

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Powell and Moon Investments, LLC, is the sole owner of a tract of land situated in the D.A. Murdock Survey, Abstract No. 997 in the City of Dallas, Dallas County, Texas, being Lot 1, Block F/5446, of White Rock Forest Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 26, Page 225, of the Map Records, Dallas County, Texas, being the tract of land described in General Warranty Deed with Vendor's Lien to Powell and Moon Investments, LLC, as recorded in Instrument Number 201800140280 of the Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the easterly intersection of Thunderbird Lane (called 50 foot right-of-way) and Nimrod Trail (called 40 foot right-of-way), being the westerly corner of said Lot 1, Block F/5446, and said Powell and Moon tract;

THENCE North 43 degrees 59 minutes 53 seconds East, along the northwest line of said Lot 1, Block F/5446 and said Powell and Moon tract, and along the southeast right-of-way line of said Nimrod Trail, a distance of 139.90 feet to a 1/2 inch iron rod found being the northerly corner of said Lot 1, Block F/5446 and said Powell and Moon tract; and lying on the southwest right-of-way line of aforementioned Thunderbird Lane;

THENCE South 45 degrees 58 minutes 01 seconds East, along the northeast line of said Lot 1, Block F/5446 and said Powell and Moon tract, and along the southwest right-of-way line of said Bargames Lane, a distance of 79.97 feet to a 1/2 inch iron rod with 3/4 inch diameter, being the southerly corner of said Lot 1, Block F/5446 and said Powell and Moon tract, being the southerly corner of said Lot 2, Block F/5446, and lying on the northeast right-of-way line of aforementioned Thunderbird Lane;

THENCE South 43 degrees 59 minutes 53 seconds West, departing southwest right-of-way line of said Bargames Lane, and along the common line of said Lots 1 and 2, Block F/5446, a distance of 139.90 feet to a 1/2 inch iron rod with yellow cap stamped "Roomie" found for corner, being the southerly corner of said Lot 1, Block F/5446 and Powell and Moon tract, being the westerly corner of said Lot 2, Block F/5446, and lying on the northeast right-of-way line of aforementioned Thunderbird Lane;

THENCE North 45 degrees 58 minutes 01 seconds West, along the southwest line of said Lot 1, Block F/5446 and Powell and Moon tract, a distance of 79.97 feet to the POINT OF BEGINNING and containing 11,187 square feet, or 0.26 of an acre of land.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Powell and Moon Investments, LLC, acting by and through its duly authorized agent, Scott Powell, President, does hereby adopt this plat, designating the herein described property as **NEWLEAF**, 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 encumber 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or of 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 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 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 pitting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Powell and Moon Investments, LLC

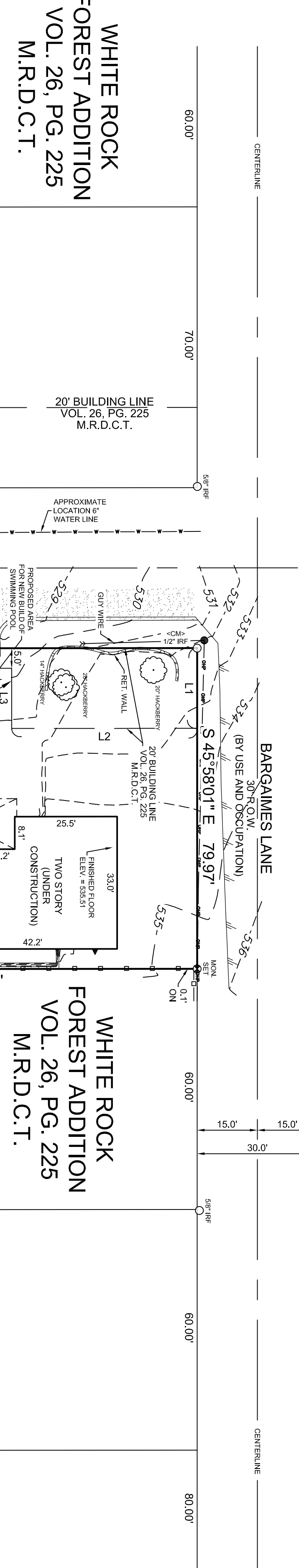
Scott Powell, President

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 Keith Points, 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 purposes 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 _____, 2019.

