



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DONALDSON PROPERTIES, LTD., is the Owner of a tract of land out of the William Pruitt Survey, Abstract No. 1161, in City of Dallas, Dallas County, Texas, according to the correction special warranty deed recorded in Instrument No. 20090078493 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being 4.106 acres of unplatted land in City Block 6189, and being more particularly described as follows:

BEGINNING at a cut "X" on concrete found at the intersection of the East line of McKim Drive (60 foot right-of-way) with the North line of Bruton Road (100-foot right of way);

THENCE North 00 degrees 08 minutes 57 seconds East, along the East line of said McKim Drive, a distance of 518.88 feet to a 1/2-inch iron rod found for corner, said point also being the Southwesterly corner of Lot 28, of Block A/6189 of Bruton Terrace Addition No. 20, and addition to the City of Dallas, recorded in Volume 74248, Page 567 of the D.R.D.C.T.;

THENCE South 89 degrees 53 minutes 00 seconds East, leaving the East line of said McKim Drive and along the South line of said Bruton Terrace Addition No. 20, a distance of 343.30 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 degrees 16 minutes 00 seconds East, leaving the South line of said Bruton Terrace Addition No. 20, a distance at 517.18 feet to a nail in asphalt found for corner in the North line of said Bruton Road;

THENCE South 89 degrees 44 minutes 00 seconds West, along the North line of said Bruton Road, a distance of 91.13 feet to a chiseled "X" on concrete found for corner;

THENCE South 89 degrees 52 minutes 10 seconds West, continuing along the North line of said Bruton Road, a distance of 255.93 feet to the POINT OF BEGINNING and containing 178,839 square feet or 4.106 acres of land, more or less.

LEGEND:

I.R.S.	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
GW	GUY WIRE
SSMH	SANITARY SEWER MANHOLE
CONC.	CONCRETE
OHL	OVERHEAD LINE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
PP	POWER POLE
LP	LIGHT POLE
TS	TRAFFIC SIGN

- GENERAL NOTES:**
- NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT APPROVAL OF ENGINEERING DIVISION.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 4.106-ACRE TRACT INTO THREE (3) LOTS FOR DEVELOPMENT.
 - BASIS OF BEARING IS THE EAST LINE OF MCKIM DRIVE BEING NORTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, ACCORDING TO INSTRUMENT NO. 200900078493, O.P.R.D.C.T.
 - NO STRUCTURES ON SITE.
 - MAXIMUM NUMBER OF LOTS TO BE CREATED IS THREE (3).
 - SITE IS SUBJECT TO DECLARATION OF COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED IN VOLUME 95013, PAGE 31, D.R.D.C.T.
 - SITE IS SUBJECT TO FIRST AMENDMENT OF DECLARATION OF COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED IN INSTRUMENT NO. 20019406162, O.P.R.D.C.T.
 - THE EASEMENT RECORDED IN VOLUME 70216, PAGE 1671, D.R.D.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
 - NO TREES ON SITE.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Donaldson Properties, Ltd., acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **BRUTON LAND ADDITION, LOTS 1, 2, & 3, BLOCK 6189**, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 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 _____, 2017.

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, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, SIANG W. LIM, 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)(1)(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 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SIANG W. "DANIEL" LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Siang W. Lim, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER:
DONALDSON PROPERTIES, LTD.
70 NE LOOP #41, SUITE 185
SAN ANTONIO, TEXAS 78216

SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPE Reg. F-3232, TBPLS Reg. 101236-00
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Dallas, Texas 75203
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PRELIMINARY PLAT
BRUTON LAND ADDITION
LOTS 1, 2, & 3, BLOCK 6189
BEING 4.106 ACRES
OF UNPLATTED LAND
IN BLOCK 6189
AND OUT OF
THE WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-084
JANUARY 16, 2017