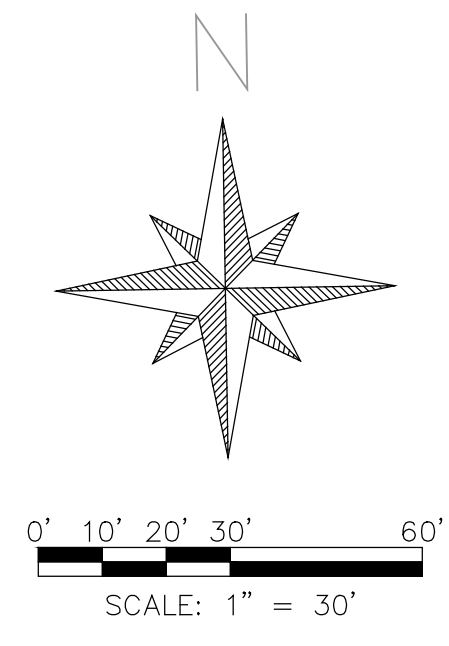


LOCATION MAP  
NOT TO SCALE



**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Blade View, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **CASON NORTH**, 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 \_\_\_\_\_, 2018.

Blade View, LLC  
BY: \_\_\_\_\_  
PRINTED NAME : \_\_\_\_\_  
TITLE: \_\_\_\_\_

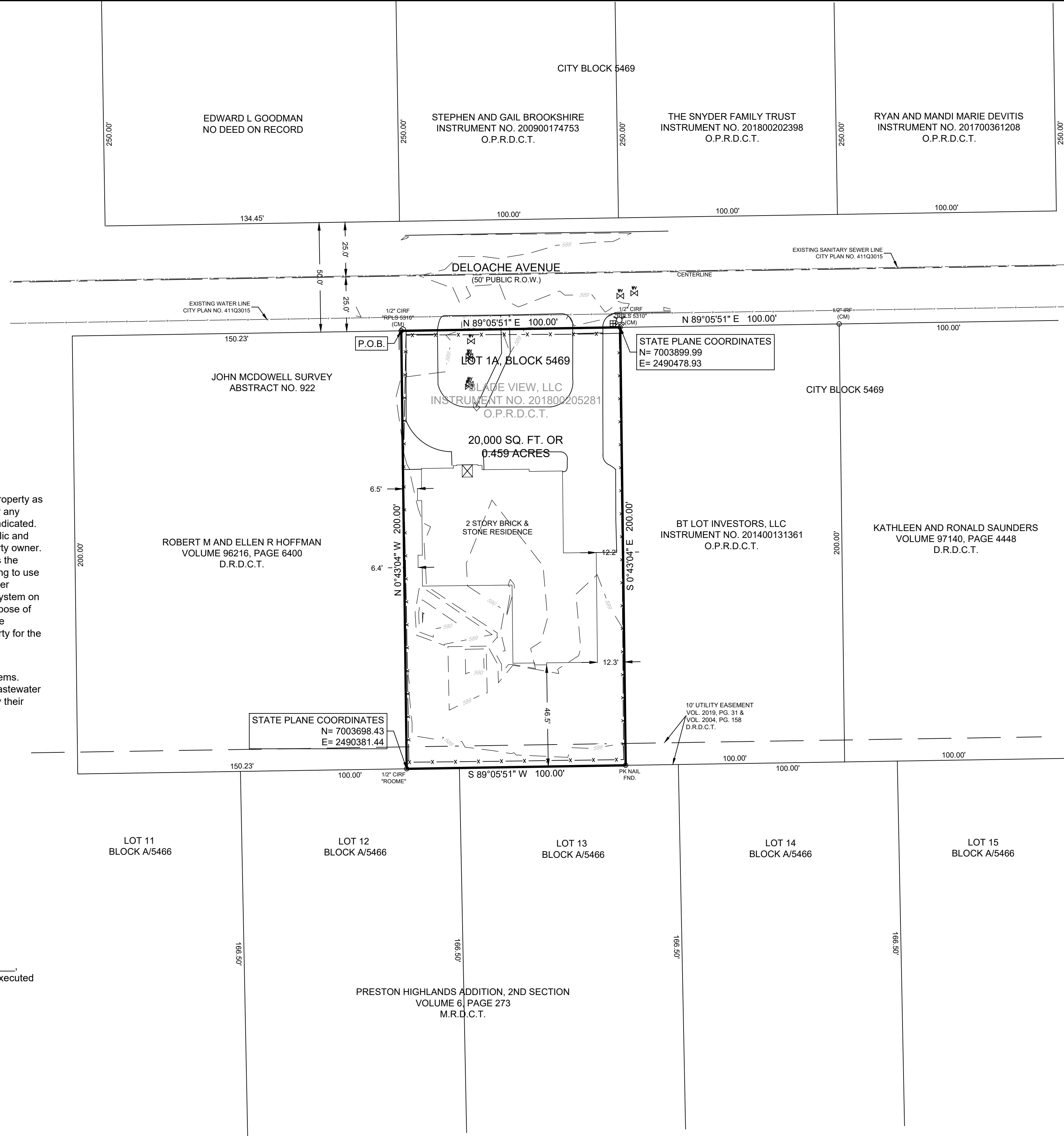
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for Dallas County

