

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS JULIETTE FOWLER PROPERTIES, INC. IS THE OWNER OF A TRACT OF LAND BEING PART OF TRACTS 2,3,5,7,8,9,10,11,12,13,14,15,16 AND 18 OF CITY BLOCK 1674 OF LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. BY INSTRUMENT NUMBER 20080201114 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING PART OF TRACTS 1, 2 AND 3 OF CITY BLOCK 1674 OF LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. BY INSTRUMENT NUMBER 20080201115 (O.P.R.D.C.T.) AND BEING PART OF ABANDONED EAST SIDE AVENUE OF LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. BY INSTRUMENT NUMBER 201200041359 (O.P.R.D.C.T.) BEING A PORTION OF LOT 8, BLOCK 1674, GERTUDE STONE SUBDIVISION AS RECORDED IN MAP BOOK 41 PAGE 217, MAP RECORDS DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND BEING A PORTION OF LOTS 23 AND 24, BLOCK 1674, J.C. HONEA SUBDIVISION AS RECORDED IN MAP BOOK 47 PAGE 5 (M.R.D.C.T.) AND BEING A PORTION OF THE ABANDONMENT OF EASTSIDE AVENUE BY CITY ORDINANCE NUMBER 28486 OF THE ROBERT MOORE SURVEY, ABSTRACT NO. 999, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT, A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED HALFF FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF FULTON (VARIABLE WIDTH) STREET WITH THE NORTHWEST LINE OF THE ABANDONMENT OF EASTSIDE AVENUE AS CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. AS RECORDED BY INSTRUMENT NUMBER 201200041359 (O.P.R.D.C.T.);

THENCE ALONG SAID NORTHWEST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.21 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED HALFF FOUND FOR CORNER; AND NORTH 45 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 666.05 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED HALFF FOUND FOR CORNER ON THE NORTHWESTERN PROJECTION OF THE NORTHEAST LINE OF LOT 1, BLOCK A/1674 OF JULIETTE FOWLER HOME NO. 3, PHASE 1 AS RECORDED BY INSTRUMENT NUMBER 201600030855 (O.P.R.D.C.T.);

THENCE ALONG SAID NORTHWESTERN PROJECTION, SOUTH 46 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.04 FEET TO 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED VOTEX FOUND FOR THE MOST NORTHERN CORNER OF SAID JULIETTE FOWLER HOME NO. 3, PHASE 1 ON THE SOUTHEAST LINE OF SAID ABANDONMENT OF EASTSIDE AVENUE;

THENCE ALONG SAID SOUTHEAST LINE, SOUTH 45 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 299.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER ON THE SOUTHWEST LINE OF SAID JULIETTE FOWLER HOME NO. 3, PHASE 1;

THENCE ALONG SAID SOUTHWEST LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 45 DEGREES 51 MINUTES 43 SECONDS EAST, A DISTANCE OF 170.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED HALFF FOUND FOR CORNER; NORTH 45 DEGREES 26 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.01 FEET TO A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP FOR CORNER; SOUTH 45 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 13.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED COLE DESIGN GROUP 10193871 SET FOR CORNER(TYPICAL); NORTH 45 DEGREES 26 MINUTES 13 SECONDS EAST, A DISTANCE OF 84.96 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; AND SOUTH 41 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 136.42 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER ON THE NORTHWEST LINE OF THE AFOREMENTIONED JULIETTE FOWLER HOME NO. 3, PHASE 1;

THENCE ALONG SAID NORTHWEST LINE, SOUTH 44 DEGREES 18 MINUTES 17 SECONDS WEST, A DISTANCE OF 592.35 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER ON THE SOUTHWEST LINE OF THE AFOREMENTIONED JULIETTE FOWLER HOME NO. 3, PHASE 1;

THENCE ALONG SAID SOUTHWEST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 45 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 149.92 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; NORTH 44 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; NORTH 45 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; AND NORTH 44 DEGREES 44 MINUTES 27 SECONDS EAST, A DISTANCE OF 18.08 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER ON THE NORTHEAST RIGHT OF WAY LINE OF THE AFOREMENTIONED FULTON STREET;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 45 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 165.12 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; NORTH 44 DEGREES 44 MINUTES 27 SECONDS EAST, A DISTANCE OF 18.28 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED HALFF FOUND FOR CORNER; AND NORTH 45 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 65.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 192,440 SQUARE FEET AND/OR 4.418 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE DESIGN GROUP, INC. DURING THE MONTH OF DECEMBER 2019 IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS;

THAT JULIETTE FOWLER PROPERTIES, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, NICOLE GANN DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1674, JULIETTE FOWLER RESIDENCES ADDITION. 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT 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 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 _____, THIS THE DAY OF _____, 2020.

JULIETTE FOWLER PROPERTIES, INC.

By: _____

NAME: NICOLE GANN

TITLE: PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NICOLE GANN, 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DETENTION AREA EASEMENT STATEMENT

THE PROPOSED DETENTION AREA (S) ALONG BLOCK 1/1674 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK 1/1674 THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HERINAFTER DEFINED IN BLOCK 1/1674, UNLESS APPROVED BY THE CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERRECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH AN EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK 1/1674, AS IN THE CASE OF ALL DETENTION AREAS, IS SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT, WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

GENERAL NOTES

- 1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS AND COORDINATES: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. CORNER OF RECORD: 1/2-INCH IRON ROD WITH CAP STAMPED "HALFF" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE ABANDONMENT OF EAST SIDE AVENUE AND BEING IN THE NORTHEASTERLY LINE OF FULTON STREET: NOTED AS POINT OF BEGINNING.
4. BOUNDARY CORNERS TAGGED WITH COORDINATES ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
6. THE PURPOSE OF THIS PLAT IS TO COMBINE THE SUBJECT PROPERTY INTO ONE LOT AND REMOVE THE 25' AND 30' BUILDING LINES AS SHOWN.
7. BY GRAPHIC SCALE, THE PROPERTY SHOWN HERE ON APPEARS TO BE LOCATED IN A ZONE "X", AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE NATIONAL FLOOD HAZAERD MAP PANEL 480171C0 345J, BEARING AN EFFECTIVE DATE OF AUGUST 23, 2001.

SURVEYOR'S STATEMENT

I, DANIEL L. JACKSON, 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.

DATED THIS THE _____ DAY OF _____, 2020.

DANIEL L. JACKSON, RPLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

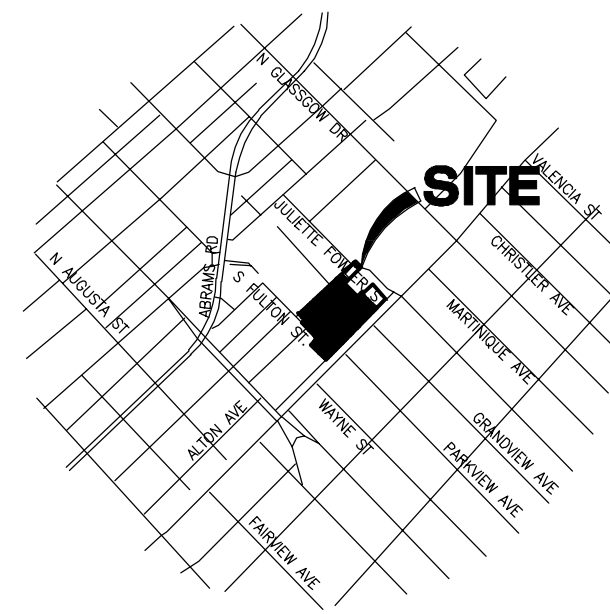
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

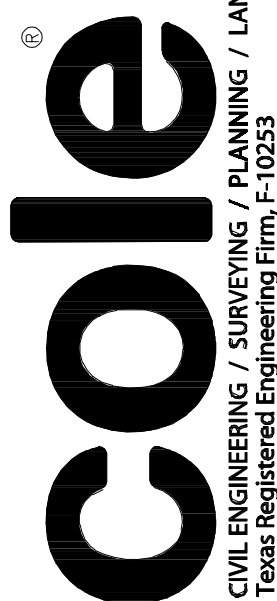
RELEASED FOR REVIEW, 08/05/2020. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
22 TEX. ADMIN. CODE § 663.18(D)



LOCATION MAP NOT TO SCALE

JULIETTE FOWLER PROPERTIES, INC.
1234 ABRAMS ROAD
DALLAS, TEXAS 75214
214-515-1327

+ DALLAS
Frisco Square
6175 Main Street
Frisco, TX 75034
972.624.6000 tel
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DRAWN BY MDH
CHECKED BY TDW
DRAWING SCALE 1" = 60'
DATE 01/06/2020

Job Number 19-0138
Sheet Number 2 OF 2

PRELIMINARY PLAT
LOT 1, BLOCK 1674
JULIETTE FOWLER RESIDENCES
ADDITION

BEING PART OF TRACTS 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 18 OF CITY BLOCK 1674.
LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 20080201114, O.P.R.D.C.T.
BEING PART OF TRACTS 1, 2 & 3 OF CITY BLOCK 1674 OF LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 20080201115, O.P.R.D.C.T.
BEING PART OF ABANDONED EAST SIDE AVENUE LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 201200041359, O.P.R.D.C.T.
BEING A PORTION OF LOT 8, BLOCK 1674 GERTRUDE STONE SUBDIVISION
MAP BOOK 41, PAGE 217, M.R.D.C.T.
BEING A PORTION OF LOTS 23 & 24 J.C. HONEA SUBDIVISION
MAP BOOK 47, PAGE 5, M.R.D.C.T.
BEING A PORTION OF THE ABANDONMENT OF EASTSIDE AVENUE CITY ORDINANCE NO. 28486
LOCATED IN THE ROBERT MOORE SURVEY, ABSTRACT NO. 999
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-207

OWNER
JULIETTE FOWLER PROPERTIES, INC.
1234 ABRAMS ROAD
DALLAS, TX 75214
214-515-1327
ENGINEER & SURVEYOR
COLE DESIGN GROUP, INC.
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000