

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas, CASA LINDA (EDENS), LLC, is the owner of a tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the Richard Scurry Survey, Abstract No. 1382, being part of Lot 1, Block 1/5308, Pacific Retail Trust Tract 1 Addition, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 98020, Page 57, Deed Records, Dallas County, Texas (D.R.D.C.T.), being a part of a called 6.592 acre tract of land, described as Tract 1 in a Special Warranty Deed to Casa Linda (Edens), LLC, as recorded in Instrument Number 201500310420, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

BEGINNING at a PK Nail with shiner found (control monument) at the west corner of said Lot 1, said point being in the northwest line of said Lot 1 and said point being in the southeast line of Garland Road (a variable width right-of-way recorded in Volume 1781, Page 460 and Volume 98020, Page 57, D.R.D.C.T. and Instrument Number 200600142199, O.P.R.D.C.T.);

THENCE North 45 degrees 10 minutes 00 seconds East, 63.51 feet along the northwest line of said Lot 1 and along the southeast line of said Garland Road to a three and one quarter inch aluminum disk stamped "CLE" (herein after called Aluminum disk) set for corner at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, a distance of 7.13 feet, having a central angle of 05 degrees 26 minutes 43 seconds, a radius of 75.05 feet, a tangent length of 3.57 feet and whose chord bears North 64 degrees 42 minutes 15 seconds East a distance of 7.13 feet to an Aluminum Disk set for corner at the end of said non-tangent curve to the right and the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, a distance of 55.39 feet, having a central angle of 31 degrees 44 minutes 00 seconds, a radius of 100.00 feet, a tangent length of 28.42 feet and whose chord bears North 88 degrees 24 minutes 49 seconds East a distance of 54.68 feet to an Aluminum Disk set for corner at the end of said non-tangent curve to the left and the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction, a distance of 13.91 feet, having a central angle of 10 degrees 35 minutes 47 seconds, a radius of 75.20 feet, a tangent length of 6.97 feet and whose chord bears South 64 degrees 31 minutes 50 seconds East a distance of 13.89 feet to an Aluminum Disk set for corner at the end of said non-tangent curve to the right, said point being in the northeast line of said Lot 1 and in the southwest line of Buckner Boulevard-State Highway 12 (a variable width right-of-way recorded in Volume 1554, Page 410 and Volume 98020, Page 57, D.R.D.C.T. and Instrument Number 200600142199, O.P.R.D.C.T.);

THENCE South 46 degrees 55 minutes 31 seconds East, a distance of 86.71 feet along the northeast line of said Lot 1 and in the southwest line of said Buckner Boulevard-State Highway 12 to a chiseled "X" cut in concrete set for corner, from which the east corner of said Lot 1 bears South 46 degrees 55 minutes 31 seconds East a distance of 20.71 feet;

THENCE over and across said Lot 1, the following courses and distances:

South 43 degrees 33 minutes 04 seconds West, a distance of 96.88 feet to a chiseled "X" cut in concrete set for corner;

North 46 degrees 55 minutes 04 seconds West, a distance of 9.91 feet to a chiseled "X" cut in concrete set for corner;

South 43 degrees 04 minutes 56 seconds West, passing the southwest line of said Lot 1 at a distance of 15.88 feet, and continuing a total distance of 34.88 feet to a chiseled "X" cut in concrete set for corner;

THENCE North 46 degrees 55 minutes 04 seconds West, a distance of 136.42 feet to a chiseled "X" cut in concrete set in the northwest line of said 6.562 acre tract of land, said "X" being in the southeast line of said Garland Road;

THENCE along the northwest line of said 6.562 acre tract of land and the southeast line of said Garland Road, the following courses and distances:

North 45 degrees 47 minutes 39 seconds East, a distance of 19.02 feet to a chiseled "X" cut in concrete set for corner;

South 46 degrees 55 minutes 04 seconds East, a distance of 2.44 feet to the **POINT OF BEGINNING** and containing 17,202 square feet or 0.395 acres.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CASA LINDA (EDENS), LLC, acting by and through its representative, Steve Teets, does hereby adopt this plat, designating the herein described property as CLE, 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 ___, 2019.

CASA LINDA (EDENS), LLC

Signature: _____
 Steve Teets
 Representative

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Steve Teets, 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 stated.

