

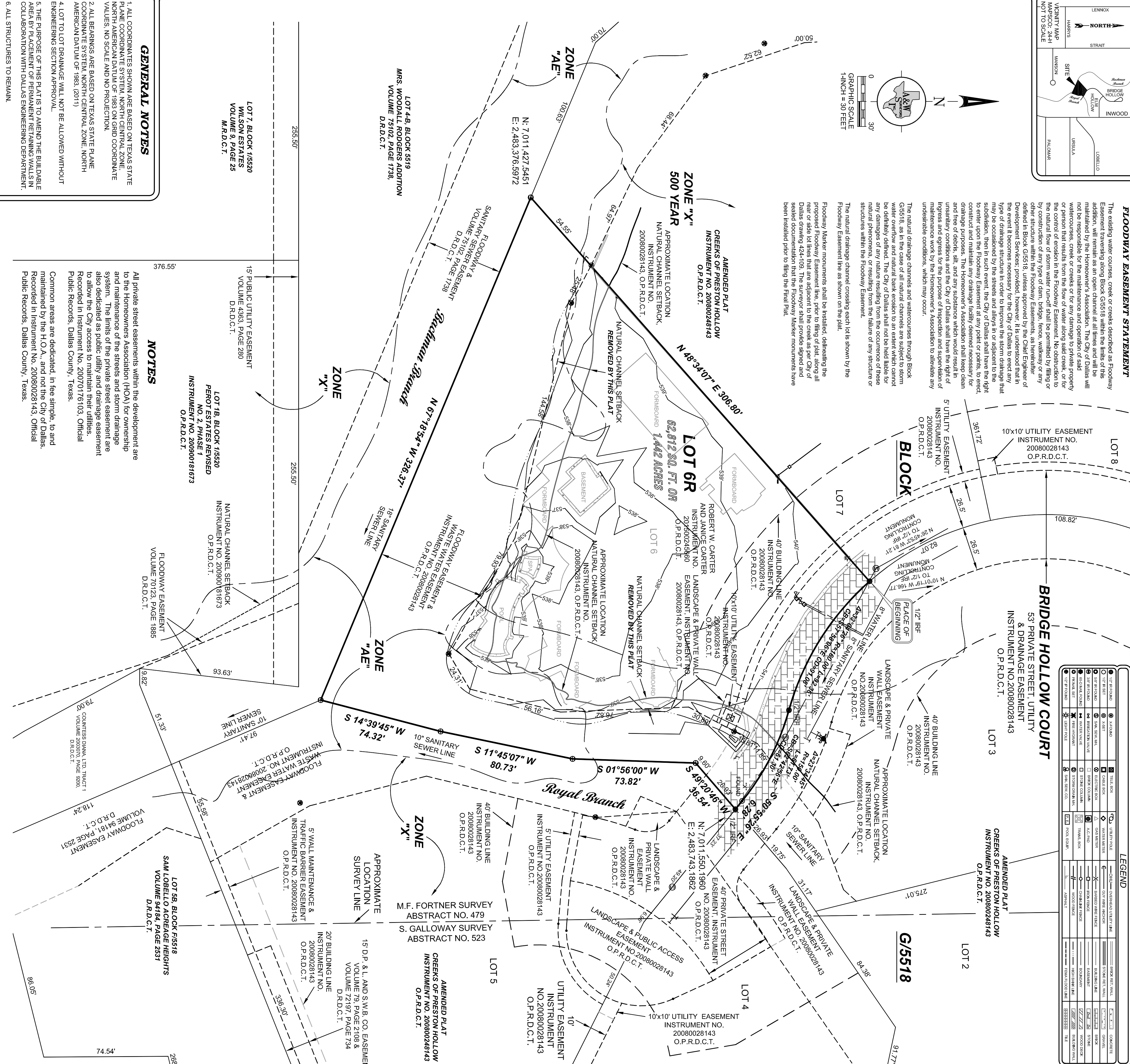
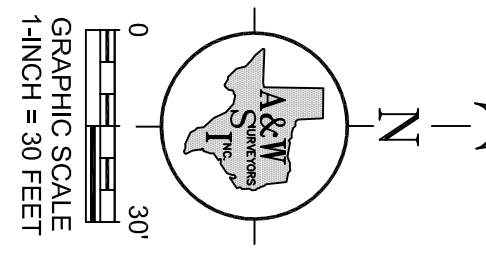
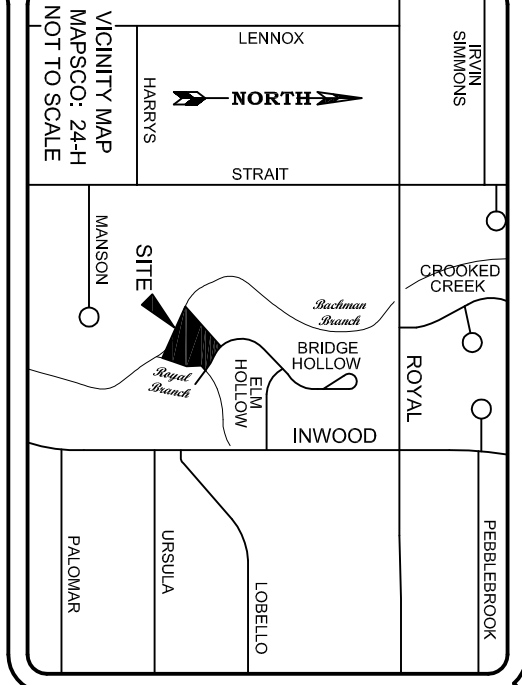
FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easements are hereby dedicated to the public use of the City of Dallas. The easement shall be held in trust for the City of Dallas and shall be subject to the provisions of the Floodway Easement Ordinance, which shall be published in the City of Dallas. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the natural flow of storm water runoff shall be permitted by filling or by construction of any type of dam, bridge, levee, wall, or any other structure within the Floodway Easements, as hereinafter defined in Block G/5518, unless approved by the Chief Engineer of Development Services, provided, however, it is understood that in any of the above instances, the City of Dallas shall have the right to occupy the streets and alleys in or adjacent to the easement, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for the safety of the public, and to do so without any liability to the owner and free of duties, title, and any substance which would result in any of the above instances, the City of Dallas shall have the right to ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block G/5518, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be ordinarily defined. The City of Dallas shall not be held liable for the natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-003. The surveyor shall provide spades and benchmarks installed prior to filing the Final Plat.



