

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, FLCDJR Real Estate, LP, is the sole owner of 6.146 acre tract of land situated in the J.B. Shade Survey, Abstract Number 1390, City of Dallas, Dallas County, Texas, being all of Lots 57 through 63, Block 6568 of Denton Road Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 173, Map Records of Dallas County, Texas, (M.R.D.C.T.), same being all of that called 6.15 acre tract of land described to FLCDJR Real Estate, LP, in the Special Warranty Deed with Vendor's Lien recorded in Instrument Number 20180238225, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), said 6.146 acre tract of land being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "SURV ASSOC" found for the southeast corner of said Lot 57, Block 6568, same being the northeast corner of Lot 56, Block 6568 of Denton Road Estates, recorded in Volume 6, Page 173, M.R.D.C.T., said point being in the west right-of-way line of Denton Drive (80-foot public right-of-way);

Thence South 89°25'44" West departing the west right-of-way line of said Denton Drive, along the common line of said Lot 57, Block 6568 and Lot 56, Block 6568, a distance of 396.50 feet to a 2-inch iron pipe found for the southwest corner of said Lot 57, Block 6568, same being the northwest corner of said Lot 56, Block 6568, same being the northeast corner of Lot 45, Block 6568 of said Denton Road Estates, recorded in Volume 6, Page 173, M.R.D.C.T., same being the southeast corner of Lot 44, Block 6568 of said Denton Road Estates, recorded in Volume 6, Page 173, M.R.D.C.T.;

Thence North 15°32'50" West along the common line of said Lots 57 through 63, Block 6568 and Lots 38 through 44, Block 6568 of said Denton Road Estates, recorded in Volume 6, Page 173, M.R.D.C.T., a distance of 699.00 feet to a 3-1/4 inch aluminum monument stamped "EAGLE - DENTON ROAD ESTATES" (hereinafter referred to as amon) set for the northwest corner of said Lot 63, same being the northeast corner of said Lot 38, Block 6568, and being in south right-of-way line of Forest Lane (a variable width public right-of-way);

Thence North 89°25'44" East along the common line of said Lot 63, Block 6568 and Forest Lane, a distance of 396.50 feet to an amon set for the northeast corner of said Lot 63, Block 6568, same being the point of intersection of the westerly right-of-way line of said Denton Drive and the south right-of-way line of said Forest Lane;

Thence South 15°32'50" East departing the south right-of-way line of said Forest Lane, along the common east line of said Lots 57 through 63, Block 6568 and the westerly right-of-way line of said Denton Drive, a distance of 699.00 feet to the **POINT OF BEGINNING**;

Containing a computed area of 267,740 square feet or 6.146 acres of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, FLCDJR Real Estate, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DENTON ROAD ESTATES**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in the 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 buildings, 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.)

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

OWNER: FLCDJR Real Estate, LP, a Texas limited partnership

BY: LCD Forest Lane Investments, Inc., a Texas corporation its General Partner

BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Leo Griggs, President

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared LEO GRIGGS, President of LGD Forest Lane Investments, Inc., a Texas corporation, on behalf of said entity as General Partner of FLCDJR Real Estate, LP, a Texas limited partnership, on behalf of said entity, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My commission expires on \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

I, ERNEST WOORSTER, 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. 1545), as amended; and the 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-6.617 (a) (b) (c) (d) & (e); And that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Ernest Wooster  
 Texas Registered Professional Land Surveyor No. 6509

**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.

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 ERNEST WOORSTER, 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 path stated in the foregoing certificate as true.

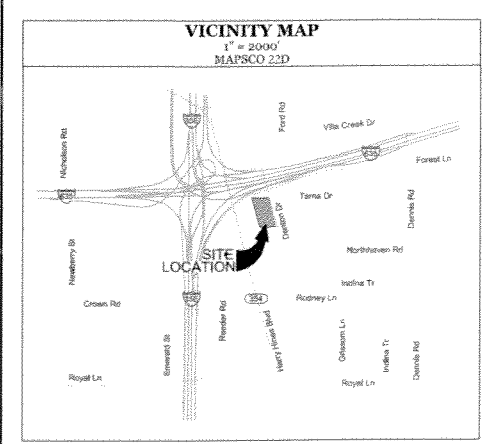
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.

**PRELIMINARY PLAT  
 DENTON ROAD ESTATES  
 LOT 57, BLOCK 6568  
 6.146 ACRES**

A REPLAT OF LOTS 57 - 63, BLOCK 6568 OF DENTON ROAD ESTATES,  
 RECORDED IN VOLUME 6, PG. 173, M.R.D.C.T.,  
 SITUATED IN THE J.B. SHADE SURVEY,  
 ABSTRACT No. 1390, CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS



- GENERAL NOTES**
- 1.) The purpose of this plat is to create one commercial lot from seven lots of record and to add easement in support of future development to the site.
  - 2.) Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Texas, Zone 4202, NAD83, 2011 adjustment.
  - 3.) Lot-to-Lot drainage will not be allowed without Engineering Section Approval.
  - 4.) The location of underground utilities shown hereon are approximate, no excavation was performed to determine their exact location.
  - 5.) Coordinates shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
  - 6.) Existing buildings shown hereon: some will be demolished and others will remain.

**LEGEND**

(CM) = CONTROLLING MONUMENT	⊙ = ELECTRIC METER
PG = PAGE	⊠ = ELECTRIC VAULT
VOL = VOLUME	⊕ = GAS METER
IPF = IRON PIPE FOUND	⊕ = FIRE DEPT. CONNECTION
POB = POINT OF BEGINNING	⊕ = LIGHT POLE
CRP = CAPPED IRON ROD FOUND	⊕ = POWER POLE
AMON = 3-1/4" ALUMINUM MONUMENT STAMPED "EAGLE - DENTON DRIVE ESTATES"	⊕ = TELEPHONE MANHOLE
INST. NO. = INSTRUMENT NUMBER	⊠ = SEWER LATERAL
D.R.D.C.T. = DALLAS COUNTY, TEXAS	⊕ = WATER VALVE
M.R.T.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS	⊕ = IRRIGATION CONTROL VALVE
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊕ = FIRE HYDRANT
— = ASPHALT PAVEMENT	⊕ = UTILITY VAULT
— = OVERHEAD UTILITIES	⊕ = STORM DRAIN MANHOLE
— = STORM DRAIN LINE	⊕ = TELEPHONE VAULT
— = SANITARY SEWER LINE	⊕ = GAS MANHOLE
— = WATER LINE	⊕ = WATER METER
— = STREET CENTERLINE	⊕ = SANITARY CLEANOUT
— = SURVEY ABSTRACT LINE	⊕ = DRAINAGE INLET
— = CHAINLINK FENCE	⊕ = TREE
— = METAL PIPE FENCE	⊕ = HANDICAP DESIGNATION
— = WOOD FENCE	⊕ = BOLLARD
— = CONCRETE PAVEMENT	⊕ = SANITARY SEWER MANHOLE
	⊕ = ELECTRIC TRANSFORMER
	⊕ = SIGN

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: John Cox  
 210 S. Elm Street, Suite: 104  
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**ENGINEER**  
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**OWNER**  
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 Contact: Leo Griggs  
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**EAGLE SURVEYING**  
 210 S. Elm Street, Suite: 104  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

Project: 1710.043  
 Date: 6/20/2018  
 Drafter: JDC/CF



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