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



LEGEND

M.R.D.C.T., MAP RECORDS,
 DALLAS COUNTY, TEXAS

- ALUMINUM CAP STAMPED REELS
- IRON ROD FOUND
- ⊗ IRON ROD SET "X"HS"
- ▲ ELECTRIC METER
- POWER POLE
- ◐ CMP CONTROL MONUMENT
- ⊙ SANITARY SEWER MANHOLE COVER
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- ASPHALT PAVING
- WOOD FENCE (CENTER POST)
- COVERED PORCH
- DECK OR CARPORT
- CONCRETE PAVING

PARCEL LINE TABLE	LINE #	LENGTH	DIRECTION
L1	20.00'	N45°58'01"W	
L2	46.18'	S43°59'53"W	
L3	15.00'	N46°00'07"W	
L4	18.00'	S43°59'53"W	
L5	15.00'	S46°00'07"E	
L6	45.72'	N43°58'53"E	

GENERAL NOTES

- 1) BEARINGS ARE BASED UPON THE NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011).
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO REDUCE THE EXISTING 20 FOOT PLATTED BUILDING LINE TO WRAP AROUND PROPOSED SWIMMING POOL.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 481130255K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- 6) THE EXISTING STRUCTURES ARE TO REMAIN.
- 7) BENCHMARKS:
 CITY OF DALLAS NO. 659 - A SQUARE IS CUT AT MIDPOINT OF CONCRETE CURB ON THE NORTHEAST CORNER OF THE INTERSECTION OF OVERWOOD RD. AND SHOREVIEW RD. NORTHING: 7,003,793.768; EASTING: 2,519,519.149; ELEVATION: 568.76'
 CITY OF DALLAS NO. 656 - A SQUARE IS CUT ON CONCRETE CURB ON THE NORTHEAST CORNER OF SHOREVIEW RD. AND LANSHIRE DR. AND 3 EAST OF FIRE HYDRANT, NORTHING: 7,002,959.38; EASTING: 2,514,362.87; ELEVATION: 551.94'

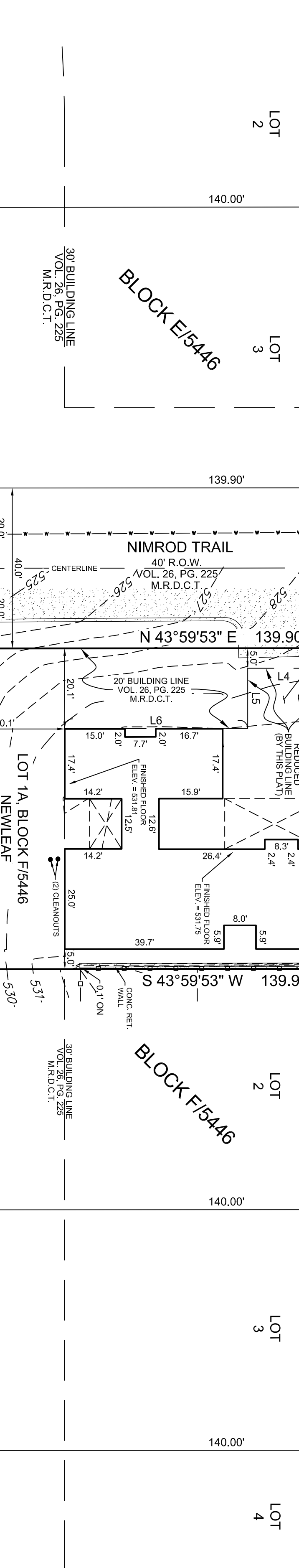
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (02/23/2019)

Gary E. Johnson
 State Registered Professional Land Surveyor No. 5299
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature _____ day of _____, 2018.



