

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Seale-Willomet Land, LP, is the sole owner of 10 tracts of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, being a portion of Seale-Willomet Land, LP by Special Warranty Deeds recorded in Instrument Nos. 201400221945, 20140011594, 201400263526 (Tracts 1 and 2), 201400200450 (Exhibits A and B), 201400223513, 201400263585 and 201400263586, Official Public Records, Dallas County, Texas, and being a portion of N. Willomet Avenue abandoned by deed recorded in Volume 80225, Page 575, Deed Recorded, Dallas County, Texas, and being a portion of Seale Street (a 50 foot right-of-way) abandoned by deed recorded in Instrument No. \_\_\_\_\_, 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 in the East line of N. Edgfield Avenue (a 66 foot right-of-way), being the Northwest corner of a tract of land conveyed to Industrial Building Corporation, Inc. by deed recorded in Instrument No. 201400099472, Official Public Records, Dallas County, Texas, said point being the beginning of a curve to the right having a radius of 274.00 feet, a central angle of 40 degrees 18 minutes 51 seconds, and a chord that bears North 18 degrees 27 minutes 24 seconds East, a distance of 188.84 feet;

Thence along the said East line of N. Edgfield Avenue and said curve to the right, an arc length of 192.79 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 340.00 feet, a central angle of 24 degrees 11 minutes 33 seconds, and a chord that bears North 26 degrees 31 minutes 03 seconds East, a distance of 142.50 feet;

Thence continuing along the said East line of N. Edgfield Avenue and said curve to the left, an arc length of 143.56 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land conveyed to Ropoco, Inc. by deed recorded in Volume 76235, Page 2422, Deed Records, Dallas County, Texas;

Thence North 89 degrees 14 minutes 52 seconds East, leaving the said East line of N. Edgfield Avenue and along the South line of said Ropoco, Inc. tract, a distance of 514.86 feet to a 1/2 inch iron rod found at an interior ell in the said South line of Ropoco, Inc. tract;

Thence North 00 degrees 45 minutes 25 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod found at an interior ell in the said South line of Ropoco, Inc. tract;

Thence North 89 degrees 14 minutes 53 seconds East, continuing along the said South line of Ropoco, Inc. tract, a distance of 110.05 feet to a 1/2 inch iron rod found at the Southeast corner of said Ropoco, Inc. tract, being in the West line of N. Willomet Avenue (a 30 foot right-of-way; unimproved);

Thence South 00 degrees 45 minutes 07 seconds East, along the said West line of N. Willomet Avenue, a distance of 15.00 feet to a 1/2 inch iron rod found at the terminus of said N. Willomet Avenue, being the Southwest corner of Pollard Street (a 30 foot right-of-way; unimproved), being the Northwest corner of that portion of said abandoned N. Willomet Avenue (Vol. 80225, Pg. 575);

Thence North 89 degrees 14 minutes 53 seconds East, along the South line of said Pollard Street, a distance of 50.00 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to HSM Cliff View Associates, Ltd., a Texas limited partnership (Tract 1), by deed recorded in Instrument No. 201400240852, Official Public Records, Dallas County, Texas, being the Northeast corner of that portion of said abandoned N. Willomet Avenue (Vol. 80225, Pg. 575);

Thence South 00 degrees 55 minutes 47 seconds East, along the West line of said HSM Cliff View Associates, Ltd. tract, a distance of 137.00 feet to a 1/2 inch iron rod found at the Southeast corner of that portion of said abandoned N. Willomet Avenue (Vol. 80225, Pg. 575), being the current Northeast corner of said N. Willomet Avenue;

Thence South 89 degrees 14 minutes 52 seconds West, along the current North line of said N. Willomet Avenue, a distance of 50.00 feet to a 1/2 inch iron rod found at the Northwest corner of said N. Willomet Avenue, being the Southwest corner of that portion of said abandoned N. Willomet Avenue (Vol. 80225, Pg. 575), and being the Northeast corner of that portion of said abandoned Seale Street (Inst. No. \_\_\_\_\_);

Thence South 00 degrees 55 minutes 47 seconds East, along the West line of said N. Willomet Avenue, a distance of 167.98 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 5-A, Block 4/3965, Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 10, Page 283, Map Records, Dallas County, Texas;

Thence South 89 degrees 14 minutes 52 seconds West, leaving the said West line of N. Willomet Avenue and along the North line of said Lot 5-A, Block 4/3965, and along the North line of a front of land conveyed to Guadalupe C. Saavedra by deed recorded in Instrument No. 2000600375882, Official Public Records, Dallas County, Texas, and along the North line of Winneka Avenue (a 30 foot right-of-way), and along the North line of Lot 3, Block 4/3965, Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90, Page 20, Map Records, Dallas County, Texas, and along the North line of Lots 28-2 and 29-1, Block 4/3965, Subdivision of Lot 2-B, Block 4/3965, Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 42, Page 39, Map Records, Dallas County, Texas, and along the North line of Lot 2A, Block 4/3965, C.E. Bellamy's Re subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 18, Page 63, Map Records, Dallas County, Texas, and along the North line of said Industrial Building Corporation (a distance of 753.28 feet to the Point of Beginning and containing 221,956 square feet or 5.095 acres of land).

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF DEED RECORDED IN INSTRUMENT NO. 201400200450, O.P.R.D.C.T. (S89°14'52"W)
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 53 RESIDENTIAL LOTS AND 3 COMMON AREAS.
- 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) THIS PLAN IS RESTRICTED TO SINGLE FAMILY USE ONLY.
- 6) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
- 7) GUEST PARKING MUST BE PROVIDED AT A RATIO OF ONE PARKING SPACE FOR EACH 5 DWELLING UNITS.
- 8) 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.
- 9) BENCHMARK IS A RIVET FOUND ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DITCH INLET ON THE WEST SIDE OF WINNETKA AVENUE AND AT THE NORTHWEST CORNER OF THE INTERSECTION OF NINTH STREET AND WINNETKA AVENUE. (ELEV.- 553.941')

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Seale-Willomet Land, LP, acting by and through its duly authorized officer, Adam R. Stetson, President, does hereby adopt this plat, designating the herein described property as **SEALE-WILLOMET ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown hereon 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. An easement area of at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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 of any time of procuring property for the purpose of its use. (Any public utility shall have the right of ingress and egress to privately performed by that 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: Adam R. Stetson, President  
Seale-Willomet Land, LP

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Adam R. Stetson 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 \_\_\_\_\_, 2015.  
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 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
RELEASED 06/25/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
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.

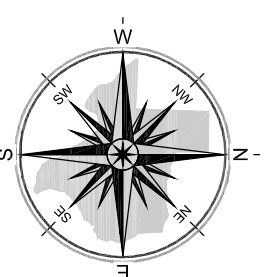
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

LINE	LENGTH	BEARING
L1	15.00	N00°45'25"W
L2	50.00	N89°14'52"E
L3	50.00	N89°14'52"E
L4	50.00	S89°14'52"E
L5	18.57	N89°14'52"E
L6	20.00	S89°14'52"E
L7	11.43	N89°14'52"E
L8	24.78	S00°18'08"E
L9	44.00	S89°14'52"E
L10	44.00	S89°14'52"E
L11	6.00	N00°45'07"W
L12	36.00	S89°04'13"W
L13	18.00	S00°55'47"E
L14	17.48	S89°04'13"W
L15	23.00	S00°18'08"E
L16	6.45	N00°45'08"W
L17	6.45	N00°45'08"W
L18	44.00	N89°14'52"E
L19	5.49	N00°45'08"W
L20	5.49	S00°45'08"E
L21	44.00	N89°14'52"E
L22	6.00	S00°45'08"E
L23	6.00	S00°45'08"E
L24	5.00	S00°45'08"E
L25	57.74	S00°45'08"E
L26	6.04	S00°45'08"E
L27	44.00	N89°14'52"E
L28	7.50	S00°45'08"E
L29	44.00	S00°45'08"E
L30	44.00	S00°45'08"E
L31	6.00	S00°45'08"E
L32	6.00	S00°45'08"E
L33	44.00	S89°14'52"E
L34	44.00	S89°14'52"E
L35	8.88	S89°14'52"E
L36	0.44	S00°45'08"E
L37	20.01	S00°55'47"E
L38	24.04	S89°14'52"W
L39	28.03	S89°14'52"W
L40	50.08	S89°14'52"E
L41	30.00	N89°14'52"E
L42	30.00	N89°14'52"E
L43	30.00	N89°14'52"E
L44	50.07	N89°14'52"E
L45	35.00	N89°14'52"E
L46	35.00	N89°14'52"E
L47	35.00	N89°14'52"E
L48	35.00	N89°14'52"E
L49	35.00	N89°14'52"E
L50	35.00	N89°14'52"E
L51	35.00	N89°14'52"E
L52	30.00	N89°14'52"E

