DALLAS COUNTY, TEXAS

DALLAS COUNTY, TEXAS

INST. INSTRUMENT

. FOUND

.. IRON ROD

NO. NUMBER

I.P. IRON PIPE

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS.

(CM) CONTROLLING MONUMENT

OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS:

WHEREAS Mark X Associates is the owner of all of that certain lot, tract or parcel of land situated in the W. Grigsby Survey, Abstract No. 501, and being those same tracts of land described in Warranty Deeds and recorded in Volume 73041, Page 1789 and Volume 85012, Page 4134 of the Deed Records of Dallas County, Texas, and said tract being all of Lot 18A, Block 5/2043 of NORTH OAK LAWN ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 85142, Page 3800 of the Map Records of Dallas County, Texas, and said tract being more particularly described as follows:

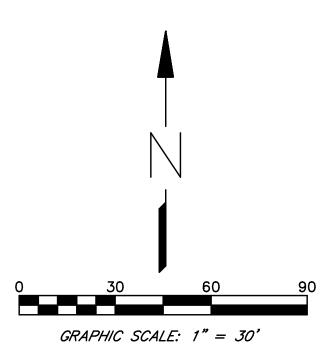
BEGINNING at a 1/2" iron pipe found at the common east corner of said Lot 18A and the north corner of Lot 20, Block 5/2043 of North Oak Lawn, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 212 of the Map Records of Dallas County, Texas, and said point being in the southwest R.O.W. line of Holland Avenue (a 60' R.O.W.) and being N 45°00'00" W, 50.00' from the present intersection of the southwest line of Holland Avenue with the northwest R.O.W. line of Herschel Avenue (a 50' R.O.W.);

THENCE S 45°00'00" W, 160.00' along the common line of said Lots 18A & 20 to a 1/2" iron pipe found for corner in the northeast line of a 15' wide alley;

THENCE N 45°00'00" W, 100.00' along the northeast line of said alley to a 1/2" iron rod found at the common west corner of said Lot 18A and the south corner of Lot 17A, Block 5/2043 of Holland/Herschel Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 2001104, Page 1367 of the Map Records of Dallas County, Texas;

THENCE N 45°00'00" E, 160.00' along the common line of said Lots 18A & 17A to a 1/2" iron rod found for corner in the southwest line of Holland Avenue:

THENCE S 45°00'00" E, 100.00' along the southwest line of Holland Avenue to the Point of Beginning and containing 16,000 square feet or 0.367 acres of land.



SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

> SCOTT DAVIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS: COUNTY OF DALLAS:

. PROPERTY IS SUBJECT TO SHARED ACCESS AREA

EASEMENT RECORDED IN DALLAS COUNTY CLERK'S

INSTRUMENT NO. XXXXX, OFFICIAL PUBLIC

8. THERE ARE NO EXISTING STRUCTURES ON SITE.

RECORDS, DALLAS COUNTY, TEXAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the __ day of _____, 2015.

Notary Public in and for the State of Texas.

OWNER/DEVELOPER

MARK X ASSOCIATES 6427 CHURCHILL WAY DALLAS, TEXAS 75230 PH. 469-835-8591

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mark X Associates does hereby adopt this plat, designating the herein described property as THE HOMES AT LEYRITZ PLACE, 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	Dallas,	Texas,	this	the	day	of,	2015.
Mark X Asso	ciates							
Marshall Lenovitz President								

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Marshall Lenovitz, 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.

GIVEN under my hand and seal of office, this the __ day of ____, 2015.

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

FINAL PLAT

THE HOMES AT LEYRITZ PLACE SHARED ACCESS DEVELOPMENT

> LOTS 18A, 18B, 18C, 18D & 19A, 19B, 19C, 19D, BLOCK 5/2043

A REPLAT OF LOT 18A, BLOCK 5/2043 OF NORTH OAK LAWN ADDITION, SITUATED IN THE W. GRIGSBY SURVEY, ABSTRACT NO. 501, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-015

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 dlsci@sbcglobal.net DALLAS, TEXAS 75228 214-321-0569

DATE: 9/10/15 JOB NO. 15085