VICINITY MAP - NOT TO SCALE

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 Ordinance Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212, Dallas County Ordinance Code, Section 51A-6117 (a)(b)(c)(d) & (e), and that the original drawing the accompanying this plat is a precise representation of the Signed Final Plat.

Dated this _____ day of _____, 2019.

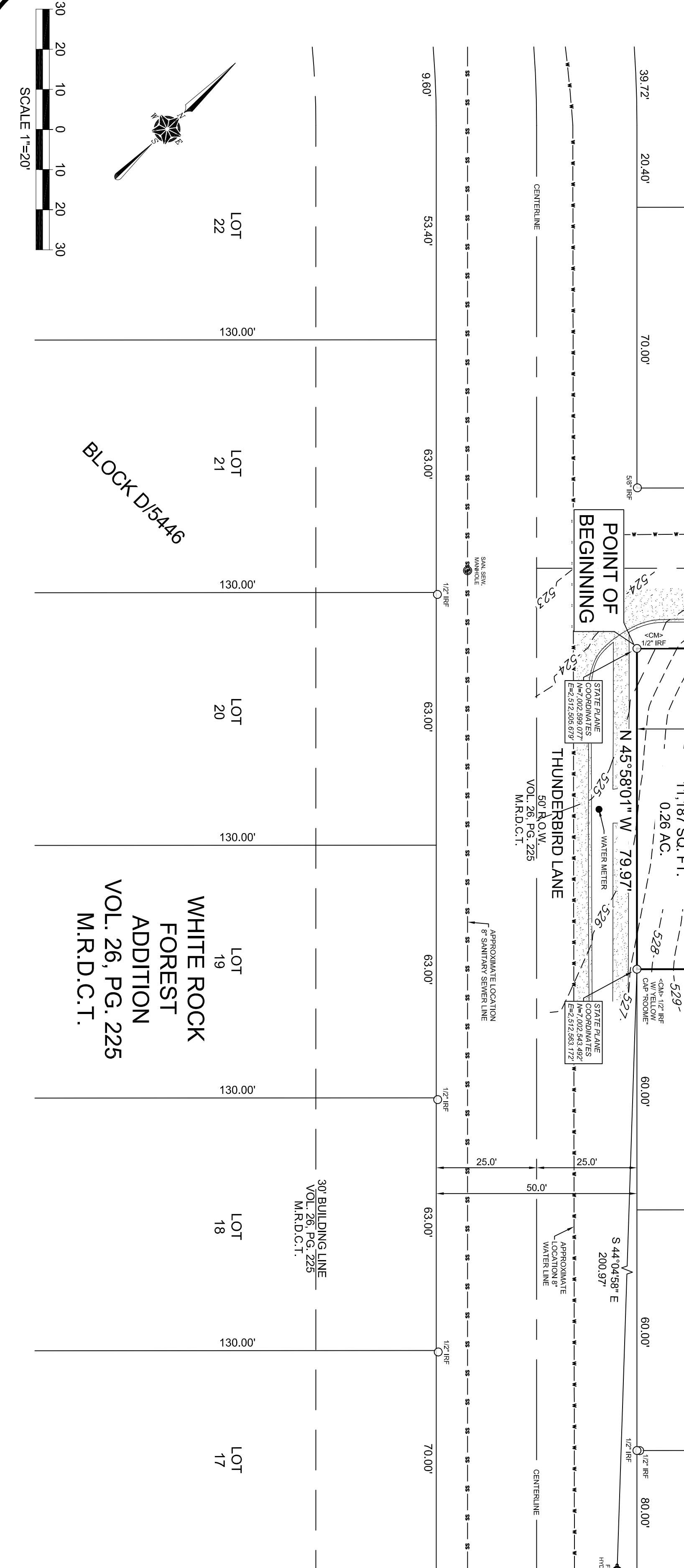
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