



**LEGEND**

(C.M.)	CONTROLLING MONUMENT
SIR	1/2-INCH IRON ROD WITH "WESTWOOD" CAP SET
⊕	CENTERLINE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT OF WAY
ESMT.	EASEMENT
VOL., PG.	VOLUME, PAGE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, Fair-Knight Partners, Ltd. is the owner of a 0.9490 acre tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas; said tract being all of Lots 2, 3, 4, 5 and 6, Block 3/2059, Clifton Place No. 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 438 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described as Tract 1, Tract 2 and Tract 3 in Warranty Deed to Fair-Knight Partners, Ltd. recorded in County Clerk's No. 201500285222 of the Official Public Records, Dallas County, Texas; said 0.9490 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the northwest right-of-way line of Knight Street (a 50-foot wide right-of-way) and the southwest right-of-way line of Fairmount Street (a 50-foot wide right-of-way); said point also being the easternmost corner of said Lot 2, Block 3/2059;

THENCE, South 45 degrees, 32 minutes, 55 seconds West, along the said northwest line of Knight Street and the southeast line of said Lot 2, Block 3/2059, a distance of 150.00 feet to a 1/2-inch iron rod found for corner; said point also being the southernmost corner of said Lot 2, Block 3/2059 and the easternmost corner of Lot 1, Block 3/2059 of said Clifton Place No. 1;

THENCE, North 46 degrees, 00 minutes, 55 seconds West, departing the said northwest line of Knight Street and the said southeast line of Lot 2, Block 3/2059 and along the northeast line of said Lot 1, Block 3/2059, a distance of 188.71 feet to a 1/2-inch iron rod found for corner in the east right-of-way line of Dallas North Tollway (a variable width right-of-way); said point also being the northernmost corner of said Lot 1, Block 3/2059;

THENCE, departing the said northeast line of Lot 1, Block 3/2059 and along the said east line of Dallas North Tollway, the following two (2) calls:

North 04 degrees, 46 minutes, 54 seconds West, a distance of 96.29 feet to a 1/2-inch iron rod found at an angle point;

North 05 degrees, 41 minutes, 56 seconds West, a distance of 122.03 feet to a 1/2-inch iron rod found for corner at the intersection of the said east line of Dallas North Tollway and the southeast right-of-way line of Douglas Street (a 50-foot wide right-of-way); said point also being the northwest corner of said Lot 6, Block 3/2059;

THENCE, North 24 degrees, 45 minutes, 07 seconds East, departing the said east line of Dallas North Tollway and along the said southeast line of Douglas Street and the north line of said Lot 6, Block 3/2059, a distance of 6.76 feet to a 1/2-inch iron rod found for corner at the intersection of the said southwest line of Fairmount Street and the said southeast line of Douglas Street; said point also being the northernmost corner of said Lot 6, Block 3/2059;

THENCE, South 46 degrees, 11 minutes, 47 seconds East, along the said southwest line of Fairmount Street and the northeast line of said Lots 6, 5, 4, 3 and 2, Block 3/2059, a distance of 360.49 feet to the POINT OF BEGINNING;

CONTAINING, 41,340 square feet or 0.9490 acres of land, more or less.

- NOTES:
- Bearing system for this survey is based on a bearing of South 45 degrees, 32 minutes, 55 seconds West for the northwest right-of-way line of Knight Street according to the Warranty Deed to Fair-Knight Partners, Ltd. recorded in County Clerk's No. 201500285222 of the Official Public Records, Dallas County, Texas.
  - Lot-to-lot drainage will not be allowed without engineering section approval.
  - (C.M.) - Controlling Monument.

STATE OF TEXAS  
 COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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 \_\_\_\_\_, 2016.



**PRELIMINARY**  
 RELEASED 06/14/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
 Roman L. Groysman  
 Registered Professional Land Surveyor  
 No. 5864

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

RECORDED: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Fair-Knight Partners, Ltd., do hereby adopt this plat, designating the herein described property as FAIRMOUNT KNIGHT ADDITION, LOT 2A, BLOCK 3/2059, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee 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 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 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 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.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 of Texas Notary Public in and for the State

PURPOSE OF REPLAT:  
 Combine Lots 2, 3, 4, 5 and 6, Block 3/2059 into one lot.

**PRELIMINARY PLAT  
 FAIRMOUNT KNIGHT ADDITION  
 LOT 2A, BLOCK 3/2059**

BEING A REPLAT OF  
 LOTS 2, 3, 4, 5 AND 6, BLOCK 3/2059

CLIFTON PLACE NO. 1,  
 AN ADDITION TO THE CITY OF DALLAS, TEXAS  
 AND BEING OUT OF THE

JAMES A. SYLVESTER SURVEY, ABSTRACT No. 1383  
 DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER: S156-237

<b>OWNER:</b> FAIR-KNIGHT PARTNERS, LTD. 16850 DALLAS PARKWAY, SUITE 1000 DALLAS, TEXAS 75248 (972) 788-8600		<b>PREPARED</b> 06-14-2016 <b>SURVEYED</b> 12-30-2015 <b>SCALE:</b> 1" = 20' <b>W NUMBER</b> R0008031.00 <b>DRAWN BY:</b> RLG <b>CHECKED BY:</b> AWS
		1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM