



OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }
 WHEREAS **Brent M. Hicks** and **Stacy Hicks** are the owners Lot 10, Block 5067, Lakemont Addition, an Addition to the City of Dallas as recorded in Volume 5, Page 166, Deed Records of Dallas County, Texas, said Lot being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with cap for the northwest corner of the intersection of Capps Drive (50-foot right of way) and Lakemont Drive (50-foot right of way), being the southeast corner of said Lot 10;
 THENCE S 85°04'39" W with the north right of way line for Capps Drives, a distance of 202.0 feet to a set 5/8-inch iron rod with yellow cap marked "ADAMS SURVEYING COMPANY, LLC" (CIRS), same being the south east corner of Lot 11 of said Addition;
 THENCE N 05°42'21" W with the line common to said Lots, a distance of 176.5 feet to a ADS for the common northerly corner of said Lots, and the southwest corner of Lot 9 of said Lakemont Addition;
 THENCE N 85°04'39" E with the line common to said Lots 9 and 10, a distance of 202.0 feet to a found iron rod on the west right of way line for Lakemont Drive;
 THENCE S 05°42'21" E with said right of way line, a distance of 176.5 feet to the POINT OF BEGINNING, having an area of 0.818 acre (35656 square feet), more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
Brent Hicks and **Stacy Hicks**, does hereby adopt this plat, designating the herein described property as **LOT 10R, BLOCK 5067, LAKEMONT ADDITION** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area 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 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.

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 _____ 2021.

By: BRENT HICKS _____ STACY HICKS _____

STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brent Hicks, 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 SEAL OF OFFICE this the _____ day of _____ 2021.

My commission expires: _____ Notary Public, State of Texas

STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stacy Hicks, 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 SEAL OF OFFICE this the _____ day of _____ 2021.

My commission expires: _____ Notary Public, State of Texas

The purpose of this plat is to revise the building lines for development of this lot.

SPACE RESERVED FOR COUNTY RECORDING LABEL



PRELIMINARY PLAT
LOT 10R, BLOCK 5067
LAKEMONT ADDITION
 0.818 ACRE
 BEING A REPLAT OF A LOT 10,
 OF CITY BLOCK 5067
 LAKEMONT ADDITION,
 AS RECORDED IN VOLUME 5, PAGE 166
 WILSON BAKER SURVEY, ABSTRACT NUMBER 54
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 MAY 19, 2021
 CITY PLAN FILE NUMBER - S201-678
 CITY ENGINEER FILE NO.
 SHEET 1 OF 1

SURVEYOR'S STATEMENT

I, Paul Hubert, 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 _____ 2021.

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

Paul Hubert, Registered Professional Land Surveyor, #1942

STATE OF TEXAS }
 COUNTY OF DALLAS }
 BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Hubert, 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 SEAL OF OFFICE this the _____ day of _____ 2021.

My commission expires: _____ Notary Public, State of Texas

- ABBREVIATIONS
- XF = "X" CUT FOUND
 - ESMT. = EASEMENT
 - ROW = RIGHT-OF-WAY
 - PKF = PK NAIL FOUND
 - IRF = IRON ROD FOUND
 - CM = CONTROLLING MONUMENT
- P.R.D.C.T. = PLAT RECORD 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
 - CIRS = 5/8 INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC."
 - ADS = 3-1/4" INCH ALUMINUM DISK SET MARKED 10R/5067 LAKEMONT

GENERAL NOTES

- BASIS OF BEARING is based on the Volume 5, Page 166, of the Map Records of Dallas County, Texas. Basis of bearing is derived from GPS observation, utilizing State Plane Coordinate System, Texas North Central 4202, North American Datum of 1983, via the WDS North Texas VRS Network.
- Lot to lot drainage will not be allowed without Engineering Section approval.
- According to Map No. 48113C0330J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All Road Right-of-Ways are dedicated by Lakemont Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat there of recorded in Volume 5, Page 166, of the Map Records of Dallas County, Texas, unless otherwise noted.

Adams
 Surveying
 Company,
 LLC

SURVEYOR
 ADAMS SURVEYING COMPANY, LLC
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 CONTACT: Paul Hubert, R.P.L.S.
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OWNER/APPLICANT
BRENT & STACY HICKS
 CARE OF
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