

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Brierwood Developers are the owners of a 3.142 acre tract of land situated in the I. Browder Survey, Abstract Number 71, City of Dallas Block No. 8483, being a remaining portion of a Special Warranty Deed recorded in Instrument Number 201100308615, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011);

BEGINNING at an "X" Cut found for the southwest corner of Lot 1, Block 9/8483 of Brierwood Heights Phase 2, an addition to the City of Dallas, as recorded in Volume 2004175, Page 30, Deed Records, Dallas County, Texas, same being a point on the east right-of-way line of Acadia Drive (50 foot right-of-way, as created in Volume 2003180, Page 42, Deed Records, Dallas County, Texas);

THENCE North 89 degrees 09 minutes 25 seconds East, departing the east right-of-way line of said Acadia Drive, with the south line of said Block 9/8483 of said Brierwood Heights Phase 2, and continuing with the south right-of-way line of Laurenwood Drive (50 foot right-of-way, as created in Volume 2004175, Page 30, Deed Records, Dallas County, Texas, a total distance of 934.00 feet to an Aluminum Monument capped "Brierwood Heights Phase 3" set for the current southeast corner of said Laurenwood Drive;

THENCE North 00 degrees 50 minutes 35 seconds West, with an east right-of-way line of said Laurenwood Drive, a distance of 29.97 feet to a 3 and 1/2 inch aluminum disk found for the southwest corner of Lot 19, Block 10/8483 of said Brierwood Heights Phase 2;

THENCE North 89 degrees 09 minutes 25 seconds East, departing the east right-of-way line of said Laurenwood Drive, with the south line of said Lot 19, a distance of 126.50 feet to an "X" Cut found for the southeast corner of said Lot 19, same being a point on the west line of a tract of land described to Sergio Limon by deed recorded in Instrument Number 201300055338, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 50 minutes 35 seconds East, with the west line of said Limon tract, a distance of 155.47 feet to an Aluminum Monument capped "Brierwood Heights Phase 3" set for the southwest corner of said Limon tract, same being the southeast corner of said subject tract and lying on the north right-of-way line of Brierwood Lane (50 foot public right-of-way);

THENCE South 89 degrees 09 minutes 25 seconds West, with the north right-of-way line of said Brierwood Lane, a distance of 1060.50 feet to an Aluminum Monument capped "Brierwood Heights Phase 3" set for the southwest corner of said subject tract, also being at the intersection of the north right-of-way line of said Brierwood Lane and the east right-of-way line of said Acadia Drive;

THENCE North 00 degrees 50 minutes 35 seconds West, with the east right-of-way line of said Acadia Drive, a distance of 125.50 feet to THE POINT OF BEGINNING and containing 136,884 square feet or 3.142 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Brierwood Developers, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Brierwood Heights Phase 3, 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 hereon. 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 the 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).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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 ___, 20__.

