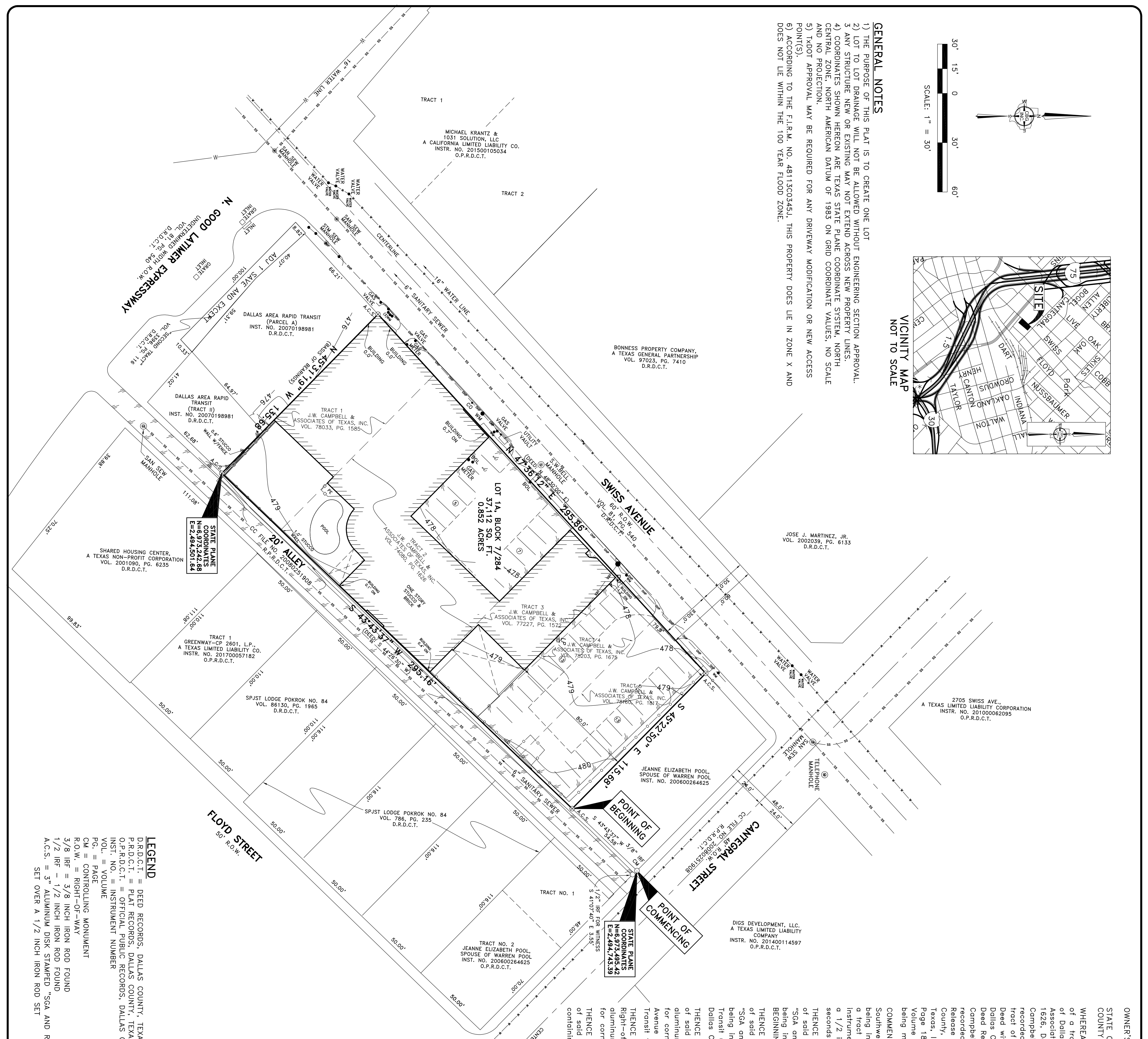


GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) ACCORDING TO THE F.I.R.M. NO. 4811300345, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS J. W. Campbell & Associates of Texas, Inc. is the sole owner of a tract of land situated in the John Griggsy Survey, Abstract No. 493, City of Dallas, Dallas County, Texas, a tract of land conveyed to J.W. Campbell & Associates of Texas, Inc. by Warranty Deed recorded in Volume 74080, Page 1626, Deed Records, Dallas County, Texas, a tract of land conveyed to J.W. Campbell & Associates of Texas, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 78033, Page 1585, Deed Records, Dallas County, Texas, a tract of land conveyed to J.W. Campbell & Associates of Texas, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 72227, Page 1572, Deed Records, Dallas County, Texas, and a tract of land conveyed to J.W. Campbell & Associates of Texas, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 82026, Page 1575, Deed Records, Dallas County, Texas, and a tract of land conveyed to J.W. Campbell & Associates of Texas, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 80050, Page 1727, Deed Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

COMMENCING at 3/8 inch iron rod found for corner, said corner being in the Southwest Right-of-Way line of Cantegreal Street (48 foot right-of-way) and being in the Northwest line of a 20 foot Alley, also being in the East corner of a tract of land conveyed to Jeanne Elizabeth Pool, spouse of Warren Pool, by Instrument No. 200600264625, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found for witness bears South 41 degrees 07 minutes 40 seconds East, a distance of 3.55 feet;

THENCE South 43 degrees 43 minutes 37 seconds West, along the Northwest line of said Alley, a distance of 54.58 feet to a 3 inch aluminum disk stamped "SOA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the South corner of said Pool tract, said corner being the POINT OF BEGINNING;

THENCE South 43 degrees 43 minutes 37 seconds West, along the Northwest line of said Alley, a distance of 295.16 feet to a 3 inch aluminum disk stamped "SOA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the East corner of a tract of land conveyed to Dallas Area Rapid Transit (Tract II) and (Parcel A) by Instrument No. 20070198981, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 31 minutes 19 seconds West, along the Northeast line of said Dallas Area Rapid Transit tract, a distance of 135.68 feet to a 3 inch aluminum disk stamped "SOA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Southeast Right-of-Way line of Swiss Avenue (60 foot right-of-way) and the North corner of said Dallas Area Rapid Transit tract;

