

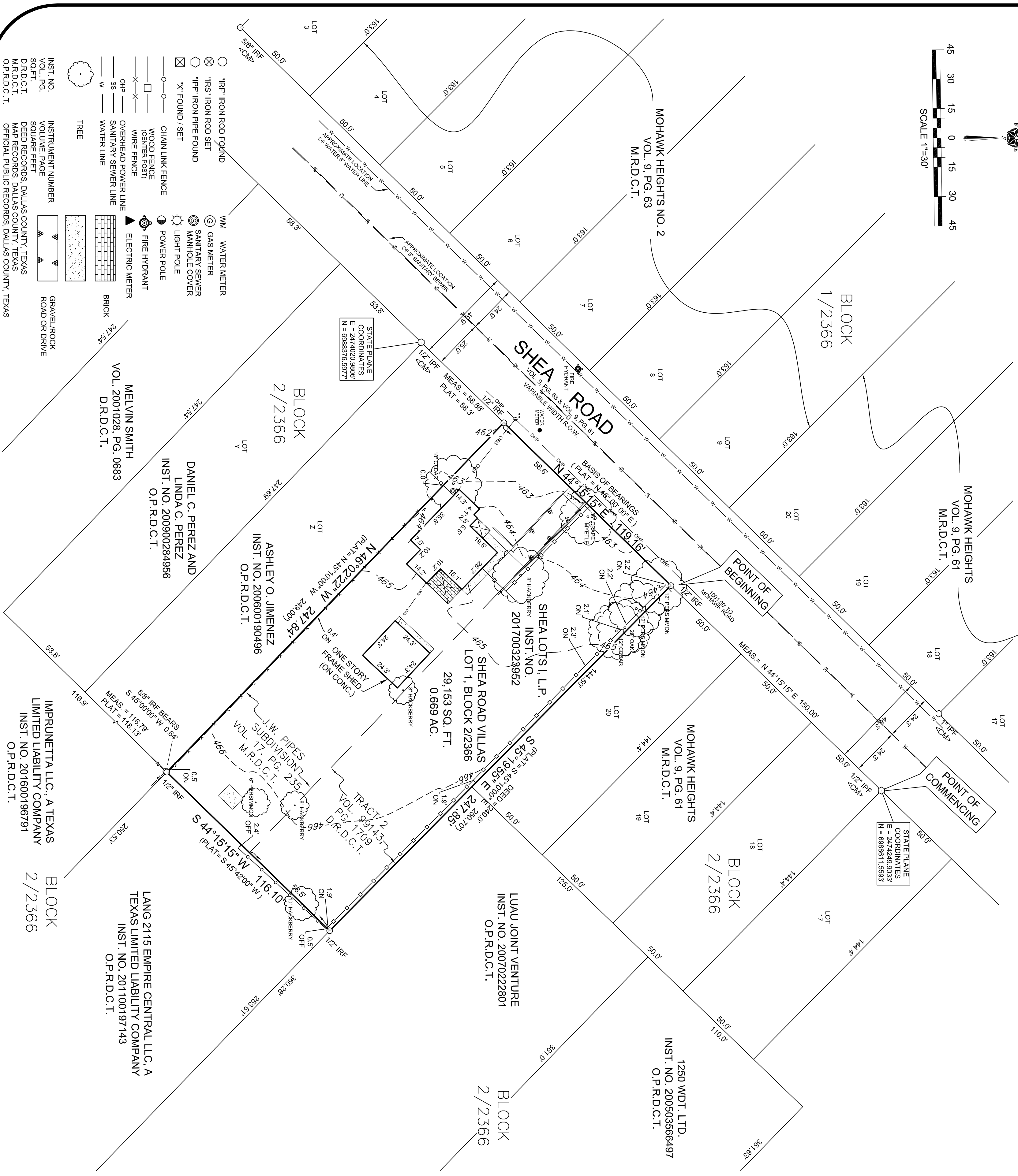
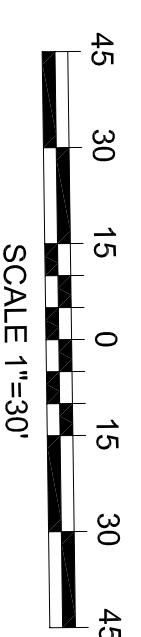
OWNER'S CERTIFICATE
STATE OF TEXAS
DALLAS COUNTY