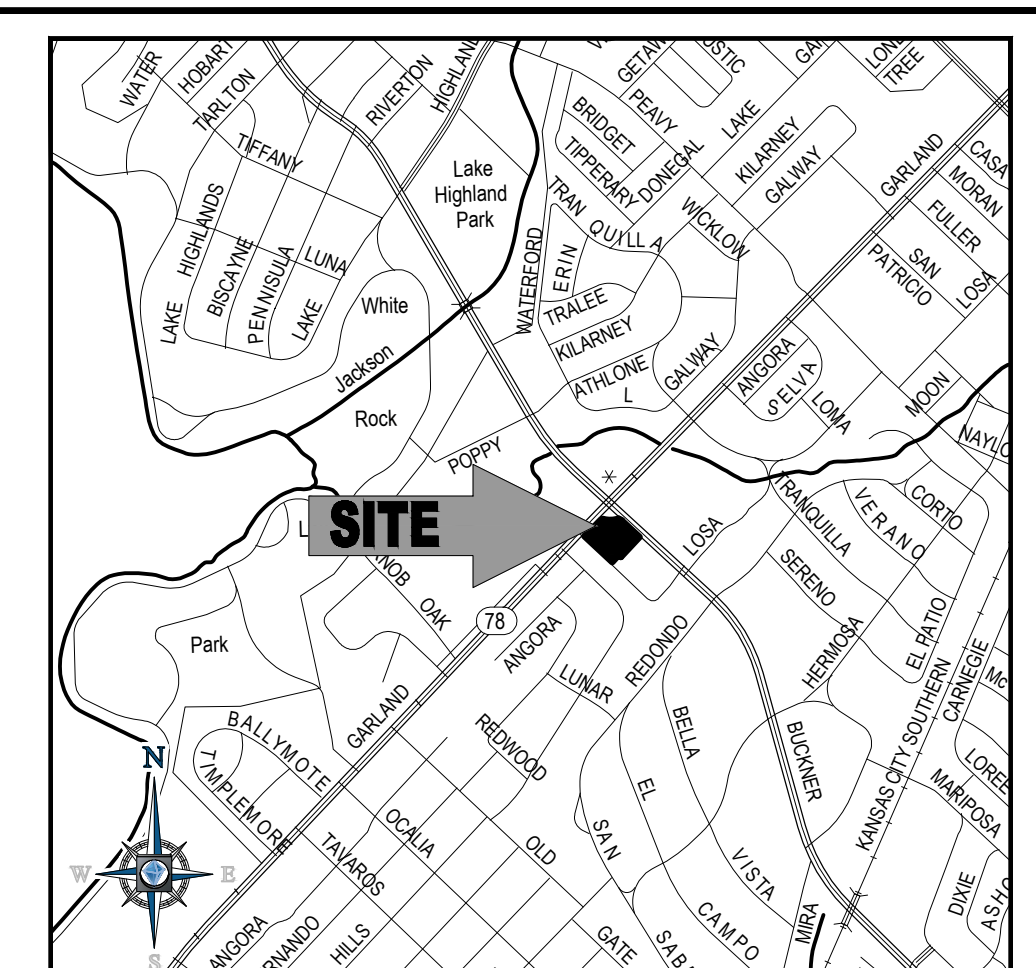
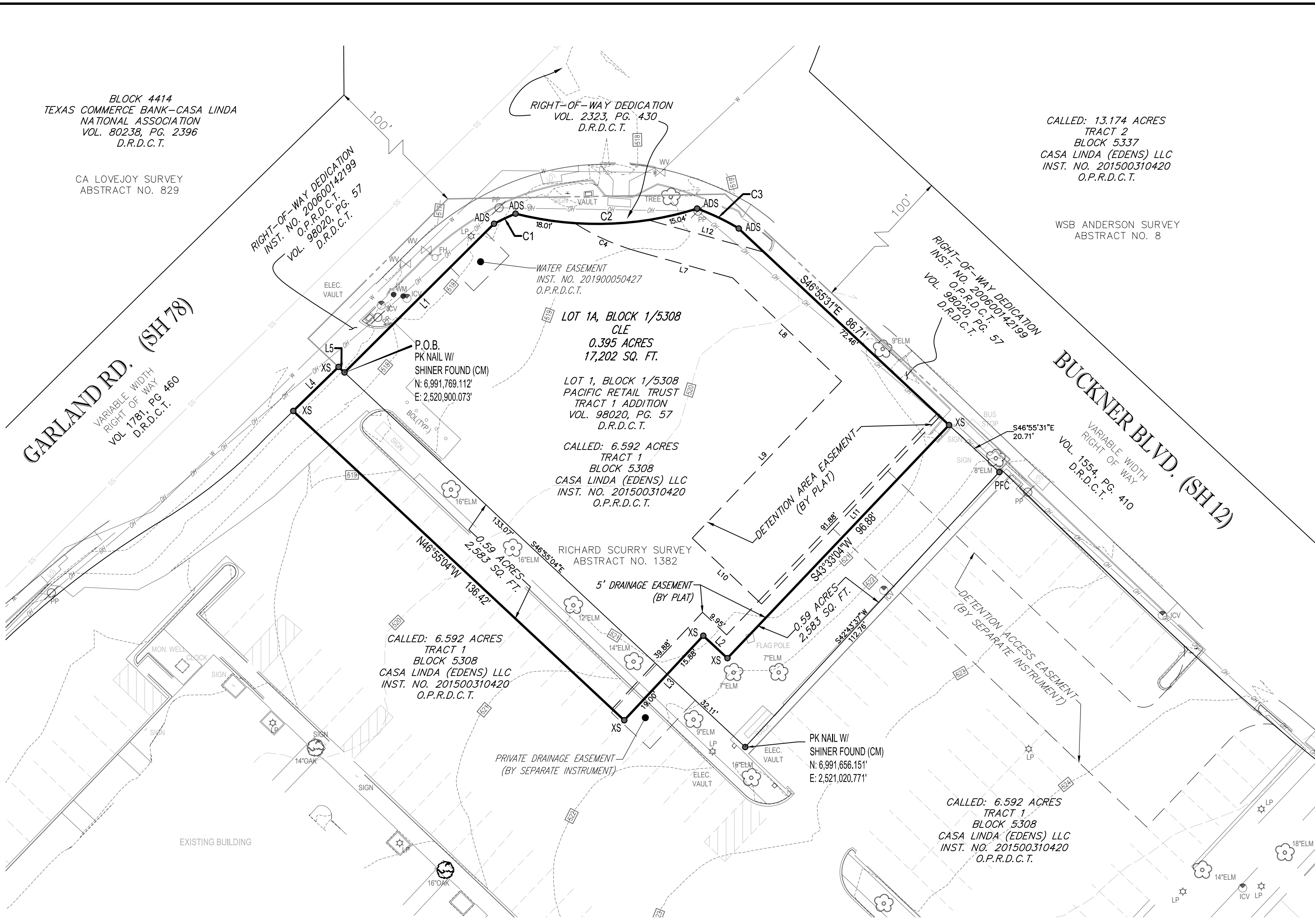
GIVEN under my hand and seal of office this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

