

OWNER'S CERTIFICATE:

STATE OF TEXAS
 COUNTY OF DALLAS

WHERE AS, NEXT STOP, LLC, A TEXAS LIMITED LIABILITY COMPANY ARE OWNERS OF ALL THAT CERTAIN TRACT OF LAND BEING SITUATED IN THE THOMAS M. JOHNSON SURVEY, ABSTRACT NO. 695, BEING LOT 1, BLOCK 2 OF THE TOWN OF SCYENE, DALLAS COUNTY, TEXAS; AND BEING A TRACT OF LAND FORMERLY CONVEYED TO JOSE RODRIGUEZ, AS RECORDED IN INSTRUMENT FILE NO. 20080342005 OF THE DALLAS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD FOR CORNER, LOCATED AT INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF A 12 FOOT ROADWAY AS SHOWN ON THE THOMAS M. JOHNSON SURVEY, PATENT NO. 175 VOLUME 12; VOLUME E-311 PAGE 27A OF P.B.D.C.T. WITH THE WEST RIGHT OF WAY LINE OF ST. AUGUSTINE DRIVE, AS DEPICTED ON THE AFOREMENTIONED PATENT;

THENCE SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST, ALONG THE RIGHT OF WAY LINE OF ST. AUGUSTINE DRIVE, A DISTANCE OF 148.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JUAN DELBOSQUE, AS RECORDED IN VOLUME 2001055, PAGE 2831 OF THE DALLAS COUNTY DEED RECORDS, MARKING THE SOUTHEAST CORNER OF SAID RODRIGUEZ TRACT;

THENCE SOUTH 88 DEGREES 57 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID DELBOSQUE TRACT, A DISTANCE OF 333.96 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, AND BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED AS H.J. YARBOROUGH, CITY BLOCK 6750, MARKING THE SOUTHWEST CORNER OF SAID RODRIGUEZ TRACT;

THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID YARBOROUGH TRACT, A DISTANCE OF 148.00 FEET TO A FOUND 1/2-INCH IRON ROD, AND BEING IN THE SOUTH RIGHT OF WAY LINE OF BELLE STAR DRIVE AND THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED 12 FOOT ROADWAY;

THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE 334.43 FEET TO A PLACE OF BEGINNING CONTAINING 1.135 ACRES OR 49,461 SQUARE FEET OF LAND.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NEXT STOP, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT YIGAL LEIAH, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ST. AUGUSTINE 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 PURPOSE 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 GROUNTS 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 GROUNTS 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 TIME 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 _____, 2018.

NEXT STOP, LLC,

YIGAL LEIAH, MANAGER

**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 YIGAL LEIAH, 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, THIS _____ DAY OF _____, 2018.

SURVEYOR'S STATEMENT:

I, TERRY D. WESTERMAN, 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.

