

METES AND BOUNDS DESCRIPTION

BEING a 7.374 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Dallas Block No. 7770, Dallas County, Texas and being all of a called 5.54 acre tract of land described by deed to the North Texas Municipal Water District recorded in Volume 4295, Page 381 of the Deed Records of Dallas County, Texas (DRDCT) and all of a called 1.84 acre tract of land described by deed to the North Texas Municipal Water District recorded in Volume 99036, Page 00133, DRDCT, said 7.374 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut set in concrete for the westernmost corner of said 1.84 acre tract of land and being the point of intersection of the northeasterly right-of-way line of Barnes Bridge Road (a 60-foot right-of-way) with the southeasterly right-of-way line of Ferguson Road (a 100-foot right-of-way);

THENCE North 44 degrees 07 minutes 08 seconds East along the southeasterly right-of-way line of said Ferguson Road and the northwesterly line of said 1.84 acre tract of land, passing at a distance of 400.00 feet the northernmost corner of said 1.84 acre tract of land and continuing in all along the westernmost northwesterly line of said 5.54 acre tract of land and said southeasterly right-of-way line for a total distance of 440.00 feet to the northernmost corner of said 5.54 acre tract of land and the westernmost corner of BRAEBURN GLEN ADDITION NO. 1 as described by plat recorded in Volume 52, Page 11, Map Records of Dallas County, Texas from which a 1/2-inch iron rod (controlling monument) found for the southernmost corner of Lot 5 and the westernmost corner of Lot 6, Block A/8571 of said BRAEBURN GLEN ADDITION NO. 1 bears South 45 degrees 25 minutes 37 seconds East, 355.00 feet and North 44 degrees 34 minutes 23 seconds East, 15.00 feet and from which a 5/8-inch iron rod (controlling monument) found for the southernmost corner of said Lot 6 and the westernmost corner of Lot 7, Block A/8571 of said BRAEBURN GLEN ADDITION NO. 1 bears South 45 degrees 25 minutes 37 seconds East, 420.00 feet and North 44 degrees 34 minutes 23 seconds East, 15.00 feet;

THENCE South 45 degrees 25 minutes 37 seconds East along the northeasterly line of said 5.54 acre tract of land and the southwesterly line of said BRAEBURN GLEN ADDITION NO. 1, a distance of 730.00 feet to cut "X" (controlling monument) found in concrete for the easternmost corner of said 5.54 acre tract of land and the northernmost corner of a called 3.608 acre tract of land described by deed to the City of Mesquite, Texas recorded in Volume 5739, Page 267, DRDCT;

THENCE South 44 degrees 07 minutes 08 seconds West along the southeasterly line of 5.54 acre tract of land and the northwesterly line of said 3.608 acre tract of land, a distance of 440.00 feet to a 5/8-inch iron rod set for the southernmost corner of said 5.54 acre tract of land and the westernmost corner of said 3.608 acre tract of land and being in the northeasterly right-of-way line of said Barnes Bridge Road;

THENCE North 45 degrees 25 minutes 37 seconds West along the southwesterly line of said 5.54 acre tract of land and said northeasterly right-of-way line, passing at a distance of 530.00 feet the southernmost corner of aforementioned 1.84 acre tract of land and continuing in all along the southwesterly line of said 1.84 acre tract of land and said northeasterly right-of-way line for a total distance of 730.00 feet to the **POINT OF BEGINNING** and containing 321,190 square feet or 7.374 acres of land.

SURVEYOR'S STATEMENT

I Lyndon M. Hodgin, a Registered Professional Land Surveyor licensed in the State of Texas do hereby certify that the boundary survey shown hereon represents a survey made on the ground under my direct supervision during the month of June, 2013.

FOR REVIEW - 03 FEBRUARY, 2017
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT
LYNDON M. HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4584

LYNDON M. HODGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4584

SURVEYOR'S STATEMENT:

I, _____, 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 the _____ day of _____, 20__

(Signature)
(Surveyor's Typed Name)
Texas Registered Professional Land Surveyor No. _____

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 _____ 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 _____ 20__.

(Signature)
Notary Public in and for the State of Texas
My commission expires: _____

Corporate Dedication

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the North Texas Municipal Water District, acting by and through its duly authorized agent, (You may place agents name here) does hereby adopt this plat, designating the herein described property as Lot 1, Block A CASA VIEW 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 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 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20__.

By: _____
(Printed name of authorized signature)
(Corporate title of authorized agent)

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 _____ 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 _____ 20__.

(Signature)
Notary Public in and for the State of Texas
My commission expires: _____

Notes:

- 1. Boundary survey was performed without the benefit of a title commitment.
- 2. Bearings are referenced to the Texas Coordinate System of 1983, North Central Zone (4202).
- 3. The purpose of this plat is to combine the two metes and bounds tracts owned by the North Texas Municipal Water District into a single platted lot and to dedicate easements for the uses stated hereon.

Owner:
North Texas Municipal Water District
501 East Brown Street
P.O. Box 2408
Wylie, Texas 75098
972-442-5405

Engineer:
Kimley-Horn
12750 Merit Drive
Suite 1000
Dallas, Texas 75251
972-770-1300

Surveyor:
Corrondona & Associates, Inc.
1701 N. Market Street
Suite 450, LBS
Dallas, Texas 75202
214-712-0600

**S167-102
PRELIMINARY PLAT
OF
LOT 1, BLOCK A/7770, CASA VIEW ADDITION
BEING
7.374 ACRES
BEING ALL OF A TRACT OF 5.54 ACRES AS RECORDED IN VOLUME
4295, PAGE 381, AND ALL OF 1.84 ACRES AS RECORDED IN VOLUME
99036, PAGE 131 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS
IN THE
THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Kimley»Horn

GORRONDONA & ASSOCIATES, INC.

1701 NORTH MARKET STREET, SUITE 450, LB 5
DALLAS, TEXAS 75202
PHONE (214)712-0600 FAX (214)712-0604
TBPLS FIRM NO. 10106903