

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Tong Development, LLC, a Texas limited liability company and H R Development, Inc., are the sole owners of tracts of land situated in the Joshua McCants Survey, Abstract 934, in the City of Dallas Block No. 8366, Dallas County, Texas, and being all of Lot 1, Block 8366 of John F. Carrow Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 77107, Page 2615, Deed Records, Dallas County, Texas; as described in Special Warranty Deed with Vendor's Lien to Tong Development, LLC, a Texas limited liability company, recorded in Instrument No. 201400129683, Official Public Records, Dallas County, Texas, and also being all of Lot 2, Block 8366 of California Crossing Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 980868, Page 1538, Map Records, Dallas County, Texas, as described in Warranty Deed with Vendor's Lien to H R Development, Inc., recorded in Volume 97243, Page 1405, Deed Records, Dallas County, Texas, collectively being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch from rod found with yellow plastic cap stamped "TXHS" (previously set on survey dated 01/16/2014), lying in the west line of Lot 1A, Block 6500 of Gregory Excavation Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 97247, Page 73, Deed Records, Dallas County, Texas, from which a 1/2 inch from rod found for control bears North 00 degrees 07 minutes 15 seconds East, 2.00 feet and being the northwest corner of said Lot 1A, Block 6500 and lying in the south right-of-way line of California Crossing (variable width public right-of-way);

Thence South 00 degrees 07 minutes 26 seconds West, along said west line of Lot 1A, Block 6500, a distance of 560.98 feet to a 1/2 inch from rod found at the southwest corner of said Lot 1A, Block 6500 and lying in the north line of a tract of land described as Tract 1 in Special Warranty Deed to Anant LLC, a Texas limited liability company, recorded in Instrument No. 201800250432, Official Public Records, Dallas County, Texas;

Thence South 89 degrees 31 minutes 24 seconds West, along said north line of Anant tract, a distance of 640.11 feet to a 1/2 inch from rod found with yellow plastic cap stamped "TXHS", from which a 3/4 inch from rod bears North 65 degrees 12 minutes 54 seconds West, 2.14 feet;

Thence South 88 degrees 54 minutes 46 seconds West, passing at a distance of 151.94 feet to the northwest corner of said Anant tract and the most eastern northeast corner of Lot 1, Block 8367 of Greenbelt Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72078, Page 2589, Map Records, Dallas County, Texas, and continuing a total distance of 230.87 feet to a 1/2 inch from rod found with yellow plastic cap stamped "TXHS" (previously set on survey dated 01/16/2014), to an interior ell corner of said Lot 1, Block 8367;

Thence North 02 degrees 14 minutes 18 seconds West, along the most northern east line of said Lot 1, Block 8367, a distance of 561.98 feet to a 1/2 inch from rod found with yellow plastic cap stamped "TXHS" (previously set on survey dated 01/16/2014), at the northeast corner of said Lot 1, Block 8367 and lying in said south right-of-way line of California Crossing;

Thence North 89 degrees 48 minutes 06 seconds East, along said south right-of-way line of California Crossing, a distance of 232.00 feet to a 1/2 inch from rod found with yellow plastic cap stamped "TXHS" (previously set on survey dated 01/16/2014);

Thence North 02 degrees 07 minutes 22 seconds West, a distance of 2.00 feet to a 1/2 inch from rod found with yellow plastic cap stamped "TXHS" (previously set on survey dated 01/16/2014), lying in said south right-of-way line of California Crossing, from which a 3/4 inch from rod found bears North 02 degrees 07 minutes 29 seconds West, a distance of 7.00 feet;

Thence North 89 degrees 48 minutes 06 seconds East, along said south right-of-way line of 662.20 feet to the POINT OF BEGINNING and containing 498,330 square feet or 11,394 acres of land.

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 8366 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 8366. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 8366, unless approved by the Chief Engineer of Sustainable Development and Construction. 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 subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner 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 property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 8366, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage or any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

FLOODWAY EASEMENT STATEMENT:

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 8366 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 8366. 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 8366, 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 subdivision, then in such an 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 drainage purposes. Each property owner 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 property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 8366, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not 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.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tong Development, LLC and H R Development, Inc. acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **CWD PLACE** 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 areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the 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 the 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).

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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

TONG DEVELOPMENT, LLC

Greg Roemer, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Greg Roemer, 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 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 _____, 2019.

Notary Public in and for the State of Texas _____

My commission expires: _____

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

H R DEVELOPMENT, INC.

Greg Roemer, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Greg Roemer, 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 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 _____, 2019.

GENERAL NOTES:

- 1) BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of the proposed plat is to combine two lots into a single lot.
- 3) Lot-to-lot drainage is not permitted without engineering section approval.
- 4) Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

5) Dallas Water Utilities Benchmarks:

Benchmark No. 22-S-2
A square is cut on center of west side of headwall of tringle 9' x 5' x 40' concrete culvert under Luna Road, 430' north of the centerline of Northwest Highway (State Highway 114).

Benchmark No. 22-J-15
A standard Water Department Benchmark on storm sewer drop inlet on the northwest corner of the intersection of Northwest Highway and Newkirk Street.
Northing: 7,002,169.416; Easting: 2,457,259.692; Elevation: 426.320

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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-6.617 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.

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. (12/05/2019)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 52399

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 _____, 2019.

Notary Public in and for the State of Texas _____

My commission expires: _____

OWNER
TONG DEVELOPMENT, LLC
2010 CALIFORNIA CROSSING
DALLAS, TEXAS 75220

OWNER
HR DEVELOPMENT, INC.
P. O. BOX 69607
DALLAS, TEXAS 75229

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



PRELIMINARY PLAT
CWD PLACE
LOT 1A, BLOCK 8366
496,330 SQUARE FEET / 11.394 ACRE TRACT
BEING ALL OF LOT 1, BLOCK 8366 OF
JOHN F. CARSSOW ADDITION
AND ALL OF LOT 2, BLOCK 8366 OF
CALIFORNIA CROSSING ADDITION
JOSHUA MCCANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S190-063
CITY ENGINEER PLAN FILE NO. _____
SHEET 2 OF 2

DATE: 12/05/2019 / JOB # 1801118-1 / SCALE= 1" = 60' / CN