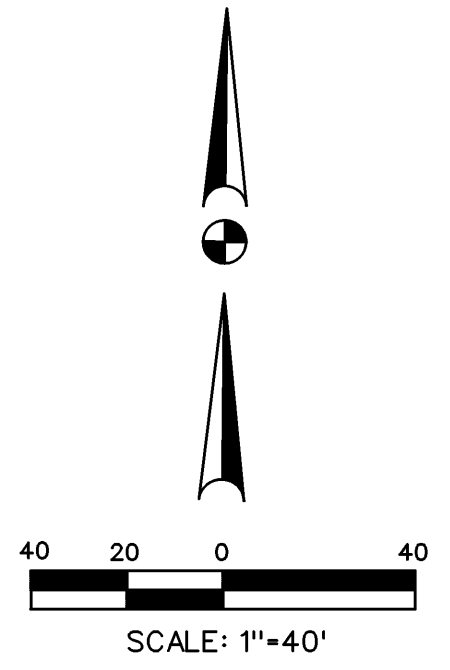


VICINITY MAP  
(DALLAS MAPSCO 25-B)  
NOT TO SCALE



**LINE DATA**

| LINE NO. | BEARING         | DISTANCE |
|----------|-----------------|----------|
| L1       | N 49° 21' 14" E | 10.56'   |
| L2       | S 40° 25' 30" E | 8.94'    |
| L3       | N 45° 00' 00" E | 14.14'   |

**OWNER'S CERTIFICATE**

STATE OF TEXAS    |  
COUNTY OF DALLAS |

WHEREAS, Schutze Signature Homes is the Owner of a tract of land located in the City of Dallas in the John W. Smith Survey, Abstract No. 1336, Dallas County, Texas, as evidenced by deed thereof recorded in Instrument No. 201800057850, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being all of Lot 4, City Block 5/5501, Second Section, Northaven Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 24, Page 167 of the Map Record of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the intersection of the south right-of-way line of Northaven Road (60-foot right-of-way) and the east right-of-way line of Jamestown Road (50-foot right-of-way);

THENCE East, along the south right-of-way line of said Northaven Road, a distance of 160.00 feet to a 5/8-inch iron rod found in the west line of a 15-foot alley for corner;

THENCE South, departing the south right-of-way line of said Northaven Road, and along the west line of a 15-foot alley, a distance of 104.07 feet to a 5/8-inch iron rod found for corner;

THENCE West, departing the west line of said 15-foot alley, a distance of 160.00 feet to a 5/8-inch iron rod found in the east right-of-way line of said Jamestown Road for corner;

THENCE North, along the east right-of-way line of said Jamestown Road, a distance of 104.07 feet to the POINT OF BEGINNING AND CONTAINING 16,651 square feet or 0.382 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SCHUTZE SIGNATURE HOMES, LLC does hereby adopt this plat, designating the herein above described property as **SCHUTZE SIGNATURE ADDITION**

an addition to the City of Dallas, Dallas County, Texas, and does 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOLAN SCHUTZE  
(PRESIDENT)

STATE OF TEXAS    |  
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, on this day personally appeared, NOLAN SCHUTZE, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

I, SIANG W. LIM, 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 \_\_\_\_\_, 2018.

"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"

SIANG W. "DANIEL" LIM  
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS    |  
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, on this day personally appeared, Siang W. Lim, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

- NOTES:**
1. NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT APPROVAL OF ENGINEERING DIVISION.
  2. THE PURPOSE OF THIS PLAT IS TO MODIFY THE EXISTING BUILDING SETBACK LINE AS INDICATED.
  3. BASIS OF BEARING IS THE EAST RIGHT-OF-WAY LINE OF JAMESTOWN ROAD BEING DUE NORTH AS STATED IN THE PLAT OF SECOND SECTION NORTHAVEN PARK RECORDED IN VOLUME 24, PAGE 167, M.R.D.C.T.

- LEGEND:**
- I.R.F. IRON ROD FOUND
  - C.M. CONTROLLING MONUMENT

**OWNER:**  
ATTN: NOLAN SCHUTZE  
SCHUTZE SIGNATURE HOMES, LLC  
3814 WALDORF CIRCLE  
DALLAS, TEXAS 75206  
214-502-8887  
EMAIL- nolan@cedevlopment.org

**LAND SURVEYOR:**  
**LIM & ASSOCIATES, inc.**  
engineering and surveying consultants  
TBPE Reg. F-3232, TBPLS Reg. 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 • Fax (214) 942-9881  
E-mail: LimAssoc@aol.com

**PRELIMINARY PLAT**  
**SCHUTZE SIGNATURE ADDITION**  
**LOT 4, BLOCK 5/5501**

BEING  
A REPLAT OF LOT 4, BLOCK 5/5501 OF  
SECOND SECTION, NORTHAVEN PARK  
RECORDED IN VOLUME 24, PAGE 167, M.R.D.C.T.  
OUT OF  
JOHN W. SMITH SURVEY, ABSTRACT NO. 1336  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-167  
(PREVIOUS CITY PLAN FILE NO. S090-074)  
MARCH 23, 2018