- LEGEND:**
- IRF - IRON ROD FOUND
  - CIRF - CAPPED IRON ROD FOUND
  - R.O.W. - RIGHT-OF-WAY
  - C.M. - CONTROLLING MONUMENT
  - M.R.D.C.T. - MAP RECORDS, 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
  - INST. NO. - INSTRUMENT NUMBER
  - P.O.B. - POINT OF BEGINNING
  - FND - FOUND
  - ESMT. - EASEMENT
  - VOL. - VOLUME
  - PG. - PAGE

- GENERAL NOTES:**
1. THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983(2011).
  2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO PLAT AN UNPLATTED TRACT OF LAND.
  4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Blade View, LLC is the sole owner of all that certain 0.456 acre tract, or parcel of land located in the John McDowell Survey Abstract No. 922, City of Dallas, Dallas County Texas and being a portion of City of Dallas Block 5469 and also being all of that called 0.456 acre tract of land described in the General Warranty Deed to Blade View, LLC as recorded in Instrument No. 201800205281, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod stamped "RPLS 5310" at the northwest corner of the said Blade View tract, said point being the northeast corner of a tract of land as described in a deed to Robert and Ellen R. Hoffman as recorded in Volume 96216, Page 6400, Deed Records, Dallas County, Texas, same being in the south right-of-way line of DeLoache Avenue (A 50 foot public right-of-way);

THENCE North 89 degrees 05 minutes 51 seconds East along the north line of the said Blade View tract and the south line of the said DeLoache Avenue right-of-way, a distance of 100.00 feet to a found capped 1/2" iron rod stamped "RPLS 5310" at the northwest corner of a tract of land as described in a deed to BT Lot Investors, LLC as recorded in Instrument No. 201400131361 of the said official public records;

THENCE South 00 degrees 43 minutes 04 seconds East along the common line of the said Blade View tract and the said BT tract, a distance of 200.00 feet to a PK Nail found in the north line of Lot 13, Block A/5466, Preston Highlands Addition, 2nd Section, an addition to the City of Dallas according to the plat thereof recorded in Volume 6, Page 273, Map Records, Dallas County, Texas;

THENCE South 89 degrees 05 minutes 51 seconds West along the south line of the said Blade View tract and said Lot 13, pass the northeast corner of Lot 12 of said addition, a distance of 100.00 feet to a found capped 1/2" iron rod stamped "ROOME" at the southeast corner of the said Hoffman tract;

THENCE North 00 degrees 43 minutes 04 seconds West along the west line of the said Blade View tract and the east line of the said Hoffman tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.459 acres of computed land.

**SURVEYOR'S STATEMENT**

I, William P. Price, 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.

**PRELIMINARY-FOR REVIEW PURPOSES ONLY**

William P. Price \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas

**FINAL PLAT  
CASON NORTH**

LOT 1A, BLOCK 5469  
BEING A PLAT OF A PORTION OF BLOCK 5469  
AND ALL OF INSTRUMENT NO. 201800205281  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
AND PART OF CITY OF DALLAS BLOCK 5469

SITUATED IN  
JOHN MCDOWELL SURVEY, ABSTRACT NO 922  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-005  
ENGINEER PLAN NO. \_\_\_\_\_

TBPS No. 101733-00

SHEET: 1 OF 1

**ENGINEER:**  
MACATEE ENGINEERING, LLC.  
3519 MILES STREET  
DALLAS, TEXAS 75209  
(214) 373-1180 (VOICE)

**OWNER/DEVELOPER:**  
BLADE VIEW, LLC  
3029 TIMBER LANE  
VERONA, WISCONSIN 53593

NO.	DATE	REVISION
1.		
2.		
3.		

<b>SURVEY GROUP</b> SURVEYING * CONSULTING * MANAGEMENT		JOB NO.: 18-131
		DATE: October 2, 2018
		SCALE: 1" = 30'
		DRAWN BY: RP
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 354-1445 surveygroup@att.net	