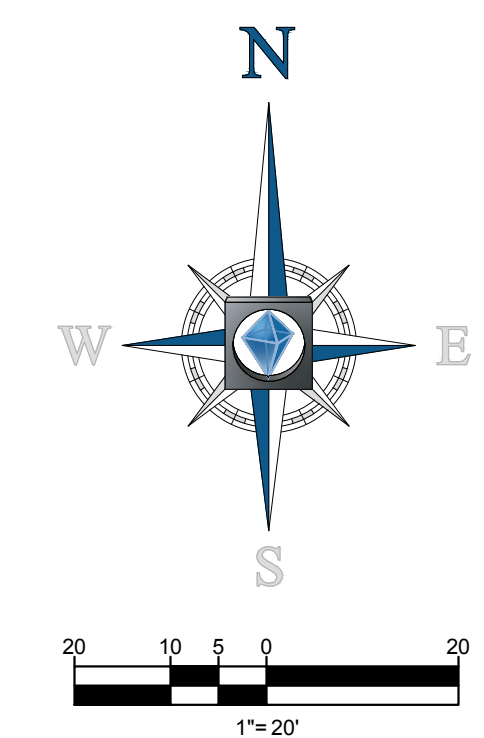
BLOCK 4414
 TEXAS COMMERCE BANK-CASA LINDA
 NATIONAL ASSOCIATION
 VOL. 80238, PG. 2396
 D.R.D.C.T.

