

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

DESCRIPTION, of a 1.469 acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 1522, Dallas County, Texas; Being all of Lots 1-17, Block 4/2465 of Elsmere Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 1, Page 42 of the Map Records of Dallas County, Texas; said tract also being all of a certain tract of land described in Special Warranty Deed as "Tract 1" to CND-Cityville, LLC recorded in instrument No. 201400086379 of the Official Public Records of Dallas County, Texas; said 1.469 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of northeast right-of-way line of Holland Avenue (a 50-foot wide right-of-way) and the southeast line of Miles Street (a 50-foot wide right-of-way); said point being the northwest corner of said Block 4/2465 and the southeast terminus of said Miles Street;

THENCE, North 44 degrees, 24 minutes, 23 seconds East, departing the said southeast line of Miles Street and along the said southeast line of Miles Street, a distance of 334.25 feet to a 5/8-inch iron rod with "PACHECO KOCH" red cap set for corner; said point being the north corner of said Block 4/2465;

THENCE, South 44 degrees, 48 minutes, 37 seconds East, along the northeast line of said Block 4/2465; a distance of 272.72 feet to a 5/8-inch iron rod with "PACHECO KOCH" red cap set for corner; said point being in the northwest line of Cedar Plaza Lane (a 50-foot wide right-of-way);

THENCE, South 44 degrees, 24 minutes, 32 seconds West, along the said northwest line of Cedar Plaza Lane and the southeast line of said Block 4/2465, a distance of 135.11 feet to a 5/8-inch iron rod with "PACHECO KOCH" red cap set for corner; said point being the southeast corner of Lot 18A, Block 4/2465, Easton Apartments, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86072, Page 2610 of the said Official Public Records;

THENCE, North 44 degrees, 44 minutes, 21 seconds West, departing the said northwest line of Cedar Plaza Lane and the said southeast line of Block 4/2465 and along the northeast line of said Lot 18A, a distance of 135.53 feet to a 5/8-inch iron rod with "KADLECK 3952" cap found for corner; said point being in the southwest line of said Block 4/2465;

THENCE, South 44 degrees, 35 minutes, 40 seconds West, along the northwest line of said Lot 18A a distance of 198.14 feet to a 5/8-inch iron rod with "RPLS 5199" found for corner; in the said northeast line of Holland Avenue;

THENCE, North 45 degrees, 17 minutes, 45 seconds West, along the said northeast line of Holland Avenue and the said southwest line of Block 4/2465, a distance of 136.52 feet to the POINT OF BEGINNING;

CONTAINING: 64,003 square feet or 1.469 acres of land, more or less

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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.

Dated this the 15th day of November, 2017.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 12/5/17.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND-Cityville, LLC., a Texas limited liability company, acting by and through its duly authorized agent, TJ Moore, President, does hereby adopt this plat, designating the herein described property as **CITYVILLE NO. 5**, 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 systems 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 _____, 2017.

TJ Moore
President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TJ Moore, 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- 2. Lot-to-lot drainage will not be permitted without engineering section approval.
- 3. The purpose of this plat is to create twenty-two (22) Lots and two (2) Common Areas from previously platted property.
- 4. No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- 5. 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.

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND-Cityville, LLC., a Texas limited liability company, acting by and through its duly authorized agent, TJ Moore, President, does hereby adopt this plat, designating the herein described property as **CITYVILLE NO. 5**, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, Texas, this the ____ day of _____, 2017.

CND-Cityville, LLC.,
a Texas Limited Liability Company

By: _____
TJ Moore
President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day TJ Moore 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.
Chief Engineer of Department of Sustainable Development and Construction

PRELIMINARY PLAT
**CITYVILLE NO. 5
SHARED ACCESS
DEVELOPMENT
LOTS 1-22 AND
COMMON AREAS A AND B
CITY BLOCK 4/2470**
BEING A REPLAT OF LOTS 1-17, BLOCK 4/2470 OF
ELSMERE ADDITION,
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-053
ENGINEERING 311T-_____
SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER
EMAIL: JCOOPER@PKCE.COM

OWNER:
CND-CITYVILLE, LLC.
3301 NORTH I-35
CARROLLTON, TX 75007
PH: 817-739-1912
CONTACT: TJ MOORE
EMAIL: TJMOORE@WHOMES.COM

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY LMG	CHECKED BY JEC	SCALE NONE	DATE DEC. 2017	JOB NUMBER 3864-17.464
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CITYVILLE NO. 5 - FINAL PLAT

JCOOPER 15:11 PM
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