



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Stephen O. Clements is the sole owner of a tract of land situated in the J.L. Hunt Survey, Abstract No. 588, Dallas County, Texas, and being a portion of Lot 1, Block C/6508 of Cornerstone-Manana Addition, and addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 2004024, Page 46, Map Records, Dallas County, Texas, some being a portion of Lot 1 conveyed to Stephen O. Clements by Special Warranty Deed recorded in Instrument Number 201700090807, 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 for corner, said corner being in the East Right-Of-Way line of Goodnight Lane (60 foot Right-Of-Way), and being the most Westerly Southwest corner of Lot 1, Block C/6508, of said Cornerstone-Manana Addition;

THENCE North 00 degrees 22 minutes 31 seconds West, along the East Right-Of-Way line of said Goodnight Lane, a distance of 260.41 feet to a 1/2 inch iron found with a yellow cap stamped "CBG" for corner, said corner being in the East Right-Of-Way line of said Goodnight Lane, and being the Southwest corner of a tract of land conveyed to Landy Gutierrez in Instrument Number 201500131827, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 18 minutes 58 seconds East, along the South line of said Landy Gutierrez Lot, a distance of 210.59 feet to a 1/2 inch iron found with a yellow cap stamped "CBG" for corner, said corner being the Southeast corner of said Landy Gutierrez Lot and also being in the West line of Lot 2 of said Cornerstone-Manana Addition;

THENCE South 00 degrees 38 minutes 54 seconds East, along the West line of said Lot 2, a distance of 269.25 feet, to a 3 inch Aluminum disk stamped "GMA & RPLS 5513" set over a 1 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Lot 2, and same being in the North Right-Of-Way line of Manana Drive (a variable width Right-Of-Way);

THENCE South 89 degrees 00 minutes 20 seconds West, along the North Right-Of-Way line of said Manana Drive, a distance of 201.89 feet to a 3 inch Aluminum disk stamped "GMA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the North Right-Of-Way line of said Manana Drive, and same being the most Southerly Southwest corner of Lot 1 of said Cornerstone-Manana Addition;

THENCE North 45 degrees 41 minutes 06 seconds West, along the East Right-Of-Way line of said Goodnight Lane, a distance of 14.05 feet to the POINT OF BEGINNING and containing 56,945 square feet or 1.307 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH A YELLOW CAP STAMPED "CBG"
A.C.S.	3 INCH ALUMINUM DISK STAMPED "GMA & RPLS 5513" SET OVER A 1 1/2
	IRON ROD SET
ESMT.	EASEMENT
VOL.	VOLUME
INST. NO.	INSTRUMENT NUMBER
SO. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF A LOT.
- 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) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL, MAP NUMBER 48113C03101, MAP REVISED AUGUST 23, 2001 AND MAP NUMBER 48113C0170K, MAP REVISED JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE AE. PROPERTY IS IN THE 100-YEAR FLOOD PLAIN.
- 7) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Stephen O. Clements does hereby adopt this plat, designating the herein described property as **GOODNIGHT-MANANA ADDITION**, in addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee simple to the public use forever, on, streets, alleys, and flooding 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 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 installation 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 _____, 2017.

By: _____
Stephen O. Clements
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Stephen O. Clements, 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 (d)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this 05/11 day of PRELIMINARY, THIS DOCUMENT SHALL 2017.
RELEASED FOR REVIEW 05/11/2017
NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR
VIEWED OR RELIED 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

OWNER: STEPHEN O. CLEMENTS
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IRVING, TEXAS 75378
214-794-6467
STEPHEN@WISGARET.VCOM