

OWNERS' CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Alan Hoffmann, LLC, a Texas limited liability company, is the owner of a tract of land situated in the Jacob Hart Survey, Abstract No. 577 in the City of Dallas, Dallas County, Texas, being all of a tract of land conveyed to Alan Hoffmann, LLC, a Texas limited liability company, by General Warranty Deed with Vendor's Lien recorded in Instrument No. 20140016524, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for corner at the intersection of the East line of Peavy Road (a 60 foot right-of-way) and the South line of Millmar Drive (a 60 foot right-of-way), being the Northwest corner of said Alan Hoffmann, LLC tract, from which a 600 rail found for reference bears South 69 degrees 22 minutes 53 seconds East, a distance of 0.90 feet;

Thence Due East, leaving said intersection and along the said South line of Millmar Drive, a distance of 417.91 feet to a 1/2 inch iron rod found for corner at the intersection of the said South line of Millmar Drive and a 10 foot alley;

Thence South 01 degrees 14 minutes 56 seconds West, leaving the said South line of Millmar Drive and along the said West line of 10 foot alley, a distance of 179.07 feet to a 1 inch iron pipe found for corner at the intersection of the said West line of 10 foot alley and the North line of a 10 foot alley;

Thence North 01 degrees 14 minutes 56 seconds East, along the said East line of Peavy Road, a distance of 179.07 feet to the Point of Beginning and containing 74,817 square feet or 1.718 acres of land.

OWNERS' DEDICATION
NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alan Hoffmann, LLC, a Texas limited liability company, acting by and through their duly authorized agent, Alan Hoffmann, President, does hereby adopt this plat, designating the herein described property as **ABODE AT WHITE ROCK**, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shall 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 signs shall be constructed, reconstructed or placed upon, over or across the easements shown hereon. Said utility and fire lane easements shall be subject to the right of the City of Dallas to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or signs 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 and upon 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 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.)

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 of water main and wastewater systems, other than the easements shown hereon, which shall be subject to the covenants or covenants 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. Stewarts 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 of Dallas, Texas, this _____ day of _____, 2015.

By: Alan Hoffmann, President
Alan Hoffmann, LLC, a Texas limited liability company
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears, Alan Hoffmann, 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-6.617 (g)(b)(c) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2015.
RELEASED FOR REVIEW 06/12/2015. 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

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

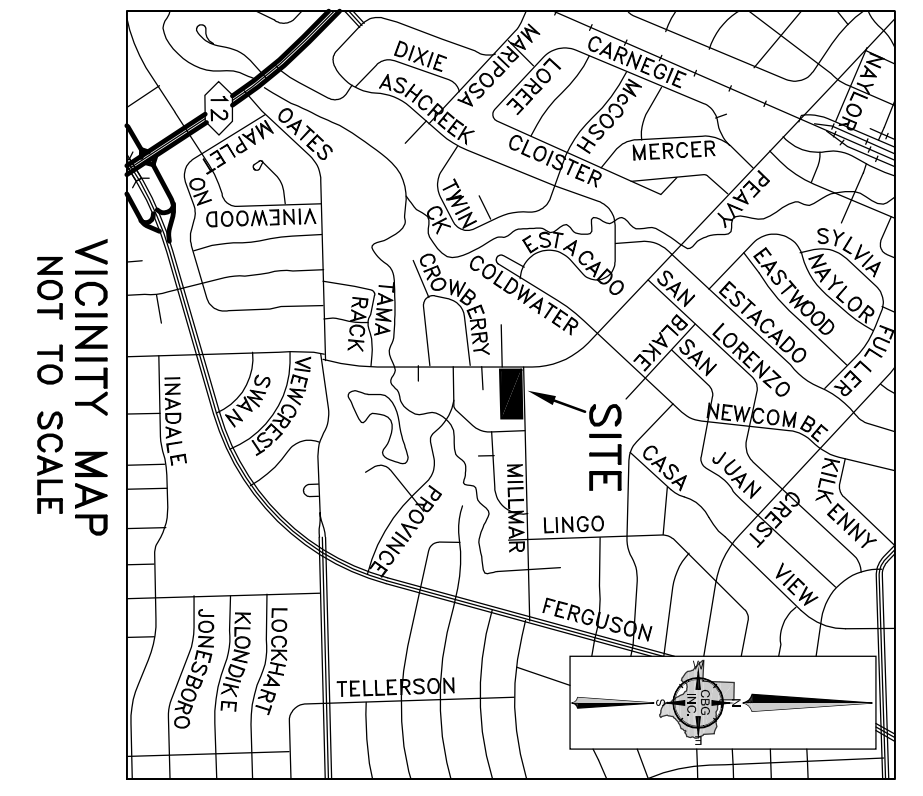
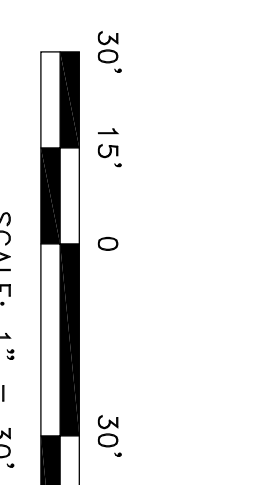
SHARED ACCESS AREA EASEMENT STATEMENT:

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns: The shared access area, as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to property or person that results from the use or condition of the shared access area. In the event that work on water or wastewater lines or for any other reason, the government repair will be to minimum standards set forth in the City of Dallas government cut and repair standards manual or its successor, and any special pavers or other surface treatments must be replaced or replicated by the homeowners association of its option.

PRELIMINARY PLAT
ABODE AT WHITE ROCK
LOTS 1-8, BLOCK 1/7404
A SHARED ACCESS DEVELOPMENT
74,817 SQ.FT. / 1.718 ACRES
JACOB HART SURVEY, ABSTRACT NO. 577
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-212
CBG Surveying, Inc.

OWNER: ALAN HOFFMANN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
7824 GASTON AVENUE #124-341
DALLAS, TEXAS 75214
TEL: 972-324-0199

12025 Shiloh Road, Suite 230, Dallas, Texas 75228
TEL: 972-324-0199
WWW.CBGDFW.COM
SCALE: 1"=50' / DATE: JANUARY 20, 2015 / JOB NO. 1414257 / DRAWN BY: CG



LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
SQ.FT. SQUARE FEET
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

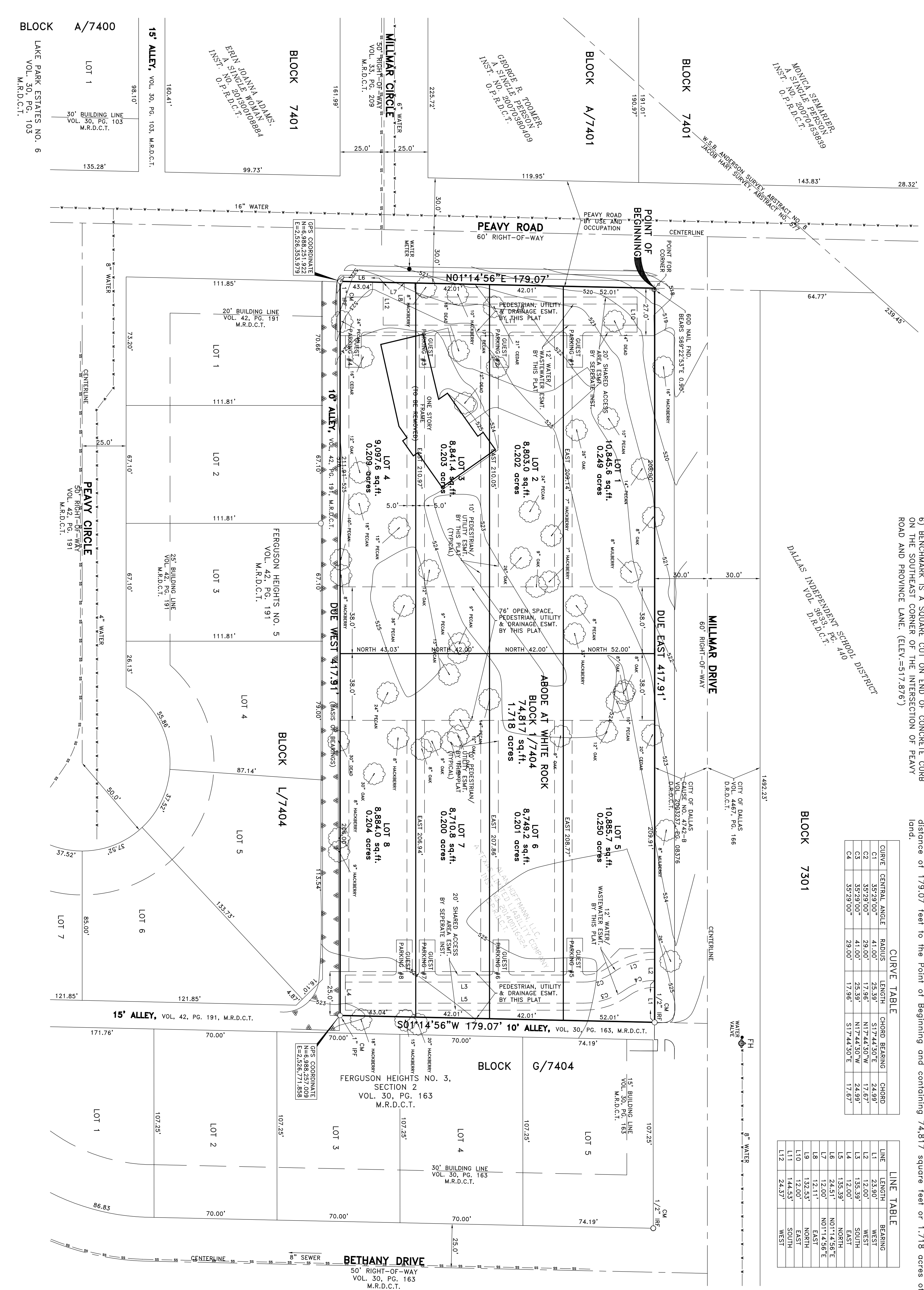
GENERAL NOTES:
