



LEGEND

<input checked="" type="checkbox"/>	EXISTING EASEMENTS	<input type="checkbox"/>	EXISTING WELLS	<input type="checkbox"/>	EXISTING UTILITY TRENCHES	<input type="checkbox"/>	EXISTING CONCRETE
<input checked="" type="checkbox"/>	EXISTING FOUNDATIONS	<input type="checkbox"/>	EXISTING TANKS	<input type="checkbox"/>	EXISTING DRIVEWAYS	<input type="checkbox"/>	EXISTING DRIVEWAYS
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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS KNOTT HOLDINGS, LLC, 3810 Frontier Series is the sole owner of a tract of land located in the A.S. HYDE SURVEY, Abstract No. 552, City of Dallas, Dallas County, Texas, and being all of Lot 7A, Block 22972, of Callejo Addition, Bob-O-Link Downs, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 94196, Page 11410, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Knott Holdings, LLC described in deed recorded in Instrument No. 201703030333, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a 3/16" aluminum disc stamped 'KNOTT FRONTIER, BLOCK 22972, RPLS 5310' set for corner in the Northwest line of Frontier Lane, a 50' wide public right-of-way, at the intersection of the Northwest line of Bob-O-Link Drive, a 90' wide public right-of-way;

Thence North 44°46'52" West, along said Northwest line a distance of 152.13 to a 1/2" iron rod found at the South corner of Lot 6, Block 22972, of Bob-O-Link Downs, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 15, Page 165, Map Records, Dallas County, Texas, same being the West corner of said Lot 7A;

Thence North 44°44'42" East, a distance of 158.14 to a point for corner in Williamson Branch, in the Southwest line of a tract of land described in deed to the City of Dallas, recorded in Volume 92027, Page 3251, Deed Records, Dallas County, Texas, at the East corner of said Lot 6 and the North corner of said Lot 7A;

Thence South 45°45'58" East, along said Southwest line and the Northeast line of said Lot 7A, a distance of 174.94 to a 1/2" iron rod with a 3/16" aluminum disc stamped 'KNOTT FRONTIER, BLOCK 22972, RPLS 5310' set for corner at the beginning of a curve to the right having a central angle of 110°26'36", a radius of 25.00 and a chord bearing and distance of 41.07';

Thence Southerly along said curve to the right, an arc distance of 48.19 to a 1/2" iron rod found for corner in the said Northwest line of Bob-O-Link Drive;

Thence South 64°47'50" West, along said Northwest line, a distance of 135.67 to the PLACE OF BEGINNING and containing 28,691 square feet or 0.659 of an acre of land.

SURVEYOR'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

I, John S. Turner, 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 Government Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the monuments shown hereon were either found or placed in compliance with the rules and regulations of the State of Texas, and that the locations of the same were determined by the methods and procedures set forth in the City of Dallas Ordinance no. 5145-2017 (61)(9), (61)(10), (61)(16), (61)(17), and the digital drawing the accompanying plat is a precise representation of the Signed Final Plat. DATED this the ___ day of ___, 20__.

PRELIMINARY, RELEASED 01-02-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
John S. Turner
R.P.L.S. 5310
Registered Professional Land Surveyor

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Knott Holdings, LLC, acting by and through its authorized agent, Brennan Knott, does hereby adopt this plat, designating the herein described property as **KNOTT FRONTIER**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and hereby reserved for public use any easements shown hereon that hereon are heretofore reserved for management of streets shown hereon. The easements shown hereon are heretofore reserved for public use, and the easements shown hereon are hereby reserved for public use, and the easements shown hereon are hereby reserved for public use, and the easements shown hereon are hereby reserved for public use, and the easements shown hereon are hereby reserved for public 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 purpose of constructing, reconstructing, inspecting, repairing, maintaining and using the same, and for the purpose of doing any other thing which may be necessary for the safe and timely operation of any same. 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 this 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. This statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for installation and maintenance of utility systems. Additional easement area is also carved for watermain 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 paiting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS MY HAND AT DALLAS, TEXAS, this the ___ day of ___, 20__.

Knott Holdings, LLC
Owner: Brennan Knott

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRENNAN KNOTT, KNOWN BY 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 HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 22972 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 22972. 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 control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 22972, unless approved by the Chief Engineer of Development Services, provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of 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 22972, as in the case of all natural channels are stippled shown hereon, and no artificial channel shall be held liable for any damages of any nature resulting from the occurrence of these 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 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) PLATTED LOT INTO TWO (2) PLATTED LOTS.

PRELIMINARY PLAT

KNOTT FRONTIER

LOTS 7B AND 7C, BLOCK 2/2972

BEING A REPLAT OF
LOT 7A, BLOCK 22972

CALELIO ADDITION, BOB-O-LINKS DOWNS
AG HYDE SURVEY, ABSTRACT NO. 552
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-083

SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3/16" ALUMINUM DISK KNOTT
2. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON CITY OF DALLAS COORDINATE SYSTEM AS REFERENCED IN PREVIOUS NOTE.
4. ALL DIMENSIONS SHOWN HEREON ARE SURFACE. WITHOUT ENGINEERING SECTION APPROVAL, PLATTED LOT INTO TWO (2) PLATTED LOTS.
7. PORTIONS OF EXISTING FOUNDATION TO REMAIN EXISTING STRUCTURES TO BE DEMOLISHED.

This is to certify that a portion of the subdivided property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 4811C0335K, dated 07-07-2014. The property is located in Zone "A-E".

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100774-00
P.O. BOX 87029, MESQUITE, TX 75187
PHONE: (972) 881-4975 FAX: (972) 881-4854
WWW.AWSURVEY.COM

Owner: Knott Holdings, LLC
2820 Wilshirebrook Road, Dallas, TX 75220
214-535-9639

PROPERTY ADDRESS: 3810 Frontier Lane
Dallas, TX 75220

Lot No. 17-2488 [Drawn by: 543] [Date: 12/31/2017] [Revised:]
"A" professional company operating in your "best interest"

KNOTT FRONTIER
SURVEYORS
11731 WEST WYOMING AVE.
DALLAS, TX 75247
214-535-9639