

SURVEYOR'S STATEMENT

OWNER'S CERTIFICATE

I, Candy Home, 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. 13455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 514-8-617 (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 _____, 2017.

PRELIMINARY

RELEASED JANUARY 18, 2017 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Home, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 353-6631

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Home, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public, State of Texas

OWNER'S DECLARATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, YOLANDA SEGURA and COG DALLAS HOMES LLC, by and through their duly authorized agents, does hereby adopt this plat, designating the herein above described property as **CAXTON COURT** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use (over any streets, alleys, and footway management areas shown thereon). The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police uses, garage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of parking on the utility and fire line 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 full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements of growths which in any way may interfere with or impede the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to or from and upon said easement for the purpose of constructing, reconstructing, repairing, maintaining and adding to or removing all or parts of its respective system without the necessity of any line 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 and services required or ordinarily performed by that utility).

Water main and wastewater assessments shall also include additional areas of working space for construction and maintenance of manholes, cleanouts, fire hydrants, water services, wastewater services, from the man to the curb or pavement line, and the description of such additional easements herein 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 the _____ day of _____, 2017.

by: COG DALLAS HOMES LLC

JOSH NICHOLS

YOLANDA SEGURA

TITLE:

LOT NO.	SQ. FT.	ACRES
18A	1891	0.0434
18B	1247	0.0286
18C	1256	0.0288
18D	2774	0.0637
19A	1829	0.0420
19B	1829	0.0420
19C	1843	0.0423

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Josh Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Yolanda Segura, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public, State of Texas

**PRELIMINARY PLAT
CAXTON COURT**

A SHARED ACCESS DEVELOPMENT
BLOCK A/653
0.3194 ACRES

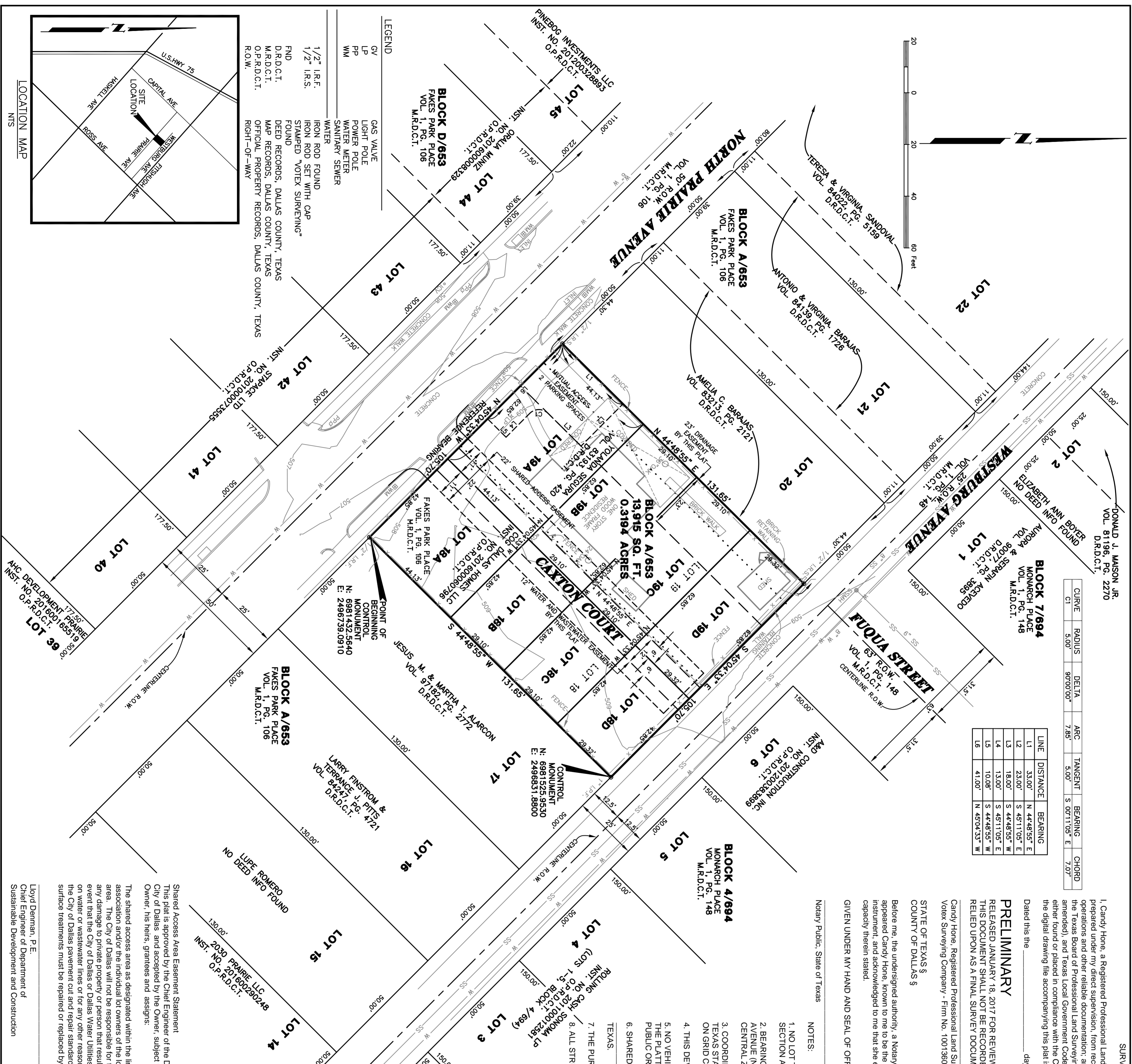
BEING A REPLAT OF
ALL OF LOTS 18 AND 19 AND PART OF LOT 20
BLOCK A/653
FAKES PARK PLACE

