



LEGEND

D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL. PG.
SQ. FT.
AC
IRF
CM
SSMH
CO
PP
FH
WV
WM
EM
GM
MDS (A)
MDS (B)

DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
ACRE
IRON ROD FOUND
CONTROLLING MONUMENT
SANITARY SEWER MANHOLE
CLEAN OUT
POWER POLE
FIRE HYDRANT
WATER VALVE
ELECTRIC METER
GAS METER
3-1/4" METALLIC DISK STAMPED "CLL & RPLS 5299" SET FOR CORNER
1 1/2" METALLIC DISK WITH MAG NAIL STAMPED "CLL & RPLS 5299" SET FOR CORNER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GRBK EDGEWOOD LLC, is sole owner of a tract of land situated in the Ray Roberts Survey Abstract No. 1242, in the City of Dallas, Dallas County, Texas, being a part of Lot 9, all of Lot 10 and a part of Lot 11, Block 3/2234, of the Dannelly's Summit Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 49, map records, Dallas County, Texas, and being a tract of land conveyed to GRBK Edgewood LLC by Warranty Deed recorded in Instrument No. 201700109872, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch metallic disk stamped "CLL & RPLS 5299" set for corner lying on the northerly right-of-way line of La Vista Drive (60 foot right-of-way) and being the southwesterly corner of said GRBK Edgewood LLC tract, and also being the southeasterly corner of a tract of land conveyed to Whitney S. Moses and Evelyn H. Moses by Special Warranty Deed with Vendor's Lien recorded in Volume 2005106, Page 8128, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 39 minutes 36 seconds West, along the westerly line of said GRBK Edgewood tract and with the common line of said Moses tract, a distance of 176.90 feet to a 1 1/2" metallic disk with mag nail stamped "CLL & RPLS 5299" set for corner lying on the southerly line of a Lot 2A, Block 3/2234, Omar Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 201400227459, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 17 minutes 36 seconds East, along the northerly line of said GRBK Edgewood tract, passing at 8.00 feet an "X" cut in concrete found and being the southeasterly corner of said Lot 2A and same being the southwesterly corner of a tract of land conveyed to Bethany Christian Church by Deed recorded in Volume 68033, Page 1421, Deed Records, Dallas County, Texas, continuing a total distance of 75.00 feet to a 1 1/2" metallic disk with mag nail stamped "CLL & RPLS 5299" set for corner and being the northwesterly corner of a tract of land conveyed to Kenneth Lyle Carter by Warranty Deed with Vendor's lien recorded in Volume 93139, Page 2725, Dallas County, Texas;

THENCE South 00 degrees 39 minutes 36 seconds East, along the easterly line of said GRBK Edgewood tract and common with westerly line of said Carter tract, a distance of 176.90 feet to a 1/2 inch iron rod found lying on the northerly right-of-way line of said La Vista Avenue;

THENCE South 89 degrees 17 minutes 36 seconds West, along the northerly right-of-way line of said La Vista Avenue, common with the southerly line of said GRBK Edgewood, LLC., a distance of 75.00 feet to the POINT OF BEGINNING and containing 13,268 square feet or 0.305 an acre of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011), BASIS OF BEARING NORTH RIGHT-OF-WAY OF LA VISTA DRIVE. (S 89°17'36" W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 6 SINGLE DWELLING FROM A TRACT OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0335K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.50'	N89°20'06"E
L2	4.00'	N89°17'36"E
L3	3.00'	N0°38'41"W
L4	8.00'	S89°21'19"W
L5	5.00'	N0°38'41"W
L6	8.00'	N89°21'19"E
L7	12.00'	N89°17'36"E
L8	12.00'	S89°17'36"W

AREA TABLE	
PARCEL #	AREA
9A	2,481 SF 0.057
9B	2,098 SF 0.048
9C	1,778 SF 0.041
9D	1,775 SF 0.041
9E	2,095 SF 0.048
9F	2,478 SF 0.057

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK Edgewood LLC, acting by and through its duly authorized agent, Jed Dolson, does hereby adopt this plat, designating the herein described property as **CENTRE LIVING AT LAKEWOOD**, 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 easements 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 any other improvements or growths which in any way 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

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

Water main and waste water easements shall also include additional area of working space for construction and maintenance for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: _____
Jed Dolson, President

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 Jed Dolson, 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
My commission expires: _____

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services 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 with 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. CFM
Sustainable Development & Construction

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Raul D. Reyes, 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 from 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, Section 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 _____ day of _____, 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. (11/17/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

NOTARY CERTIFICATE
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 Raul D. Reyes, 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
My commission expires: _____

SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



CENTRE LIVING AT LAKEWOOD
LOTS 9A, 9B, 9C, 9D, 9E, 9F, BLOCK 3/2234
BEING A REPLAT OF PART OF LOT 9, ALL OF LOT 10 AND PART OF LOT 11, BLOCK 3/2234, DANNELL'S SUMMIT ADDITION
RAY ROBERTS SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-045

DATE: 10/31/2017 / JOB # 1701953-1 / SCALE= 1" = 30' JWR