By: _____
Signature

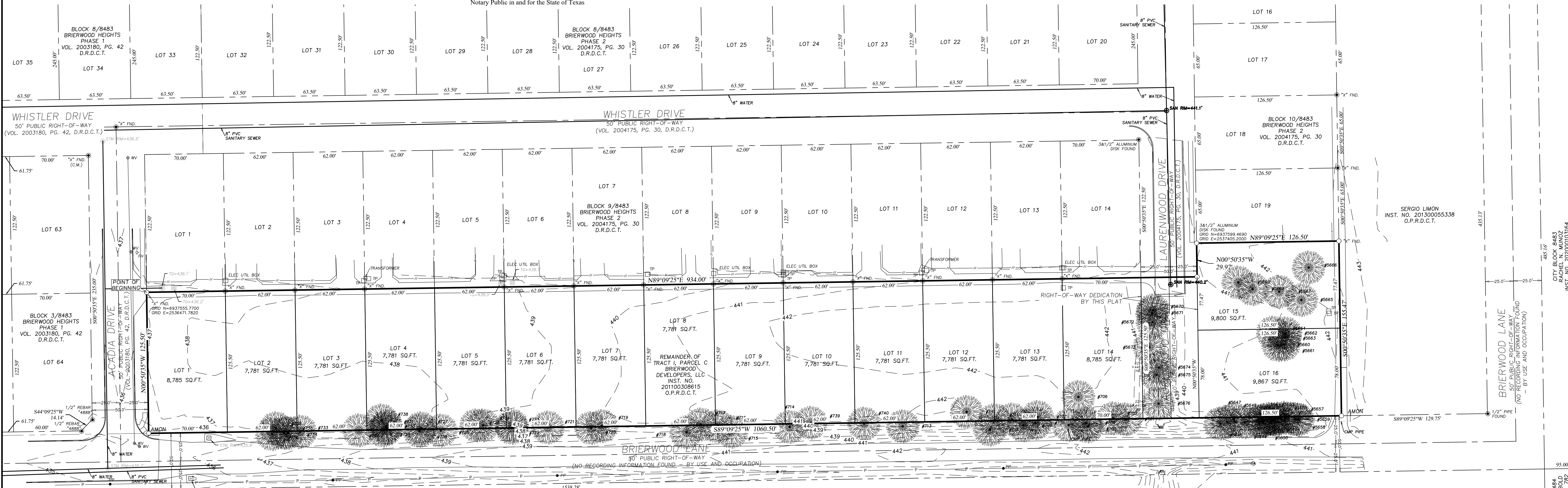
Printed Name Title

STATE OF TEXAS §
COUNTY OF _____ §

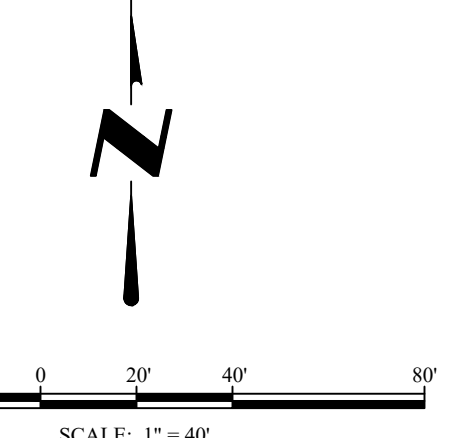
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of Texas



- LEGEND OF ABBREVIATIONS
• D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
• O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
• C.M. CONTROLLING MONUMENT
• INST. NO. INSTRUMENT NUMBER
• VOL., PG. VOLUME AND PAGE
• SQ.FT. SQUARE FEET
• O PROPERTY CORNER
• AMON 3-1/4" ALUMINUM DISK STAMPED "7-11 BUCKNER" SET
• FND FOUND
• MON MONUMENT
• SF SQUARE FEET

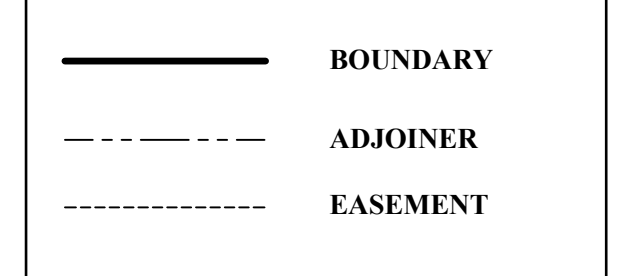


- SURVEYOR'S NOTES:
1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0520K, dated July 07, 2014, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create 16 lots out of one tract of land and to dedicate the right-of-way.

TRACT I, PARCEL D
BRIERWOOD DEVELOPERS, LLC
INST. NO. 201100308615
O.P.R.D.C.T.

CERTIFICATE OF APPROVAL:
I, _____ chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ___ day of ___, A.D. 20__ and same was duly approved on the ___ day of ___, A.D. 20__ by said Commission.

