

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Edward Nesbitt Brown, Jr. is the sole owner of a tract of land situated in the Thomas McDowell Survey, Abstract No. 875, and being a portion of Lot 1, in Block 2/3762 of Cedar Oaks Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 7, Page 187-188, Deed Records, Dallas County, Texas and being all of Lot 2, Block K/3765 of Beckley Club Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 409, Map Records, Dallas County, Texas, some being that tract of land conveyed to Edward Nesbitt Brown, Jr., by Special Warranty Deed with Reservation of Vendor's Lien, recorded in Instrument Number 201500208132, Official Public Records, Dallas County, Texas and being more particularly described by meters and bounds as follows:

BEGINNING at a 3/4 inch iron rod found for corner, said corner being the Northwest corner of Lot 3, Block K/3765 of said Beckley Club Addition and being in the East line of Appian Way (40 foot right-of-way) and being in a curve to the right, having a Radius of 44.45 feet, a Delta of 27 degrees 02 minutes 59 seconds, a Chord Bearing and Distance of South 48 degrees 26 minutes 37 seconds West, 20.79 feet;

THENCE along the East line of said Appian Way and along said curve to the right an arc length of 20.99 feet to a 1/2 inch iron rod found for corner, said corner being in a reverse curve to the left, having a Radius of 207.83 feet, a Delta of 13 degrees 22 minutes 15 seconds, a Chord Bearing and Distance of North 55 degrees 16 minutes 59 seconds East, 48.39 feet;

THENCE along the East line of said Appian Way and along said reverse curve to the left an arc length of 48.50 feet to a 1/2 inch iron pipe found for corner, said corner being the West corner of Lot 2, Block 2/3762, of said Cedar Oaks Addition;

THENCE South 69 degrees 55 minutes 48 seconds East, along the South line of Lot 2, Block 2/3762, of said Cedar Oaks Addition, a distance of 96.74 feet to a 3" aluminum Disk, Stamped "ARA and 5513", set over a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod found bears North 14 degrees 15 minutes 47 seconds East, a distance of 1.56 feet for witness;

THENCE South 68 degrees 43 minutes 20 seconds East, along the South line of Lot 2, Block 2/3762, of said Cedar Oaks Addition, a distance of 149.96 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 2, Block 2/3762, of said Cedar Oaks Addition and being in the East line of a 15 foot alley;

THENCE South 01 degrees 13 minutes 29 seconds East, along the East line of said 15 foot alley, a distance of 10.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Charles Edwin West, by deed recorded in Volume 88024, Page 1152, Deed Records, Dallas County, Texas;

THENCE North 79 degrees 08 minutes 30 seconds West, along the North line of said West tract, a distance of 139.47 feet to a 3" aluminum Disk Stamped "ARA and 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said West tract and being the Northeast corner of Lot 3, Block K/3765, of said Beckley Club Addition, from which a 5/8 inch iron pipe found bears North 25 degrees 01 minutes 18 seconds West, a distance of 0.42 feet for witness;

THENCE North 76 degrees 41 minutes 10 seconds West, along the North line of Lot 3, Block K/3765, of said Beckley Club Addition, a distance of 151.26 feet to the POINT OF BEGINNING and containing 9,588 square feet or 0.220 acres of land.

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Edward Nesbitt Brown, Jr., does hereby adopt this plat, designating the therein described property as **APPIAN WAY** and dedicating the same to the public use forever; and whereas, the easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 the property is the responsibility of the property owner. No buildings, improvements, or other structures shall be erected on the property which may interfere with the use of any public utility or easement shown on the plat. 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, fence, 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 or easements, and all public utilities shall at their expense be authorized to enter upon the premises for the purpose of inspecting, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 areas of working space for construction and maintenance of the systems. Additional easement areas 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas. WITNES, my hand at Dallas, Texas, this _____ day of _____, 2018.

By: Edward Nesbitt Brown, Jr. (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Edward Nesbitt Brown, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

LEAS HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Everett Financial, Inc. D/B/A Supreme Lending

By: Scott Everett

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Scott Everett of First Bank.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Comandy, 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. 212-61.5(1)(a)(2)(C)(d) & (e); and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

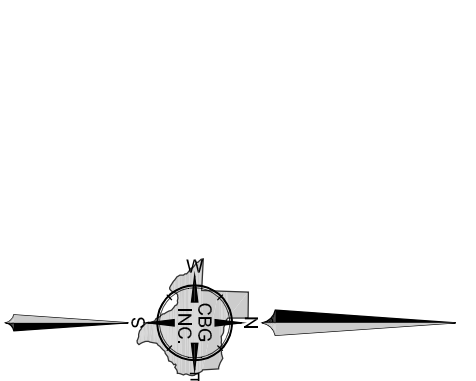
Dated this _____ day of _____, 2018.
RELEASED FOR REVIEW 01/17/2018 PRELIMINARY. THIS DOCUMENT SHALL BE REVIEWED OR REFILED UPON AS A FINAL SURVEY DOCUMENT.
Bryan Comandy
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