1) BEARINGS ARE BASED ON THE SOUTH LINE OF DEED RECORDED IN INSTRUMENT NO. 201300323273, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (DUE WEST)
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE 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) BENCHMARK IS A SQUARE CUT ON END OF CONCRETE CURB ON THE SOUTHEAST CORNER OF THE INTERSECTION OF PEAVY ROAD AND PROVENCE LANE. (ELEV.=917.876')

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD
C1	179.07°	29.00'	S17°44'30"W	17.67'
C2	55.29°	41.00'	S17°44'30"W	24.99'
C3	55.29°	29.00'	N17°44'30"E	17.67'

LINE TABLE

LINE	LENGTH	BEARING
L1	12.00'	WEST
L2	12.00'	WEST
L3	15.59'	SOUTH
L4	12.00'	EAST
L5	15.59'	NORTH
L6	24.51'	N01°14'56"E
L7	12.00'	N01°14'56"E
L8	15.59'	NORTH
L9	152.53'	NORTH
L10	12.00'	EAST
L11	144.53'	SOUTH
L12	24.37'	WEST



BLOCK A/7400
LAKE PARK ESTATES NO. 6
VOL. 30, PG. 103
M.R.D.C.T.

BLOCK 7401
15' ALLEY, VOL. 30, PG. 103, M.R.D.C.T.
LOT 1
BUILDING LINE VOL. 42, PG. 191
M.R.D.C.T.

BLOCK 7401
15' ALLEY, VOL. 30, PG. 103, M.R.D.C.T.
LOT 1
BUILDING LINE VOL. 42, PG. 191
M.R.D.C.T.

BLOCK L/7404
FERGUSON HEIGHTS NO. 5
VOL. 42, PG. 191
M.R.D.C.T.

BLOCK G/7404
FERGUSON HEIGHTS NO. 3,
SECTION 2
VOL. 30, PG. 163
M.R.D.C.T.

BLOCK 7301
DALLAS INDEPENDENT SCHOOL DISTRICT
VOL. 36, PG. 740
D.R.D.C.T.