DATE THIS THE _____ DAY OF _____, 2018

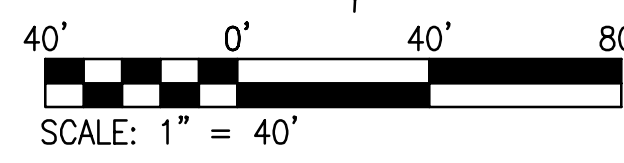
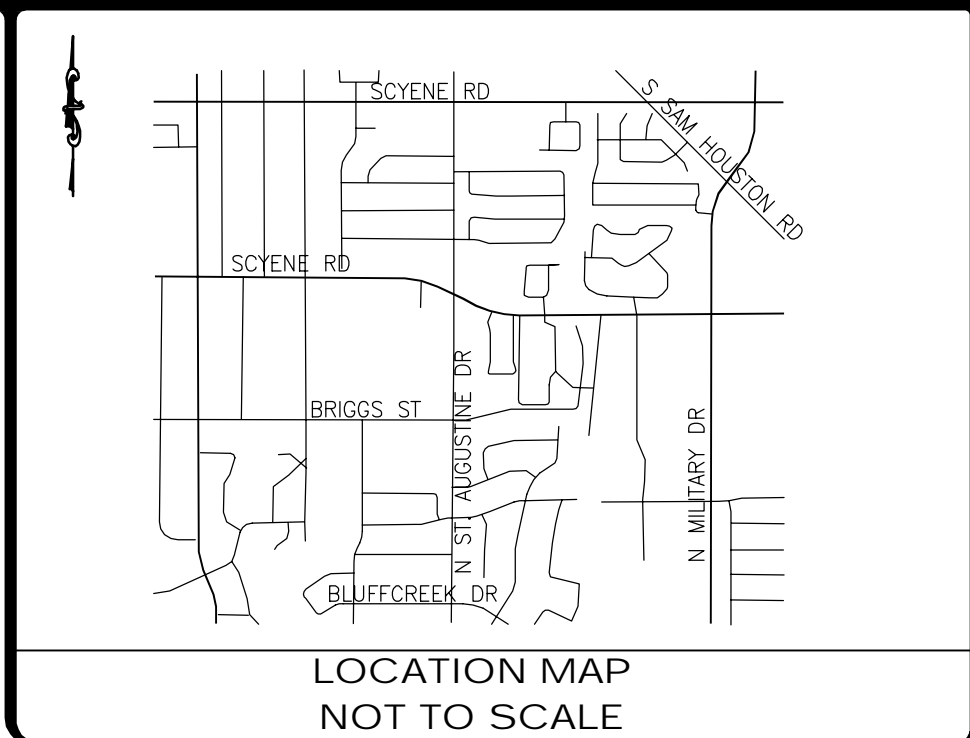
"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
 TERRY D. WESTERMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY D. WESTERMAN, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND			
	BENCHMARK		STORM SEWER
	FOUND IRON PIPE		WATER LINE (UNDERGROUND)
	FOUND IRON ROD		ELECTRIC LINE (UNDERGROUND)
	FOUND CROSS		OVERHEAD UTILITY
	FOUND RIGHT OF WAY MARKER		GAS LINE (UNDERGROUND)
	SET IRON ROD "COLE CAP"		TELEPHONE LINE (UNDERGROUND)
	TREE STUMP		FIBER OPTIC LINE (UNDERGROUND)
	BUSH		SANITARY SEWER
	TREE		FENCE LINE
	WATER MANHOLE		D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
	FIRE HYDRANT		M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
	WATER VALVE		
	WATER METER		
	SANITARY MANHOLE		
	CLEANOUT		
	UTILITY POLE (L=LIGHT T=TRANSFORMER)		
	GLY WIRE		
	CURB INLET		
	GRATED INLET		
	STORM MANHOLE		
	AREA INLET		
	GRATE MANHOLE		
	FLARED END SECTION		
	DRAINAGE PIPE		
	GAS METER		
	GAS VALVE		
	SIGN		
	LIGHT STANDARD		
	ELECTRIC METER		
	ELECTRIC BOX		
	ELECTRIC MANHOLE		
	ELECTRIC TRANSFORMER		
	AIR CONDITIONING UNIT		

GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
- BASIS OF BEARING: REFERENCED TO TEXAS STATE PLANE COORDINATES SYSTEM, NAD 1983, (TEXAS NORTH CENTRAL ZONE 4202). THE COORDINATES WERE DETERMINED USING A TRIMBLE R6 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE ACCESS AND ASSOCIATED SOFTWARE, AND THE RTKNET 2011 REAL TIME NETWORK OF GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) OBSERVED ON MARCH 26, 2018.
- GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE 4202 (FEET).
- THE PURPOSE OF PLAT: TO CREATE THREE RESIDENTIAL LOTS, FROM A 1.135 ACRE TRACT.
- TOTAL AREA OF BOUNDARY = 49,461 SQUARE FEET OR 1.135 ACRES
- NO STRUCTURES EXIST ON THE PLAT.
- AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN OTHER AREAS ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, COMMUNITY NO. 480171, CITY OF DALLAS, MAP NUMBER 481130370K, PANEL 370 OF 725, MAP REVISED JULY 7, 2014.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- PER TREE SURVEY PROVIDED THERE ARE 10 TREES ON SITE DESIGNATED AS TREES 1-10.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY ON THIS PROPERTY.

PRELIMINARY PLAT
 CITY CASE FILE NO. S189-035

ST. AUGUSTINE ADDITION
 LOTS 1 THRU 3, TRACT 1, BLOCK 6751

1.135 ACRE TRACT BEING LOT 1,
 BLOCK 2, OF THE TOWN OF SCYENE,
 DALLAS COUNTY, TEXAS, AS
 DESCRIBED BY DEED TO NEXT STOP,
 LLC, RECORDED IN INSTRUMENT
 #201700356297, DEED RECORDS,
 DALLAS COUNTY, TEXAS, SITUATED
 IN THE THOMAS M. JOHNSON
 SURVEY, ABSTRACT NO 695 IN THE
 CITY OF DALLAS, DALLAS COUNTY,
 TEXAS

DEVELOPER/OWNER:
NEXT STOP, LLC
 CASA BELLA HOMES
 2201 MAIN STREET, SUITE 508
 DALLAS, TX 75201
 972-385-8871
 214-282-7700

+ DALLAS
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COLE
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Texas Registered Professional Land Surveying Firm, E-10253
 Texas Board of Professional Land Surveying Branch Registration #10193871
 Cole is a member, in good standing, of the National Association of Professional Land Surveyors.

Job Number
18-0042
 Sheet Number
1 OF 1