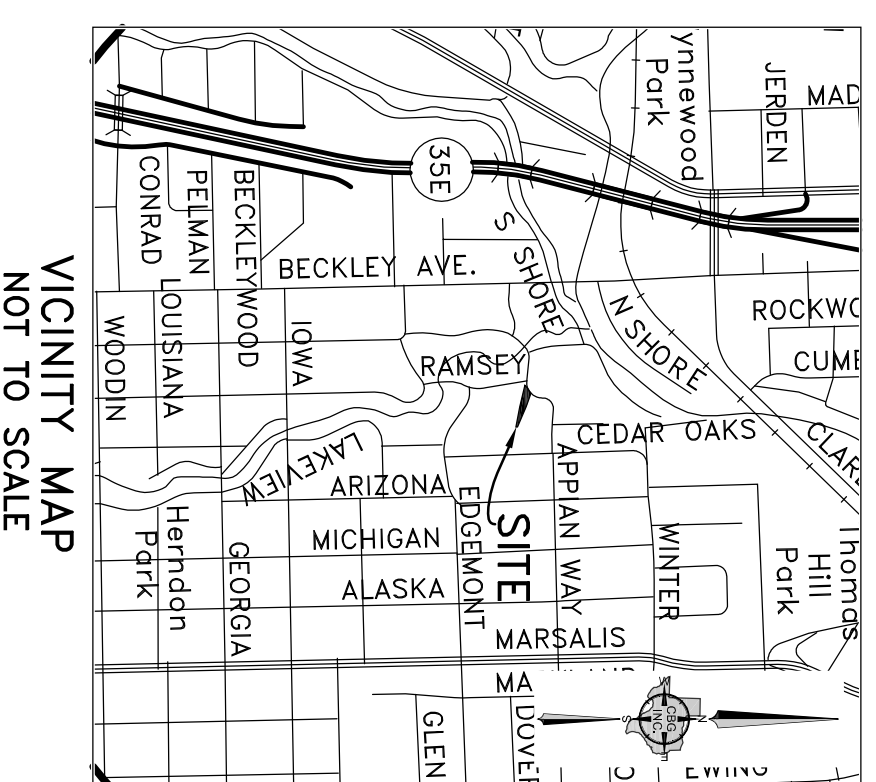
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Comandy known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas



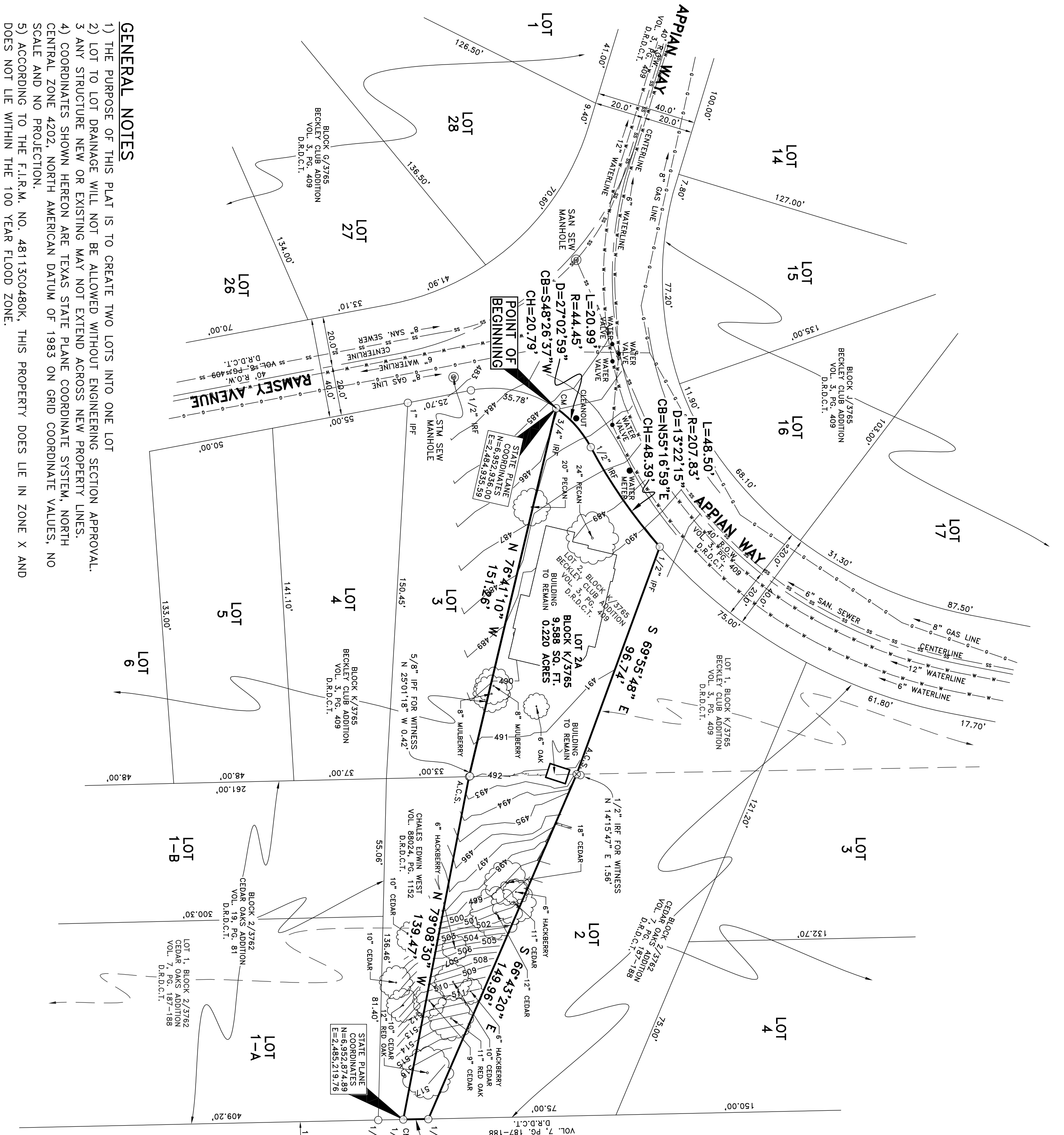
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