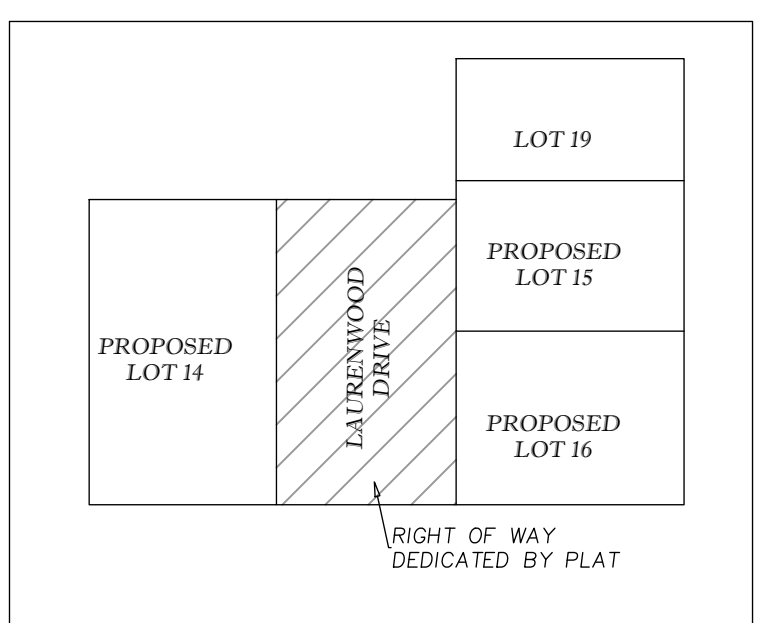
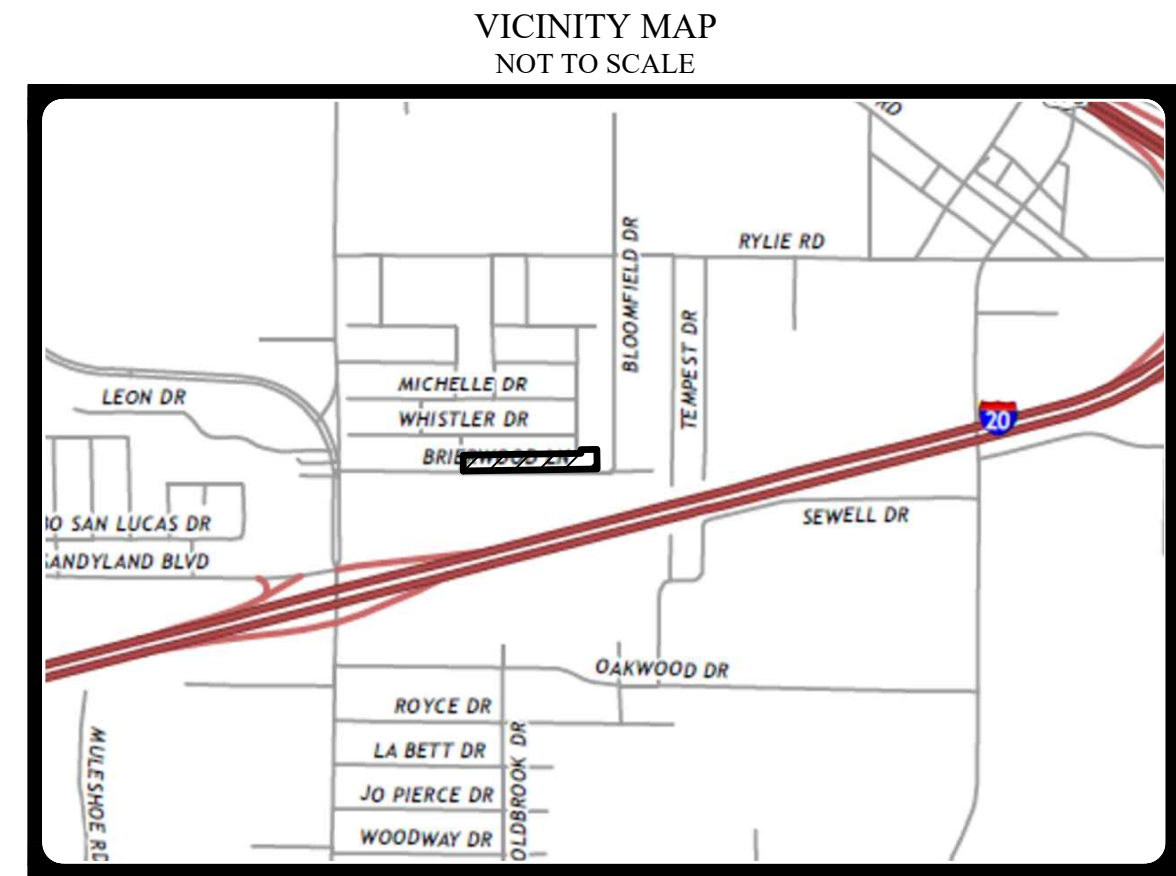
Chairman, City Plan Commission, Dallas, Texas



ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633
OWNER/DEVELOPER
BRIERWOOD DEVELOPERS, LLC
6750 Hillcrest Plaza, Suite 318
Dallas, Dallas County, Texas 75230

WINDROSE LAND SURVEYING & PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 11/05/2020 CHECKED BY: M.N.P. JOB NO.: D56375-P113020

CITY PLAN FILE NO: S201-589
PRELIMINARY PLAT
BRIERWOOD HEIGHTS
PHASE 3
LOTS 1-14, BLOCK 8/8483 AND
LOTS 15 & 16, BLOCK 10/8483
Being a total of 3.142 Acres of land situated in
the I. Browder Survey, Abstract No. 71, City
of Dallas Block 8483, Dallas County, Texas
311T-
NOVEMBER, 2020



SURVEYOR'S STATEMENT
I, Mark N. Peeples, 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 Engineers and Land Surveyors, 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.
Date this ___ day of ___, 2020.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 12/8/2021
Mark N. Peeples
Texas Registered Professional Land Surveyor No. 6443
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 ___, 2020.
Notary Public in and for the State of Texas

Tree Table with columns: Tag #, Size (in), Type. Lists various trees like Hackberry, Cedar Elm, Mesquite, Oak, Pecan, Elm, Willow, Ash, Cottonwood, Bradford Pear, and Boisdarc with their respective sizes and counts.