



SWISS AVENUE BANK -
LIVE OAK ADDITION
VOL. 96068, PG. 02790
D.R.D.C.T.

4125 SWISS LLC.
INST. NO. 201500124008
O.P.R.D.C.T.

POINT OF BEGINNING

LINE #	LENGTH	DIRECTION
L1	12.00'	N44°34'44"E
L2	12.00'	S44°34'07"W
L3	20.00'	S45°17'13"E
L4	20.00'	N45°10'51"W

GASTON SHOPPING CENTER, LLC
INST. NO. 201400311482
O.P.R.D.C.T.

GASTON SHOPPING CENTER, LLC
INST. NO. 201400311482
O.P.R.D.C.T.

MI-GASTON PARTNERS, LTD
INST. NO. 20160004427
O.P.R.D.C.T.

SWISS MEDICAL BUILDING, LLC.
INST. NO. 201200225191
O.P.R.D.C.T.

NORTH PEAK CENTER, LLC.
INST. NO. 200900037207
O.P.R.D.C.T.

WELCOME HOUSE INCORPORATED
VOL. 20090016, PG. 8437
P.R.D.C.T.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GRBK Frisco LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the JOHN GRIGSBY Survey Abstract No. 495 and being a portion of Block 7767, of Peak's Suburban Addition, an addition to the City of Dallas County, Texas, according to the plat thereof recorded in Volume 5 Page 56, Map Records of Dallas County, Texas, and being all that certain tract of land conveyed to GRBK Frisco, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20170004617, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found lying on the southeasterly right-of-way line of Swiss Avenue (called 80 foot right-of-way) and being the westerly corner of said GRBK Frisco, LLC tract and also being northerly corner of a tract of land conveyed to Gaston Shopping Center, LLC, by Special Warranty Deed with Vendor's Lien, a Texas limited liability company, recorded in Instrument No. 201400311482, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 34 minutes 44 seconds East, along the northwesterly line of said GRBK Frisco, LLC tract and common with the southeasterly right-of-way line of said Swiss Avenue, a distance of 74.53 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the westerly corner of Lot 4A, Block 7767, Swiss Avenue Addition, an addition to the City of Dallas County, Texas, according to the plat thereof recorded in Volume 2002067, Page 0007, Plat Records, Dallas County, Texas;

THENCE South 45 degrees 17 minutes 13 seconds East, along the northeasterly line of said GRBK Frisco, LLC tract and common with the southwesterly line of said Swiss Avenue Addition, a distance of 252.00 feet to a 2-1/2 inch metallic disk stamped "CLH & RPLS 5299" set with a mag nail lying on a northwesterly line of said Gaston Shopping Center, LLC tract;

THENCE South 44 degrees 34 minutes 44 seconds West, along the southeasterly line of said GRBK Frisco, LLC tract and common with a northwesterly line of said Gaston Shopping Center, LLC tract, a distance of 75.00 feet to a 2-1/2 inch metallic disk stamped "CLH & RPLS 5299" set with a mag nail for corner;

THENCE North 45 degrees 10 minutes 54 seconds West, along the southwesterly line of said GRBK Frisco, LLC tract and the northeasterly line of said Gaston Shopping Center, LLC tract, a distance of 252.00 feet to a POINT OF BEGINNING and containing 18,841 square feet or 0.433 acre of land

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT GRBK FRISCO LLC, a Texas limited liability company, acting by and through its duly authorized agent Jed Dolson, President, does hereby adopt this plat, designating the herein described property as CENTRE LIVING HOMES, 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 roadway 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 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 _____, 2017.

Jed Dolson, President

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 Jed Dolson, 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 _____, 2017.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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. 16455, 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-6.17 (a)(2)(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 _____, 2017.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (11/03/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5350

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 Raul D. Reyes, 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 _____, 2017.

Notary Signature

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E. CFM
Sustainable Development & Construction

SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT
CENTRE LIVING HOMES

LOTS 4A, 4B, 4C, 4D, 4E, 4F AND 4G
BLOCK A/8378

REPLAT OF A PORTION OF BLOCK 7767,
PEAK'S SUBURBAN ADDITION,

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5178-046

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
GRBK FRISCO, LLC.
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