LEGEND

Symbol	Description
(Circle with cross)	Lot Center
(Circle with dot)	Water Course
(Circle with 'X')	Setback Line
(Circle with 'F')	Floodway Easement
(Circle with 'S')	Sanitary Sewer Line
(Circle with 'W')	Water Main
(Circle with 'G')	Gas Line
(Circle with 'E')	Electric Line
(Circle with 'T')	Telephone Line
(Circle with 'C')	City Right-of-Way
(Circle with 'P')	Public Right-of-Way
(Circle with 'A')	Asphalt
(Circle with 'G')	Grass
(Circle with 'S')	Soil
(Circle with 'R')	Rock
(Circle with 'C')	Concrete
(Circle with 'M')	Masonry
(Circle with 'I')	Iron
(Circle with 'S')	Steel
(Circle with 'C')	Copper
(Circle with 'A')	Aluminum
(Circle with 'Z')	Zinc
(Circle with 'N')	Nickel
(Circle with 'P')	Platinum
(Circle with 'G')	Gold

OWNER'S CERTIFICATE

WHEREAS Robert W. Carter and wife, Janice Carter are the sole owners of a tract of land located in the M.F. FORTNER SURVEY, Abstract No. 479, City of Dallas, Dallas County, Texas, and being Lot 6, Block G/5518, of Amended Plat of Creeks of Preston Hollow, an Addition to the Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20080028143, Official Public Records, Dallas County, Texas, and being the same tract of land described in deed to Robert W. Carter and wife, Janice Carter, recorded in Instrument No. 201500245650, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the brick paving of BRIDGE HOLLOW COURT, being the centerline of a 53 wide private street, utility and drainage easement, same being the Southwest line of Lot 3 and the North common corner of said Lot 6 and Lot 7 of said Block G/5518; and being in a curve to the left having a central angle of 33°04'25", a radius of 160.00' and a chord bearing and distance of South 57°58'06" East, 91.08'.