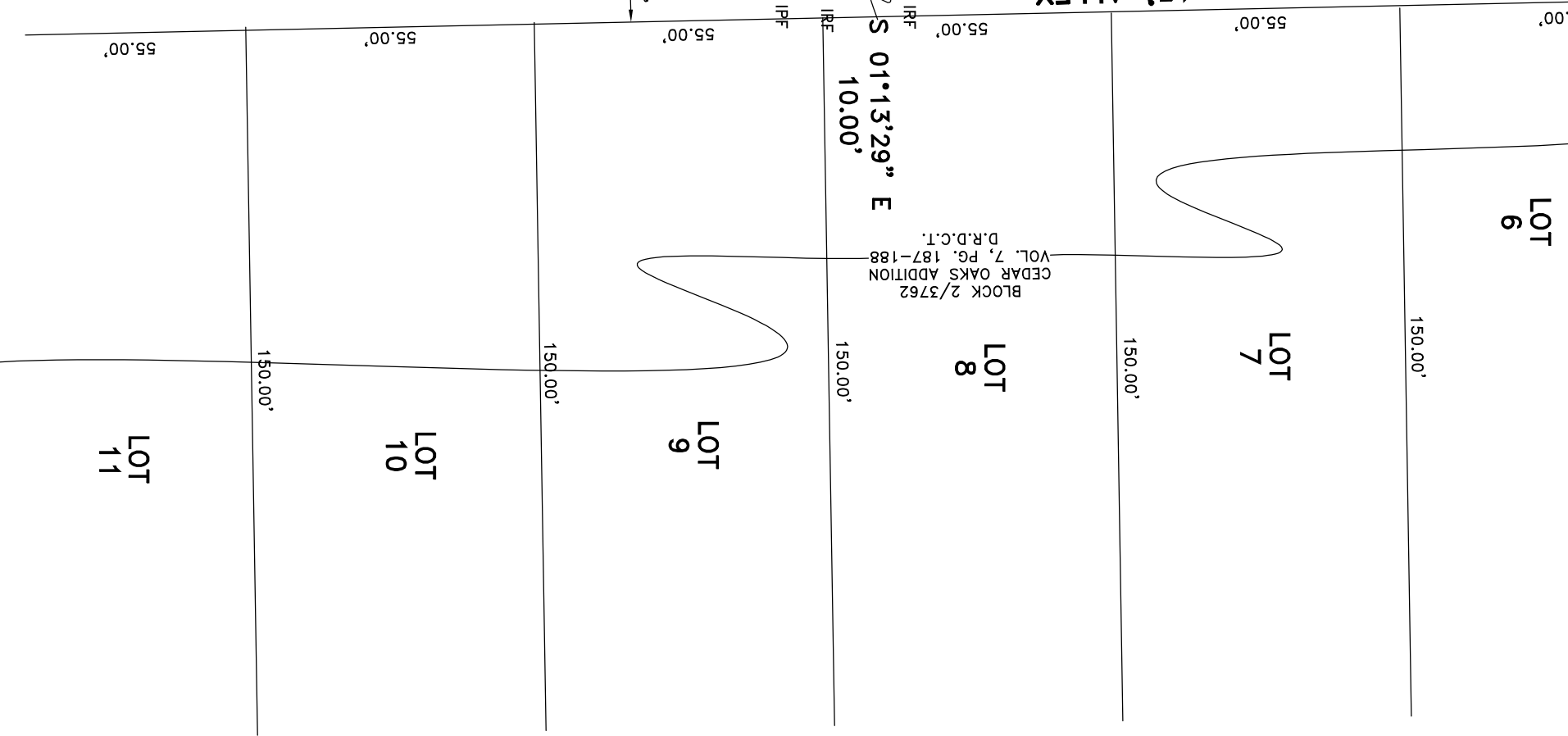
LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- SO. FT. = SQUARE FEET
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1" IPF = 1" IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 3/4" IRF = 3/4 INCH IRON ROD FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 5/8" IPF = 5/8 INCH IRON PIPE FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "ARA AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS INTO ONE LOT
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. NO. 48113COU480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.



OWNER: EDWARD NESBITT BROWN, JR.
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