

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas, ELM BUCK, LLC, is the sole owner of a tract of land situated in the William Chenault Survey, Section 161C, Abstract No. 276, City of Dallas, Dallas County, Texas, being part of Lot 4, Block 7366, Chenault Acres, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 17, Page 27, Map Records, Dallas County, Texas, conveyed to ELM BUCK, LLC by Special Warranty Deed recorded in Instrument Number 201800204928, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the common line between said Lot 4 and Lot 5, said Chenault Acres and on the westerly right-of-way line of Buckner Boulevard (variable width right-of-way, as created in Volume 4508, Page 571, Volume 81149, Page 116, Volume 84183, Page 3336, Volume 78189, Page 1512, Volume 2180, Page 43, Volume 1552, Page 260 and Volume 631, Page 2224, Deed Records, Dallas County, Texas), said rod being the northwest corner of the State of Texas tract recorded in Volume 81149, Page 116, Deed Records, Dallas County, Texas and the southwest corner of the State of Texas tract recorded in Volume 78189, Page 1512, Deed Records, Dallas County, Texas;

THENCE South 00° 35' 40" East, along the westerly right-of-way line of said Buckner Boulevard and the west line of said State of Texas tract (Volume 81149, Page 116), a distance of 167.50 feet to a 3-1/4" aluminum disk stamped "ELM BUCK" and "RLG INC" on a 1/2" iron rod set for corner on the common line between said Lot 4 and Lot 3, said Chenault Acres, said disk being the southwest corner of said State of Texas tract (Volume 81149, Page 116) and the northwest corner of the State of Texas (Tract "B") recorded in Volume 84183, Page 3336, Deed Records, Dallas County, Texas;

THENCE South 89° 25' 02" West, along said common line, a distance of 199.87 feet to 3-1/4" aluminum disk stamped "ELM BUCK" and "RLG INC" on a 1/2" iron rod set for corner on the easterly line of Lot 2, Block A/7367, H.W. Lang, Sr. Middle School, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 200600311218, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod found for a corner of said Lot 2 bears South 00° 43' 32" East a distance of 335.52 feet and 1/2" iron rod found for a corner of said Lot 2 bears South 15° 53' 03" West a distance of 349.69 feet;

THENCE North 00° 35' 58" West, along the common line between said Lot 4 and Lot 2, said H.W. Lang Sr. Middle School Addition, a distance of 167.50 feet to a point for the northwest corner of said Lot 4 and the southwest corner of said Lot 3, from which a 1/2" iron rod found bears South 89° 25' 02" West a distance of 0.52 feet;

THENCE North 89° 25' 02" East, along the common line between said Lots 4 and 5, a distance of 199.88 feet to the POINT OF BEGINNING, containing 33,479 square feet or 0.7686 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ELM BUCK, LLC, a Texas limited liability company, acting by and through its duly authorized agent, Gloria Whitehead, does hereby adopt this plat, designating the herein described property as **ELM BUCK** on 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.

ELM BUCK, LLC

Signature: _____
 Gloria Whitehead

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Gloria Whitehead, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2018.

Notary Public in and for the State of Texas
 My commission expires: _____

SURVEYOR'S STATEMENT

I, Dale R. White, 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 _____ 2018.

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.

Dale R. White
 Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 _____ 2018.

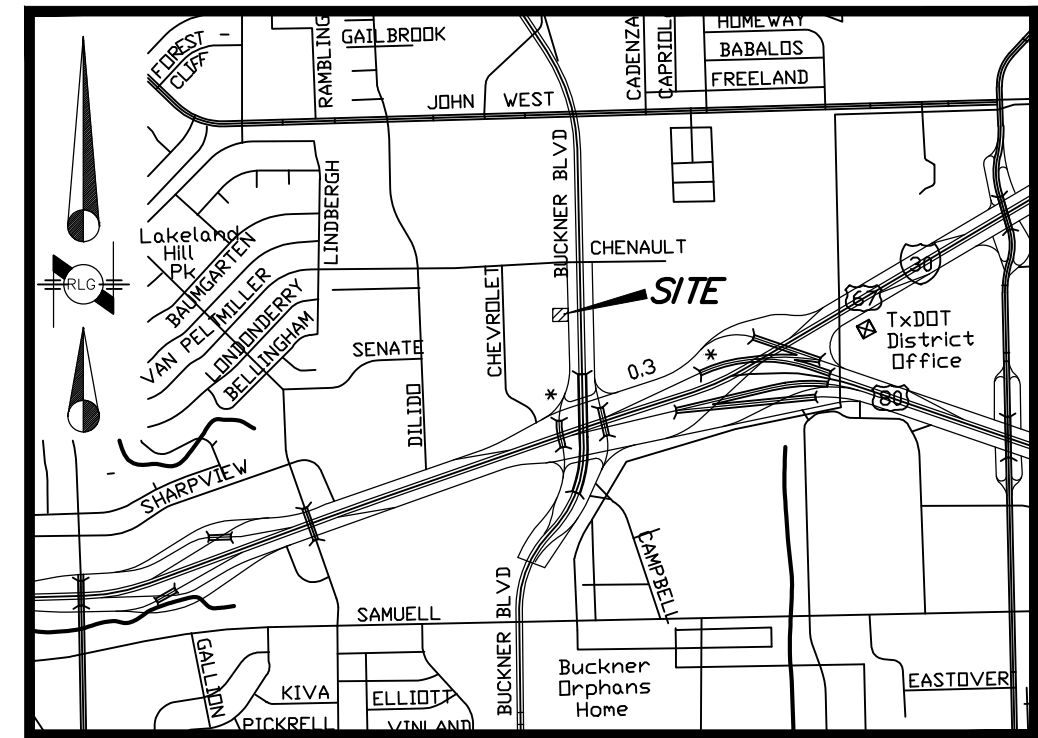
Notary Public in and for the State of Texas

FINAL PLAT
ELM BUCK
LOT 4R, BLOCK 7366
 REPLAT OF
CHENAULT ACRES
LOT 4, BLOCK 7366
 WILLIAM CHENAULT SURVEY, SECTION NO. 161C, ABSTRACT NO. 276
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-029
 CITY ENGINEERING NO. 311T-_____

OWNER:
 ELM BUCK, LLC
 C/O GLORIA WHITEHEAD
 3204 BASIL COURT
 DALLAS, TEXAS 75204

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rlj@rljinc.com
 TX PE REG #F-493
 TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1811.094	E-FILE	1811.094pp	DWC NO.	26,947W
----------	-------	---	---------	----------	--------	------------	---------	---------



- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - 8"SS 8"SS SEWER LINE
 - 8"W 8"W WATER LINE
 - 550 EXISTING CONTOUR LINE
 - ADS 3-1/4" ALUMINUM DISK STAMPED "ELM BUCK" AND "RLG INC" ON A 1/2" IRON ROD SET
 - IRF IRON ROD FOUND
 - (CM) CONTROLLING MONUMENT
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

GENERAL NOTES:

1. The purpose of this plat is to create a building site from a remainder of Lot 4.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. No existing buildings.
4. Coordinates based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.
6. Controlling Monuments: As shown.