

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the Zedekiah Ricketts 640 acre Survey, Abstract No. 1203, Dallas County, Texas, and being a portion of that tract of land conveyed to Laurel Land Memorial Park, Inc., by deed recorded in Volume 2431, Page 570, Deed Records, Dallas County, Texas, and also being that tract of land conveyed to S.E. Cemeteries of Texas, Inc., a Texas corporation, f/k/a Laurel Land Memorial Park, Inc., by deed recorded in Instrument No. 201700026737, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said S.E. Cemeteries of Texas, Inc. tract, and also being the Northwest corner of Lot 1A, Block A/6627, of Beckley Heights Church of Christ, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 99128, Page 02, Map Records, Dallas County, Texas, said corner being in the East line of R.L. Thornton Freeway (variable width right-of-way), said corner also being in a non-tangent curve to the left, having a radius of 11,609.14 feet, a delta of 03 degrees 29 minutes 20 seconds, and a chord bearing and distance of North 01 degrees 07 minutes 44 seconds East, 706.82 feet;

THENCE, along said curve to the left and the East right-of-way line said R.L. Thornton Freeway, an arc distance of 706.93 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 59 minutes 38 seconds West, continuing along said East line of R.L. Thornton Freeway, a distance of 21.56 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said S.E. Cemeteries of Texas, Inc. tract, and the most Westerly Southwest corner of the remainder of said Laurel Land Memorial Park, Inc. tract;

THENCE along a South line of said remainder of Laurel Land Memorial Park, Inc. tract, the following bearings and distances:

East, a distance of 85.23 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner;

South 56 degrees 59 minutes 43 seconds East, a distance of 69.77 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner;

East, a distance of 257.83 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being an ell corner of said remainder of Laurel Land Memorial Park, Inc. tract, and being the Northeast corner of said S.E. Cemeteries of Texas, Inc. tract;

THENCE South, along a West line of said remainder of Laurel Land Memorial Park, Inc. tract, a distance of 683.52 feet to a 3 inch aluminum disk stamped "SEC and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the most Southerly Southwest corner of said remainder of Laurel Land Memorial Park, Inc. tract, and the Southeast corner of said S.E. Cemeteries of Texas, Inc. tract, and on the North line of said Lot 1A;