Being all that certain lot, tract or parcel of land located in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, conveyed to Shea Lots I, LP, by Warranty Deed, recorded said lot 20 and passing a distance of 144.50 feet, the South corner of said lot 20 and the West corner of a one-half acre tract of land formerly conveyed to America V. Flores and Jose C. Flores, by Quit Claim Deed, recorded in Warranty Deed, Instrument No. 20070222801, Official Public Records, Dallas County, Texas, as recorded in Instrument No. 20160105748, Official Public Records, Dallas County, Texas, said tract described containing along a total distance of 247.95 feet to a 1/2 inch iron rod found, same being the North corner of a herein containing all of lot E, City Block 2/2366 of J.W. Pipes Subdivision, an addition to the City of Dallas, tract of land conveyed to Lang 2115 Empire Central LLC, a Texas Limited Liability Company, an addition to Dallas County, Texas, according to the map thereof recorded in Volume 17, Page 235, Map Records, Dallas County, Texas, as recorded in Volume 201100197143, Official Public Records, Dallas County, Texas, Instrument No. 99143, Page 209, Deed Records, Dallas County, Texas, together being more particularly described by the following:

COMMENCING at a 1/2 inch iron pipe found (a controlling monument) in the Southeast, right-of-way line of the Southeast, right-of-way line of the heren described tract, same being the North corner of a tract of land conveyed to Imprunetta LLC, a Texas Limited Liability Company, as Shea Road, a variable width right-of-way and being the West corner of Lot 17, common with the North corner of Lot 18, Block 2/2366 of Mohawk Heights, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 9, Page 61, Map Records, Dallas County, Texas;

THENCE South 45 degrees 15 minutes 15 seconds West, along the Southeast right-of-way line of said Shea Road, and passing the North corners of lots 15 and 20 of said Mohawk Heights Addition a total distance of 150.00 feet to a 1/2 inch iron rod found for the **POINT OF BEGINNING**, and the West corner of said lot 20, a distance of 247.94 feet to a 1/2 inch iron rod found for the West corner of the heren described tract, said point being South 45 degrees 00 minutes 00 seconds West, 1001.00 feet from the intersection of the tract, a distance of 247.94 feet to a 1/2 inch iron rod found for the Northeast line of said Ashley O. Jimenez Southeast line of Shea Road with the Southwest right-of-way line of Mohawk Road (a public right-of-way).

THENCE North 44 degrees 02 minutes 22 seconds West, along the Northeast line of said Ashley O. Jimenez Road, and being the Northwest line of the heren described tract, a distance of 119.16 feet to the **POINT OF BEGINNING** and containing 29,153 square feet or 0.669 acres of land.



- TYP. IRON ROD FOUND
- HST. IRON ROD SET
- TYP. IRON PIPE FOUND
- ⊗ FOUND SET
- CHAIN LINK FENCE
- WOOD FENCE (CENTER POST)
- WIRE FENCE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- WATER LINE
- WM WATER METER
- GAS METER
- SANITARY SEWER MANHOLE COVER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- ELECTRIC METER
- BRICK
- GRAVEL/ROCK ROAD OR DRIVE
- TREE
- INSTRUMENT NUMBER
- VOLUME PAGE
- SQUARE FEET
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shea Lots I, LP, acting by and through its duly authorized agent, Bruce Kaminski hereby adopt this plat, designating the herein described property as **SHEA ROAD VILLAS** an addition to the City of Dallas, Dallas County, Texas, (or appropriate county), and do hereby dedicate in fee simple to the public use forever any streets, alleys, and roadway management areas shown hereon. 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, sheds, 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 unto 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, sheds, or other improvements or growths which in any way 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 the said easements for the purpose of constructing, reconstructing, inspecting, repairing, 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 or from the said easements 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 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 _____ day of _____, 2018.

By: _____
Bruce Kaminski
President

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 _____, 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 and under oath stated that the statements in the foregoing certificate are true.

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

Notary Signature _____

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011)
- 2) Lot-to-lot drainage will not be allowed without engineering section approval.
- 3) Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 4) The maximum number of lots permitted by this plat is one.
- 5) BENCHMARKS:
City of Dallas Benchmark No. 33-R-25
A standard water department benchmark on top of a concrete curb of Storm Sewer Drop Inlet on the Southwest Intersection of Shea Road and Harry Hines
Northing: 6.987.902.614; Easting: 2.473.503.108; Elevation: 448.300
- 7) According to the F.L.R.M. No. 48113C0330J the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 8) All Buildings to be removed

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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)(9)(c)(i) & (e); and that the digital drawing the 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 12/27/2018

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
STATE OF TEXAS
COUNTY OF DALLAS

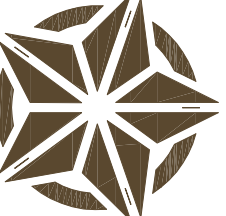
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature _____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Fltn #10169300



PRELIMINARY PLAT
SHEA ROAD VILLAS
Lot 1, Block 2/2366

REPLAT OF LOT E (A.K.A. 2116 SHEA ROAD), OF
J.W. PIPES SUBDIVISION, IN BLOCK 2/2366, VOL. 17, PG. 235,
AND TRACT 2 (A.K.A. 2116 SHEA ROAD) (CALLED 59.6 X 250.7)
VOL. 99143 PG. 1709

MILES BENNETT SURVEY ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 178-144

DATE: 01/19/2018 JOB # 1400432-2 / SCALE - 1" = 30' BRB