THENCE North 47 degrees 36 minutes 12 seconds East, along the Southeast Right-of-Way line of said Swiss Avenue, a distance of 295.86 feet to a 3 inch aluminum disk stamped "SOA and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the West corner of said Pool tract;

THENCE South 45 degrees 22 minutes 50 seconds East, along the Southwest line of said Pool tract, a distance of 115.68 feet to the POINT OF BEGINNING and containing 37112 square feet or 0.852 acres of land.

OWNER'S DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, J. W. Campbell & Associates of Texas, Inc., does hereby adopt this plat, designating the herein described property as SWISS-GOOD ADDITION, in 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 hereon are hereby opened to the public, fire and police utilities, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 full purpose of constructing, inspecting, patrolling, maintaining and adding to any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 _____, 2017.

By: J. W. Campbell & Associates of Texas, Inc.
Josh Smith/Club Dallas (Representative)

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 Smith/Club Dallas 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 _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 in the ground during field operations and the rules and regulations of the Texas Board of Professional Land Surveying, and the rules and regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19425, 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-6.617 (c)(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 _____, 2017.
RELEASED FOR REVIEW/12/06/2017 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 Connolly
Texas Registered Professional Land Surveyor No. 5513

**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 Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

- LEGEND**
- 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.
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 3/8 IRF = 3/8 INCH IRON ROD FOUND
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - A.C.S. = 3" ALUMINUM DISK STAMPED "SOA AND RPLS 5513"
 - SET OVER A 1/2 INCH IRON ROD SET

**OWNER: J.W. CAMPBELL & ASSOCIATES
OF TEXAS INC.**
2616 SWISS AVENUE
DALLAS-TEXAS-75204-5838
PHONE: (214) 251-6600
FAX: (214) 251-6600
EMAIL: jscambell@jwca.com

PLANNING & SURVEYING
Main Office
19095 Shiloh Road, Ste 200
Dallas, TX 75228
P 214.949.0485
F 214.949.2215
From No. 01668800
www.digitalk.com



SCALE: 1" = 30' / DATE: 09/05/17 / JOB NO. 162151-1 / DRAWN BY: CC