CA LOVEJOY SURVEY
 ABSTRACT NO. 829

GARLAND RD. (SH 78)
 VARIABLE WIDTH
 RIGHT-OF-WAY
 VOL. 1781 PG. 460
 D.R.D.C.T.



LOCATION MAP
 SCALE: N.T.S.



LEGEND

P.O.B.	POINT OF BEGINNING	INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT	VOL. - PG.	VOLUME, PAGE
PK	PK NAIL	-W-	EXISTING UNDERGROUND WATER LINE
XS	CHISELED "X" SET	-SS-	EXISTING UNDERGROUND SANITARY SEWER LINE
IR	IRON ROD FOUND	-OH-	OVERHEAD ELECTRIC LINE
PH	3-1/4" ALUMINUM DISK	FM	FIRE HYDRANT
ADS	STAMPED "CLE" SET	WV	WATER VALVE
PP	POINT FOR CORNER	WM	WATER METER
D.R.D.C.T.	DEED RECORDS	PP	POWER POLE
DALLAS COUNTY TEXAS	DALLAS COUNTY TEXAS	LP	LIGHT POLE
MAP RECORDS	MAP RECORDS	BO	BOLLARD
DALLAS COUNTY TEXAS	DALLAS COUNTY TEXAS	⊗	STORM SEWER MANHOLE
OFFICIAL PUBLIC RECORDS	OFFICIAL PUBLIC RECORDS	⊙	TREE (TR "SIZE" "SPECIES")
DALLAS COUNTY TEXAS	DALLAS COUNTY TEXAS		

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	7.13'	005°26'43"	75.05'	3.57'	N64°42'15"E	7.13'
C2	55.39'	031°44'00"	100.00'	28.42'	N88°24'49"E	54.68'
C3	13.91'	010°35'47"	75.20'	6.97'	S64°31'50"E	13.89'

LINE TABLE

NO.	BEARING	LENGTH
L1	N45°10'00"E	63.51'
L2	N46°55'04"W	9.91'
L3	S43°04'56"W	34.88'
L4	N45°47'39"E	19.02'
L5	S46°55'04"E	2.44'

EASEMENT LINE TABLE

NO.	BEARING	LENGTH
L7	N74°26'00"W	29.61'
L8	N46°26'57"W	45.18'
L9	N43°33'04"E	65.21'
L10	N46°26'56"W	28.77'
L11	S43°33'04"W	77.93'
L12	S74°26'00"E	36.13'

SURVEYOR'S STATEMENT

I, Billy M. Logsdon, Jr., 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 ___, 2019

"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".

Billy M. Logsdon, Jr.
 Texas Registered Professional Land Surveyor No. 6487

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon, Jr., 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ___ day of ___, 2019

Notary Public in and for the State of Texas

- NOTES:**
- ACCORDING TO COMMUNITY PANEL NO. 48113C0355K, DATED JULY 07, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE BASIS OF BEARING IS DERIVED FROM THE TEXAS WDS RTK COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - CONTROLLING MONUMENTS: AS SHOWN
 - LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO REMOVE A PORTION ON THE SOUTHEAST SIDE OF A PLATTED LOT AND ADDING A PORTION TO THE SOUTHWEST SIDE OF SAID PLATTED LOT.
 - COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
 - EXISTING BUILDING TO REMAIN.

**CLE
 PRELIMINARY PLAT**

LOT 1A, BLOCK 1/5308

REPLAT OF
 LOT 1, BLOCK 1/5308
 PACIFIC RETAIL TRUST TRACT 1 ADDITION
 VOL. 98020, PG. 57
 D.R.D.C.T.

0.395 ACRES OUT OF THE
 RICHARD SCURRY SURVEY, ABSTRACT NO. 1382;
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-290
 ENGINEERING NO. 311T-9786

EDENS. 5910 N Central Expy # 1680,
 Dallas, TX 75206
 214-691-2800

BOHLER ENGINEERING

6017 MAIN STREET
 FRESCO, TEXAS 75044
 469-458-7300
 www.bohlerengineering.com

TYPE No. 18065
 TBP#S No. 19184413

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180068	08/21/19	ASA	BL	BL	1" = 20'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PORTION OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.