

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GRBK FRISCO LLC, is the sole owner of a tract of land situated in Aaron Overton Survey, Abstract No. 1101 in the City of Dallas, Dallas County, Texas, and being all of Lots 1 & 2, Block 3/3459, Oak Cliff Annex Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 1, Page 216, Map Records, Dallas County, Texas, and same being a tract of land conveyed to GRBK Frisco LLC, by General Warranty Deed recorded in Inst. No. 201700206059, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds:

BEGINNING at an "X" cut in concrete found lying on the westerly right-of-way line of Tyler Street (60 foot right-of-way), and being the northeasterly corner of said GRBK Frisco LLC, tract, and also being the southeasterly corner of Lot 1, Block 3477, Second Installment of Sunrise Slope, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 2, Page 133, Map Records, Dallas County, Texas;

THENCE South 00 degrees 34 minutes 18 seconds East, along the easterly line of said GRBK Frisco LLC, tract, common with the westerly right-of-way line of said Tyler Street, a distance of 99.95 feet to a 3-1/4 metallic disk stamped "TSLC & RPLS 5300" set for corner from which a 1/2 inch iron rod bears South 81 degrees 53 minutes 00 seconds East, a distance of 0.39 feet and a 1/2 inch iron pipe bears North 89 degrees 49 minutes 16 seconds East, a distance of 0.48 feet and being the northeasterly corner Lot 3, Block 3/3459 of said Oak Cliff Annex Addition;

THENCE South 89 degrees 14 minutes 58 seconds West, along the southerly line of said GRBK Frisco LLC, common with the northerly line of said Lot 3, Block 3/3459, a distance of 219.44 feet to a 1 inch iron rod found lying on the northeasterly right-of-way line of said 20 foot alley;

THENCE North 53 degrees 23 minutes 10 seconds West, along the southwesterly line of said GRBK Frisco LLC, common with the northeasterly right-of-way line of said 20 foot alley, a distance of 164.32 feet to a 1/2 inch iron rod with cap stamped "TXHS" set from previous survey dated: 7/20/2017 for corner and said corner being the intersection of the southeasterly right-of-way line of Polk Street (60 foot right-of-way line) with the southwesterly right-of-way line of said 15 foot alley;

THENCE North 89 degrees 12 minutes 43 seconds East, along the northerly line of said GRBK Frisco LLC tract, passing at 121.82 feet a point and being the southwesterly corner of Lot 1, Block 3477, and continuing a total distance of 350.36 feet to the POINT OF BEGINNING and containing 28,451 square feet or 0.653 of an acre of land.

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 _____, 2018.

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. (1/24/2018)

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 _____, 2018.

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

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK FRISCO LLC, acting by and through its duly authorized agent, Jed Dolson, does hereby adopt this plat, designating the herein described property as **TYLER STREET CENTRE LIVING**, 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 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, _____, 2018.

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 _____, 2018.

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
TEXAS HERITAGE
SURVEYING, LLC

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SHARED ACCESS DEVELOPMENT
PRELIMINARY PLAT
TYLER STREET CENTRE LIVING
LOTS 1A, 1B, 1C, 1D, 1E, 1F AND 1G
LOTS 2A, 2B, 2C, 2D, 2E AND 2F
REPLAT OF ALL OF LOTS 1 & 2, BLOCK 3/3459,
OF THE OAK CLIFF ANNEX ADDITION,
AARON OVERTON SURVEY, ABSTRACT NO. 1101
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-099

OWNER
GREEN BRICK PARTNERS
JED DOLSON
2805 NORTH DALLAS PARKWAY
PLANO, TEXAS 75093