

## OWNER 'S CERTIFICATE

WHEREAS 6022 Lewis Street, LLC and 6028 Lewis Street, LLC are the sole owners of a tract of land located in the ROBERT RAY SURVEY, ABSTRACT NO. 1242, City of Dallas, Dallas County, Texas, and being Lot 1, Block A/1877 and the West 50' of Lot 2, of H.G. Hughes Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 425, Map Records, Dallas County, Texas, and being the same tracts of land described in Warranty Deed with Vendor's Lien to 6022 Lewis Street, LLC, recorded in Instrument No. 201600084423, Official Public Records, Dallas County, Texas and Warranty Deed with Vendor's Lien to 6028 Lewis Street, LLC, recorded in Instrument No. 201600084524, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the South line of Lewis Street, a 60' wide public right-of-way, at the Northwest corner of Lot 3A, Block A/1877 of Resubdivision of H.G. Hughes Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84198, Page 2778 Map Records, Dallas County, Texas;

Thence South 89°18'42" West, along the centerline of said alley abandonment, a distance of 100.00' to a 1/2" iron rod with 3-1/4" aluminum disk stamped "HUGHES / LEWIS, RPLS 5310" set for corner in the East line of that portion of Lot 7, Block N/1877 of Nadinea Place, recorded in Volume 4, Page 257, Map Records, Dallas County, Texas, being the same land described in deed to Kimberly Byers, recorded in Volume 2005171, Page 2572, Deed Records, Dallas County, Texas;

Thence North 00°41'18" West, a distance of 135.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped HUGHES / LEWIS, RPLS 5310" set for corner in the South line of said Lewis Street, at the Northeast corner of that portion of Block N/1877 described in deed to Katherine F. Cathcart and David M. Cathcart, recorded in Instrument No. 201600220318, Official Public Records, Dallas County, Texas, at the Northwest corner of said Lot 1 of Block A/1877;

ne said South line of Lewis Street, a distance NG and containing 13,500 square feet or

## SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

PRELIMINARY, RELEASED 4-20-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES. day of \_

Surveyor No. 5310

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 \_\_\_\_\_20\_\_\_.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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, resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the

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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_, 20\_\_\_.

Notary Public in and for The State of Texas

A&W SURVEYORS, INC

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

No. 17-0466 | Drawn by: 543 | Date: 04-20-17 | Revised:
"A professional company operating in your best interest"

LOT 1A, BLOCK N/1877 HUGHES / LEWIS ADDITION

FOR LOT 1 AND 50' OF LOT 2, BLOCK N/1877 H.G. HUGHES ADDITION

PRELIMINARY

PLAT

AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY PLAN FILE NO. S167-172