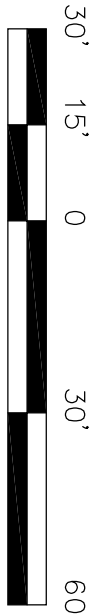


VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 30'

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Highland Classic Homes, LLC, a Texas limited liability company, is the sole owner of a 0.50 acre tract of land situated in the Samuel M. Hyde Survey, Abstract No. 547, in the City of Dallas, Dallas County, Texas, some being that tract of land conveyed to said Highland Classic Homes, LLC, by General Warranty Deed recorded in Instrument No. 201600300671, Deed Records, Dallas County, Texas, said tract being Lots 2 and 3, Block 10/5389, of Lake Highlands, an addition to the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the West corner of Lot 4, of said Lake Highlands, said corner also being in the Northeast right-of-way line of W. Lake Highlands Drive (variable width right-of-way);

THENCE North 45 degrees 01 minutes 37 seconds West, along said Northeast right-of-way line of W. Lake Highlands Drive, a distance of 155.00 feet to a 3 inch aluminum disk stamped "HA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of said Northeast right-of-way line of W. Lake Highlands Drive, and the Southeast right-of-way line of Tarleton Street (50 foot right-of-way);

THENCE North 43 degrees 54 minutes 32 seconds East, along said Southeast right-of-way line of Tarleton Street, a distance of 140.00 feet to a 3 inch aluminum disk stamped "HA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of said Southeast right-of-way line of Tarleton Street, and the Southwest right-of-way line of a 10 foot alley;

THENCE South 45 degrees 01 minutes 37 seconds East, along the Southwest right-of-way line of said Alley, a distance of 155.00 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the North corner of said Lot 4;

THENCE South 43 degrees 54 minutes 32 seconds West, along the Northwest line of said Lot 4, a distance of 140.00 feet to the POINT OF BEGINNING, and containing 21,696 square feet or 0.50 of one acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Highland Classic Homes, LLC, a Texas limited liability company, acting by and through its duly authorized officer, Mark Dann, does hereby adopt this plat, designating the herein described property as **HIGHLAND ADDITION**, 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 roadway 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 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, potoling, 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 provide 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Highland Classic Homes, LLC, a Texas limited liability company

By: \_\_\_\_\_

Mark Dann  
(Owner/Manager)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mark Dann 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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-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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RELEASED FOR REVIEW 02/16/2016 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.

Bryan Connolly  
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 Connolly 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**LEGEND**  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1" IPF = 1 INCH IRON PIPE FOUND  
1/2" IPF = 1/2 INCH IRON PIPE FOUND  
1/2 IRF = 1/2 INCH IRON ROD FOUND  
YC = YELLOW CAP STAMPED "CBG SURVEYING"  
FL = FLOW LINE  
APPROX. = APPROXIMATE LOCATION OF  
A.C.S. = 3" ALUMINUM DISK STAMPED "HA AND RPLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**  
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).  
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 PREVIOUSLY PLATTED LOTS.  
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
6) BENCHMARK IS A SQUARE CUIT ON THE END OF CONCRETE CURB AT A DRIVEWAY ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. LAKE HIGHLANDS DRIVE AND TIFFANY WAY. (ELEV.=509.33')

HIGHLANDS DRIVE AND TIFFANY WAY. (ELEV.=509.33')

OWNER: HIGHLAND CLASSIC HOMES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
9510 W. LAKE HIGHLANDS DR.  
DALLAS, TX 75238  
972-979-9295  
mark.dann@highlandclassichomes.com