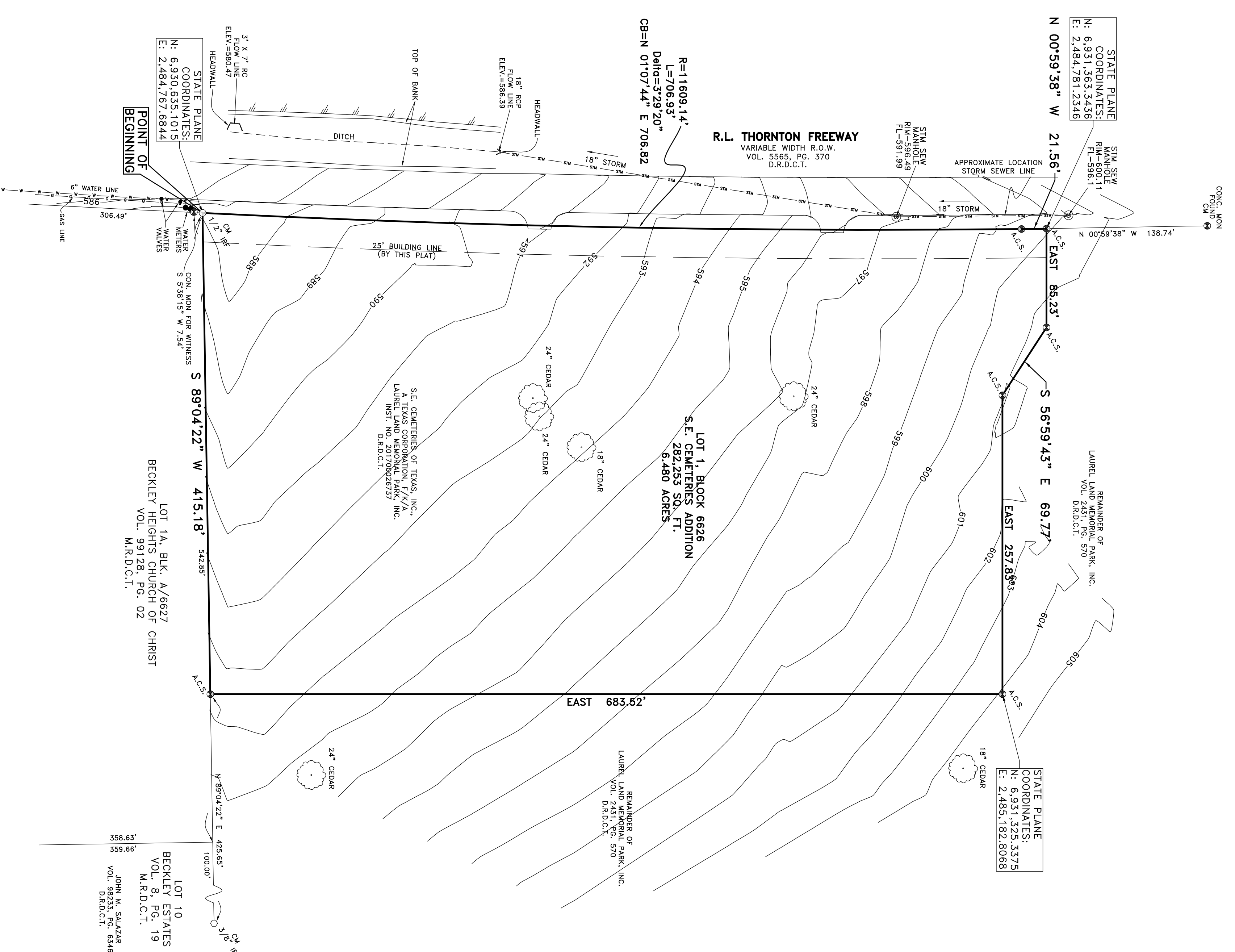
THENCE South 89 degrees 04 minutes 22 seconds West, along the South line of said S.E. Cemeteries of Texas, Inc. tract, and the North line of said Lot 1A, a distance of 415.18 feet to the POINT OF BEGINNING, and containing 282,253 square feet or 6.480 acres of land.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "SEC 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 OUT OF A 94 ACRE UNPLATTED TRACT OF LAND.
- 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 DWU BRONZE DISC IN A CONCRETE WINGWALL, AT SOUTHEAST CORNER OF A CONCRETE BRIDGE ON LAUREL LAND ROAD OVER R.L. THORNTON FREEWAY (I.H. 35), (ELEV.=598.0887)



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, S.E. Cemeteries of Texas, Inc., acting by and through its duly authorized officer, Mike Decell, does hereby adopt this plat, designating the herein described property as **S.E. CEMETERIES 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 included. The utility and fire lane easements shall be open to the public, fire and police 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 or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utility using or desiring to use same, and any public utility shall have the right to remove and replace any parts of any building, with the east, south, or other movements of any high voltage system or 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide property for the 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 reserved for installation and maintenance of manholes, sileouts, 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.

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

S.E. Cemeteries of Texas, Inc.,
a Texas corporation, f/k/a
Laurel Land Memorial Park, Inc.

By: Mike Decell (Vice President)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mike Decell 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 herein was either found or placed in compliance with the City of Dallas Development Code Sec. 51A-8-617 (g)(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 _____, 2017.
RELEASED FOR REVIEW 02/03/17 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD 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

PRELIMINARY PLAT
S.E. CEMETERIES ADDITION
LOT 1, BLOCK 6626
282,253 SQ.FT. / 6.480 ACRES
ZEDEKIAH RICKETTS SURVEY, ABSTRACT NO. 1203
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-106

OWNER: S.E. CEMETERIES OF TEXAS, INC.
1929 ALLEN PARKWAY
HOUSTON, TX 77019
PHONE NO. 713-523-7473

SCALE: 1"=60' / DATE: 01/27/17 / JOB NO. 1415395-2 / DRAWN BY: WH