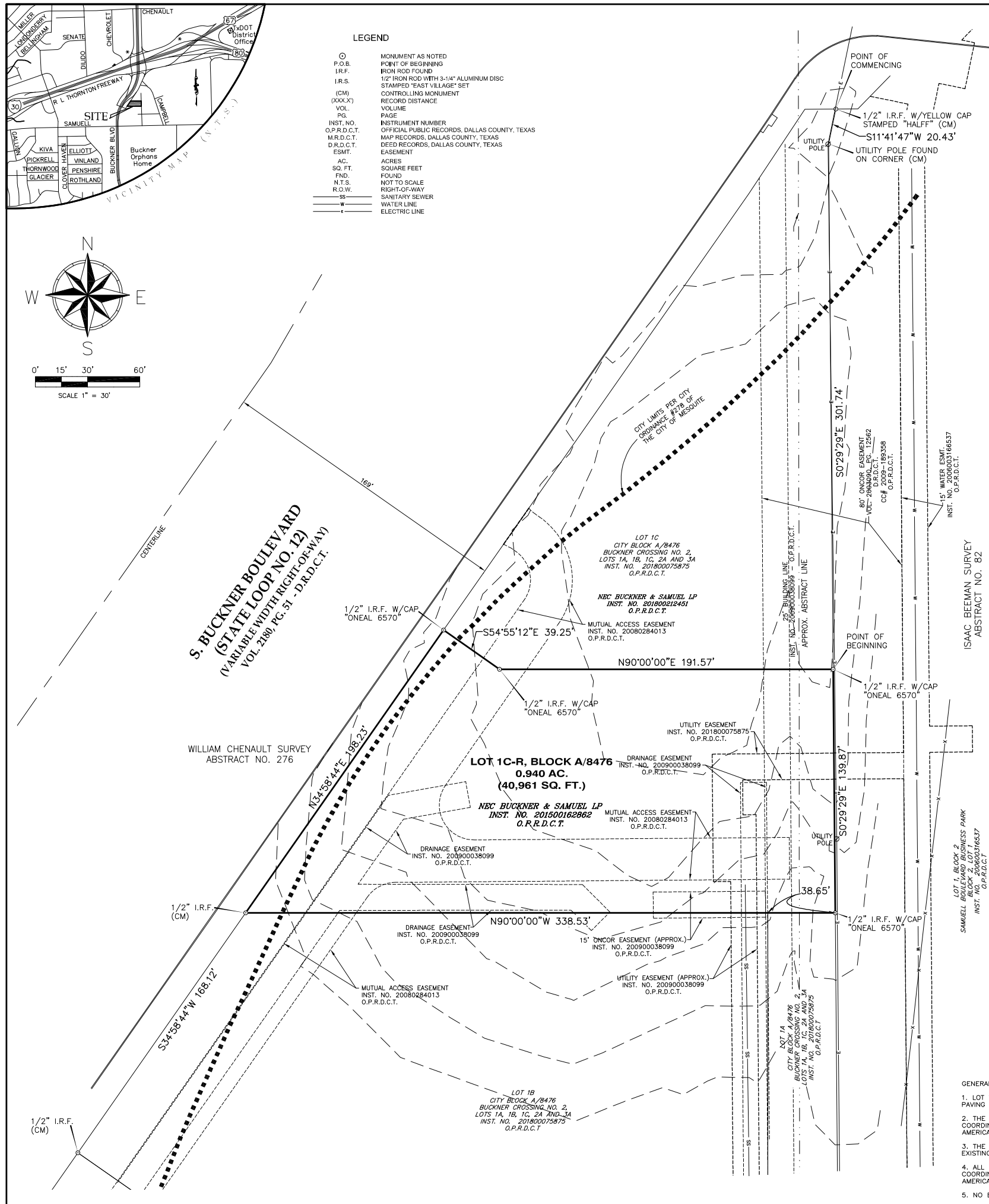
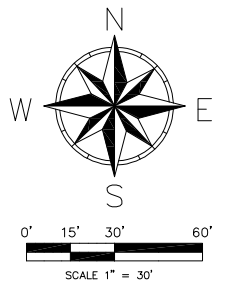


LEGEND

○	MONUMENT AS NOTED
P.O.B.	POINT OF BEGINNING
I.R.F.	IRON ROD FOUND
I.R.S.	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "EAST VILLAGE" SET
(CM)	CONTROLLING MONUMENT
(XXX'X)	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
SS	SANITARY SEWER
W	WATER LINE
E	ELECTRIC LINE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, NEC BUCKNER & SAMUEL, LP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276 AND THE ISAAC BEEMAN SURVEY, ABSTRACT NO. 82, BLOCK A/8476, AND BEING PART OF LOT 1C, BUCKNER CROSSING NO. 2, LOTS 1A, 1B, 1C AND 3A BLOCK A/8476, AN ADDITION TO THE CITY OF MESQUITE AND BUCKNER CROSSING NO. 2, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN INSTRUMENT NO. 201800075875 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "HALFF" FOUND IN THE SOUTHEAST LINE OF BUCKNER BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 1C, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SAMUEL BOULEVARD BUSINESS PARK, BLOCK 2, LOT 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600316537 (OPRDCT);