CURVE	CURVE BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94°22'42"E	2.00'	3.90'	S46°27'14"W	2.84'
C2	90°00'00"	2.00'	3.14'	N45°45'07"W	2.83'
C3	07°28'06"	100.00'	12.86'	S65°31'50"W	12.97'
C4	04°00'28"	100.00'	6.99'	S79°48'33"W	6.99'
C5	11°28'34"	100.00'	19.97'	S83°31'36"W	19.94'
C6	04°17'07"	100.00'	8.98'	S87°06'18"W	8.97'
C7	11°28'34"	120.00'	23.97'	S83°51'56"W	23.93'
C8	11°28'34"	120.00'	16.27'	N81°02'35"W	16.19'
C9	19°28'04"	48.00'	11.22'	N64°38'22"W	11.19'
C10	13°28'23"	48.00'	1.15'	S74°28'14"E	1.14'
C11	34°58'06"	2.00'	3.96'	S37°19'06"W	3.95'
C12	11°30'14"	2.00'	20.22'	N17°22'04"W	20.07'
C13	24°01'55"	48.00'	7.12'	N82°03'08"E	7.11'
C14	08°28'38"	48.00'	2.47'	N87°46'23"E	2.47'
C15	02°56'58"	48.00'	9.99'	N83°31'36"E	9.97'
C16	02°56'58"	48.00'	5.99'	N83°31'36"E	5.98'
C17	11°28'34"	28.00'	3.14'	S44°14'52"W	2.83'
C18	11°28'34"	28.00'	3.14'	S44°14'52"W	2.83'
C19	90°00'00"	2.00'	3.99'	S53°34'28"W	3.19'
C20	105°33'07"	2.00'	28.00'	S37°56'38"E	33.85'
C21	90°00'00"	2.00'	3.99'	S37°56'38"E	33.85'
C22	74°22'53"	28.00'	3.89'	N52°03'28"E	3.19'
C23	105°33'07"	2.00'	3.14'	S45°45'08"E	2.83'
C24	90°00'00"	2.00'	3.14'	N70°02'31"W	14.14'
C25	41°24'35"	20.00'	14.45'	S86°32'34"W	14.14'
C26	11°35'32"	20.00'	45.66'	N83°18'08"E	45.98'
C27	11°35'32"	20.00'	45.66'	N83°18'08"E	45.98'
C28	87°01'00"	2.00'	3.99'	N49°15'38"W	3.00'
C29	87°01'00"	2.00'	6.28'	S89°14'52"W	4.00'
C30	180°00'00"	2.00'	6.28'	S89°14'52"W	4.00'
C31	90°00'00"	2.00'	6.28'	S89°14'52"W	2.83'
C32	90°00'00"	2.00'	15.06'	S86°59'24"W	15.06'
C33	03°55'24"	220.00'	29.46'	N81°11'51"E	29.44'
C34	07°44'28"	220.00'	8.98'	N81°11'51"E	8.98'
C35	07°44'28"	220.00'	8.98'	N81°11'51"E	8.98'
C36	08°38'52"	200.00'	30.19'	N83°23'14"E	30.16'
C37	01°32'13"	200.00'	5.36'	N89°28'48"E	5.36'
C38	11°35'46"	220.00'	44.53'	S83°08'12"W	44.45'
C39	11°35'35"	200.00'	41.51'	N83°18'08"E	41.44'
C40	69°59'35"	48.00'	58.84'	S55°48'17"E	59.06'
C41	69°59'35"	48.00'	76.40'	S45°45'07"E	69.98'
C42	10°41'46"	48.00'	8.96'	S04°25'44"W	8.95'
C43	10°41'46"	48.00'	8.96'	S04°25'44"W	8.95'
C44	38°58'38"	48.00'	32.61'	S29°24'28"W	31.99'
C45	40°22'39"	48.00'	33.83'	S69°03'34"W	33.13'
C46	90°00'00"	48.00'	75.40'	S44°14'52"W	67.88'
C47	86°02'19"	28.00'	42.05'	N43°19'16"W	36.21'

OWNER: SEALE WILLOMET LAND, LP  
ATTN: ADAM R. STETSON  
2003 S. 1ST STREET  
AUSTIN, TEXAS 78704



SCALE: 1"=40' / DATE: APRIL 24, 2015 / JOB NO. 1400646-01 / DRAWN BY: GC

PRELIMINARY PLAT  
A SHARED ACCESS DEVELOPMENT  
SEALE-WILLOMET ADDITION  
LOTS 1-53 & LOTS 1X-3X (COMMON AREAS),  
BLOCK 22/7996  
221,956 SQ.FT. / 5,095 ACRES  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S145-220  
CBG Surveying, Inc.