Thence Southeast along said curve to the left, said centerline and said Southwest line of Lot 3, an arc distance of 92.36 to a 1/2" iron rod found for corner in said brick paving at the beginning of a curve to the right having a central angle of 23°34'43", a radius of 150.00' and a chord bearing and distance of South 62°42'56" East, 61.50'; Thence Southeast, along said curve to the right, said centerline and said Southwest line of Lot 3, an arc distance of 61.73 to an "X" found for corner in brick paving.

Thence South 67°53'29" East, along said centerline a distance of 6.29 to a 1/2" iron rod found for corner in said brick paving, at or near the centerline of Royal Branch, at the East corner of said Lot 3, the East corner of Lot 4, the North corner of Lot 5 and the East corner of said Lot 6 of said Block G/5518.

Thence Southerly along the meanderings of said Royal Branch and the Westerly lines of said lot 5, the following four (4) courses and distances:

- 1) South 46°20'46" West, a distance of 36.54 to a point for corner.
- 2) South 01°56'00" West, a distance of 73.82 to a point for corner.
- 3) South 11°45'07" West, a distance of 80.73 to a point for corner.
- 4) South 14°39'45" West, a distance of 74.32 to a point for corner.

Intersection of the centerline of said Royal Branch with the centerline of Bachman Branch, at the Eastern, Northeast corner of Lot 4-B, Block 5519 of Mrs. Woodall Rodgers Addition, an addition to the City of Dallas, Dallas County, according to the plat thereof recorded in Volume 15102, Page 1738, Deed Records, Dallas County, Texas.

Thence North 67°18'54" West, along approximate centerline of said Bachman Branch and the Eastern, Northeast line of said Lot 4-B, a distance of 326.37 to a point at the South common corner of said Lots 6 and 7;

Thence North 48°34'07" East, a distance of 306.80' to the PLACE OF BEGINNING and containing 62,812 square feet or 1.442 acres of land.

Dated this ____ day of _____, 20__.

PRELIMINARY, RELEASED 11-08-2016 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor #63310

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:

That Robert W. Carter and wife, Janice Carter, do hereby adopt this plat, designating the herein described property as **FRESTON HOLLOW CARTER**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use (over any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be dedicated, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, utility and fire line easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on all public streets is the responsibility of the homeowners association. 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 depending 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 floodway easement shown on the plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY 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, the 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 applied subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the day of ____ 20__.

Robert W. Carter
Owner

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 Robert W. Carter, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

WITNESS, my hand at Dallas, Texas, this the day of ____ 20__.

By:
Janice Carter
Owner

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 Janice Carter, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

GENERAL NOTES

1. ALL 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.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
3. A LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO AMEND THE BUILDABLE AREA BY PLACEMENT OF PERMANENT REMAINING WALLS IN COLLABORATION WITH DALLAS ENGINEERING DEPARTMENT.
5. ALL STRUCTURES TO REMAIN.

NOTES

All private street easements within the development are to the Homeowners Association (HOA) for ownership and maintenance of the streets and storm drainage system. The limits of the private street easement are to allow the City access under any drainage easement recorded in the instrument No. 20070175103, Official Public Records, Dallas County, Texas.

Common areas are dedicated, in fee simple, to and maintained by the HOA, and not the City of Dallas. Referenced in Instrument No. 20080028143, Official Public Records, Dallas County, Texas.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 87029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 10617 Bridge Hollow Court -
Owens, Robert W. Carter and Janice Carter
- 4004 Colgate Avenue, Dallas, Texas 75225 -
- 214-394-8779 -

Exam 57-16-1657 | Exam 57-543 | Exam 11-08-16 | Release

A professional company operating in your best interest

PRELIMINARY REPLAT
FRESTON HOLLOW CARTER
LOT 6R, BLOCK G/5518

BENIG A HERALT OF
LOT 6, BLOCK G/5518
AMENDED PLAT OF CREEKS OF PRESTON HOLLOW
M.F. FORTNER SURVEY, ABSTRACT NO. 479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-427