, along said Northeast line, same being the Southwest line of said Lot 1, a distance of 109.40' to the PLACE OF BEGINNING and containing 10,882 square feet or 0.249 of an acre of land.

SURVEYOR'S CERTIFICATE

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 nonumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-3-617 (a), (b), (c), (d), (e), and that the official drawing the accompanying this plat is a precise representation of this Signed Final Plat.

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

PRELIMINARY RELEASED 12-21-2015 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT 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:

The Plummer Development Company, LLC, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **DEERE PRAIRIE**, 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 the lane easements shall be open to the public, the police units, garbage and rubbish collection agencies, and all public and private utilities and 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 of 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 _____ day of _____, 2015.

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, _____, 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

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:
By: _____
Name: _____
Title: _____

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

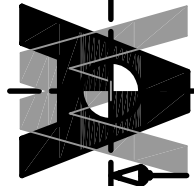
Notary Public in and for the State of Texas

GENERAL NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISC STAMPED "DEERE PRAIRIE, RPLS S310" OR "DEERE PRAIRIE, RPLS S310", BLOCK B/2008.
- 2) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- 3) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) PLATTED LOTS FROM ONE (1) PLATTED LOT THAT IS PART OF PRAIRIE PLACE.
- 5) NO STRUCTURES TO REMAIN ON THIS SITE. NEW DEVELOPMENT TO ENSUE.

LOT TABLE

LOT 1A	2,720 SQUARE FEET OR 0.062 OF AN ACRE
LOT 2A	2,064 SQUARE FEET OR 0.047 OF AN ACRE
LOT 3A	2,422 SQUARE FEET OR 0.056 OF AN ACRE
LOT 4A	3,656 SQUARE FEET OR 0.084 OF AN ACRE



A&W SURVEYORS, INC.

Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4875 FAX: (972) 681-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2222 N. Prairie Road ~
Owner: Plummer Development Company, LLC
~ 4124 Hiner Ave, Dallas, TX 75205 ~
~ 972-975-7126 ~
Jest No. 15-1871 [Drawn by: 543] [Date: 12-21-2015] Prepared:
"A professional company operating in your best interest"

PRELIMINARY PLAT

DEERE PRAIRIE
LOTS 1A THROUGH 4A, BLOCK B/2008
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S166-072