THENCE SOUTH 11 DEGREES 41 MINUTES 47 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF BUCKNER BOULEVARD AND GOING ALONG THE EAST LINE OF SAID LOT 1C AND THE WEST LINE OF THE ABOVE-MENTIONED LOT 1, A DISTANCE OF 20.43 FEET TO A UTILITY POLE FOUND FOR ANGLE POINT;

THENCE SOUTH 00 DEGREES 29 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1C AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 301.74 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND FOR THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 29 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1C AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 139.87 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1C, SAME BEING THE NORTHEAST CORNER OF LOT 1A OF SAID BUCKNER CROSSING NO. 2;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE EAST LINE OF SAID LOT 1 AND ALONG THE SOUTH LINE OF SAID LOT 1C AND THE NORTH LINE OF SAID LOT 1B, AT A DISTANCE OF 38.65 FEET PASSING THE MOST NORTHERN WEST CORNER OF SAID LOT 1A AND THE NORTHEAST CORNER OF LOT 1B OF SAID BUCKNER CROSSING NO. 2, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 1B FOR A TOTAL DISTANCE OF 338.53 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF BUCKNER BOULEVARD AND BEING THE SOUTHWEST CORNER OF SAID LOT 1C AND THE NORTHWEST CORNER OF SAID LOT 1B, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1B BEARS SOUTH 34 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 168.12 FEET;

THENCE NORTH 34 DEGREES 58 MINUTES 44 SECONDS EAST, ALONG THE SOUTHEAST LINE OF BUCKNER BOULEVARD AND THE NORTHWEST LINE OF SAID LOT 1C, A DISTANCE OF 198.23 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;

THENCE DEPARTING THE SOUTHEAST LINE OF BUCKNER BOULEVARD AND GOING OVER AND ACROSS SAID LOT 1C, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 54 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 39.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND
NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 191.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.940 ACRES (40,961 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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 SHALL NOT BE RECORDED FOR ANY PURPOSE

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF _____

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM AN EXISTING PLATTED LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
5. NO BUILDINGS OR STRUCTURES EXIST ON PROPERTY.

OWNER
NEC BUCKNER & SAMUEL LP
8350 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204

**PRELIMINARY PLAT
DRIVER'S EDGE ADDITION
LOT 1C-R, BLOCK A/8476
A REPLAT OF
LOTS 1C, BLOCK A/8476
BUCKNER CROSSING NO. 2
0.940 ACRES OUT OF THE
WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276
ISAAC BEEMAN SURVEY, ABSTRACT NO. 82
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-296
ENGINEERING NO. 311T-XXXX**

O'NEAL SURVEYING CO.
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TWPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF MESQUITE §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT NEC BUCKNER & SAMUEL LP, ACTING BY AND THROUGH THEIR AUTHORIZED AGENTS, _____, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DRIVERS EDGE ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS 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 FULL 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 AND 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 AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM 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 AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THE PLAY MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

NEC BUCKNER & SAMUEL LP,

BY: NAME
TITLE

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y-INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING, EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS

TO THE COUNTY CLERK OF DALLAS COUNTY:

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MESQUITE, TEXAS.

UNDER ORDINANCE ADOPTED BY THE CITY OF MESQUITE ON SEPTEMBER 3, 1973, THE APPROVAL OF THIS PLAT BY THE CITY OF MESQUITE IS AUTOMATICALLY TERMINATED AFTER THE _____ DAY OF _____, 20__ AND UNLESS THIS PLAT IS PRESENTED FOR FILING ON OR BEFORE SAID DATE, IT SHOULD NOT BE ACCEPTED FOR FILING.

BY: _____
COMMISSION OFFICER

ATTEST: _____
SECRETARY

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT NEC BUCKNER & SAMUEL LP, ACTING BY AND THROUGH THEIR AUTHORIZED AGENTS, _____, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DRIVERS EDGE 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 THE 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

NEC BUCKNER & SAMUEL LP,

BY: NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF _____.

PRELIMINARY PLAT
DRIVER'S EDGE ADDITION
LOT 1C-R, BLOCK A/8476
A REPLAT OF
LOTS 1C, BLOCK A/8476
BUCKNER CROSSING NO. 2
0.940 ACRES OUT OF THE
WILLIAM CHENAULT SURVEY, ABSTRACT NO. 276
ISAAC BEEMAN SURVEY, ABSTRACT NO. 82
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-296
ENGINEERING NO. 311T-XXXX

OWNER
NEC BUCKNER & SAMUEL LP
8350 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204



O'NEAL SURVEYING CO.
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