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-088

DATE: JANUARY 18, 2017

COG DALLAS HOMES LLC
CONTACT: JOSH NICHOLS
3963 MAPLE AVENUE, SUITE 330
DALLAS, TEXAS 75219
PH: (214) 347-8903

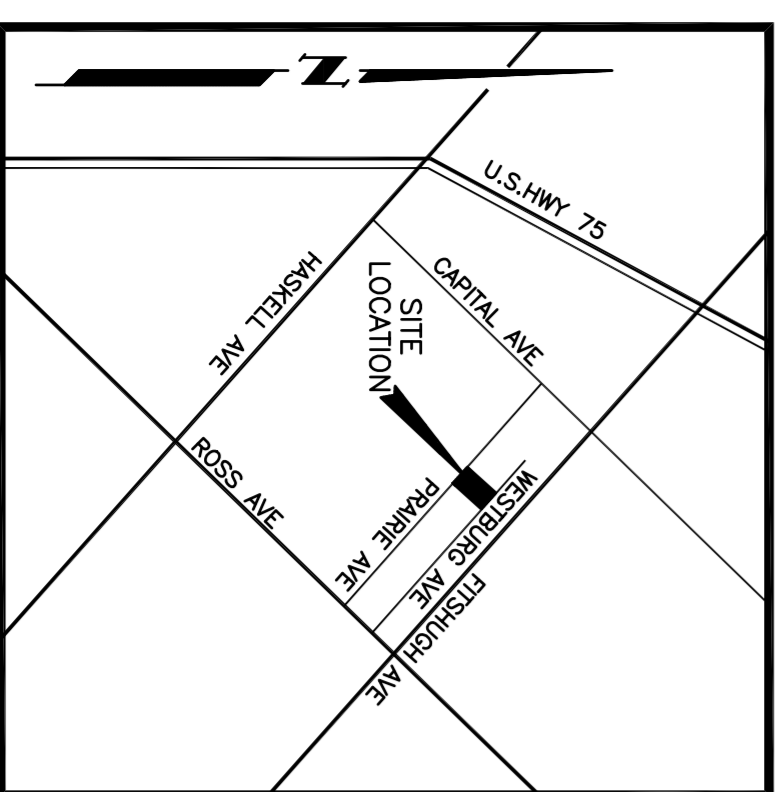
VOTEX SURVEYING COMPANY - TPLS FIRM NO. 10013600
10440 N. CENTRAL EXPY DALLAS, TEXAS 75231
PH: (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-006



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	5.00'	90.0000'	7.85'	5.00'	S 00°11'05" E	7.07'

LINE	DISTANCE	BEARING
L1	33.00'	N 44°48'55" E
L2	23.00'	S 45°11'05" E
L3	18.00'	S 44°48'55" W
L4	13.00'	S 45°11'05" E
L5	10.08'	S 44°48'55" W
L6	41.00'	N 45°04'33" W

20 0 20 40 60 Feet



LEGEND
GV GAS VALVE
LP LIGHT POLE
PP POWER POLE
WM WATER METER
SANITARY SEWER
WATER
IRON ROD FOUND
IRON ROD SET WITH CAP
STAMPED "VOTEX SURVEYING"
FND FOUND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY

LOCATION MAP
N1S