

Shared Access Area 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 within 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.

ELIAS K. SASSOON, P.E.  
CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS GRBK FRISCO, LLC is the owner of those tracts of land conveyed by Warranty Deed recorded in Instrument No. 201600247703, Instrument No. 201600247708, Instrument No. 201600247710 and Instrument No. 201600247718, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being all of Lot 10, Lot 11 and Lot 12 of Block 5/602 of W. J. Keller's Homestead Subdivision, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 77, Page 66 Map Records, Dallas County, Texas (M.R.D.C.T.), all being situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas; and being situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "VoTeX Surveying" set for corner at the intersection of the northwesterly right-of-way line of Roseland Avenue (a 50' R.O.W.) with the northwesterly right-of-way line of Caddo Street (a 50' R.O.W.), and being the south corner of said Lot 10;

THENCE N 45° 51' 47" W, along the northwesterly right-of-way line of said Caddo Street, a distance of 137.00 feet to a 1/2" iron rod with cap stamped "VoTeX Surveying" set for corner being the north corner of said Lot 12 and the west wide alley and being the west corner of said Lot 10;

THENCE N 44° 08' 13" E, along the southeasterly right-of-way line of said 15 foot alley, a distance of 164.75 feet to a 1/2" iron rod with a cap stamped "VoTeX Surveying" set for corner being the north corner of said Lot 12 and the west corner of Lot 13 of said Block 5/602;

THENCE S 45° 51' 47" E, along the southwesterly line of said Lot 13, a distance of 137.00 feet to a 1/2" iron rod with a cap stamped "VoTeX Surveying" set for corner in the northwesterly right-of-way line of said Roseland Avenue and being the east corner of said Lot 12;

THENCE S 44° 08' 13" W, along the northwesterly right-of-way line of said Roseland Avenue, a distance of 164.75 feet to the POINT OF BEGINNING and containing 22,571 sq. ft. or 0.5182 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS GRBK FRISCO, LLC by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **CADDO CORNER NO. 2**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use (to-wit: any streets, alleys, and roadway management areas shown thereon). The easements shown hereon are hereby reserved for the purposes indicated. The utility and the 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 the lane easements is the responsibility of the property owner. No buildings, fences, sheds, structures or other improvements of growers shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being thereby 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, sheds, structures or other improvements or growers which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements for the purpose of constructing, reconstructing, inspecting, patrolling, and adding to or removing all or parts of its respective system 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 and service 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 \_\_\_ day of \_\_\_\_\_, 2016.

by: GRBK FRISCO, LLC

JED DOLSON  
TITLE President

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 Jed Dolson, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

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. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(1)(c)(i) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_ day of \_\_\_\_\_, 2016.

PRELIMINARY

RELEASED NOVEMBER 16, 2016 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) 333-8831

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 \_\_\_\_\_, 2016.

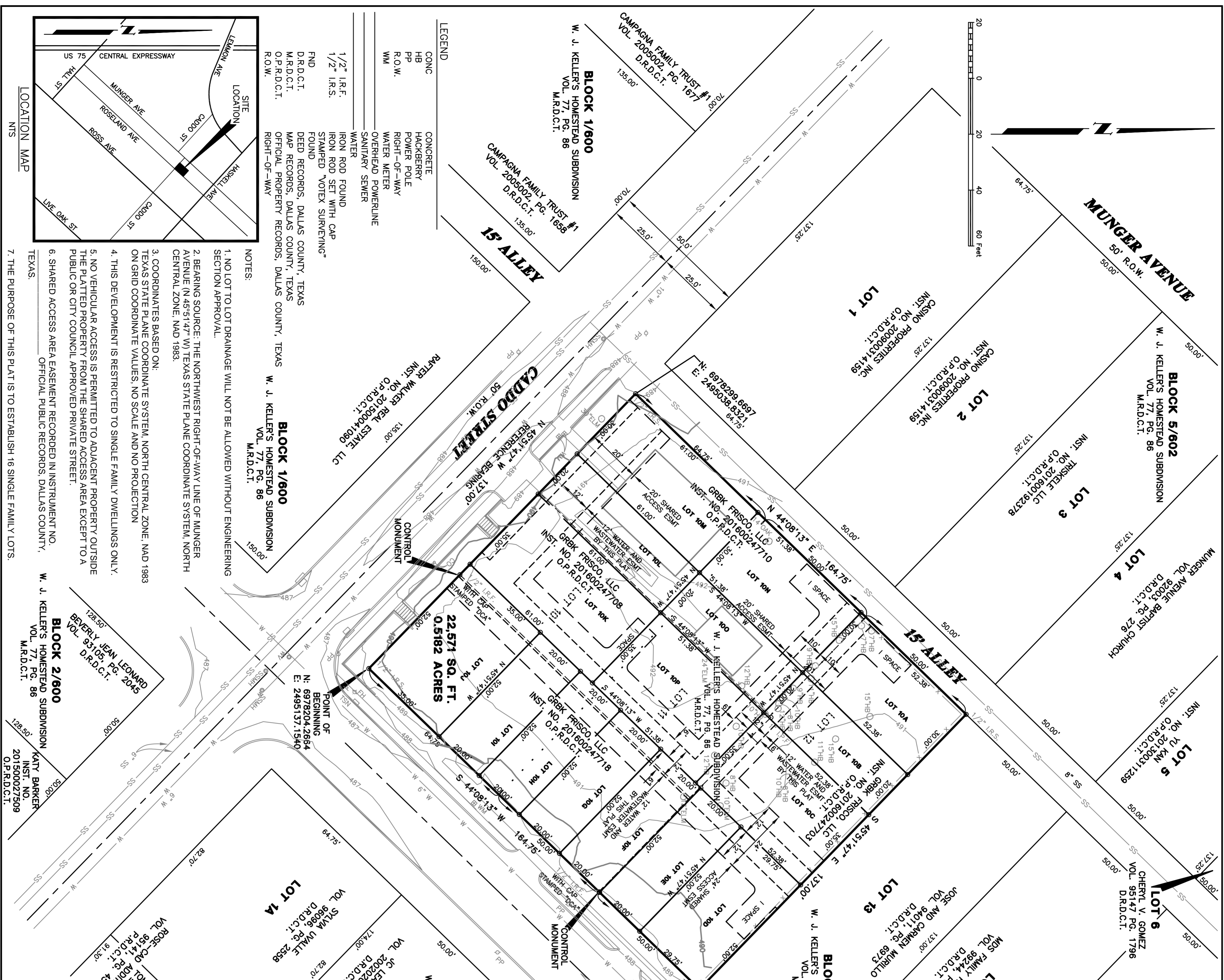
Notary Public, State of Texas

GRBK FRISCO, LLC  
CONTACT: JED DOLSON  
2805 N. DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
PH: (469) 450 5585  
EMAIL: jed@votexsurveying.com

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-090

DATE: JANUARY 4, 2017

VOLEX SURVEYING COMPANY - TBR'S FIRM NO. 10013600  
10440 N. CENTRAL EXPRESSWAY - DALLAS, TEXAS 75231  
PH: (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2016-069



NOTES:  
1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
2. BEARING SOURCE: THE NORTHWEST RIGHT-OF-WAY LINE OF MUNGER AVENUE (N 45° 51' 47" W) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.  
3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES NO SCALE AND NO PROJECTION  
4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.  
5. NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.  
6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. 201500027509 TEXAS.  
7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 16 SINGLE FAMILY LOTS.

LEGEND  
CONC. CONCRETE  
H.B. MASONRY  
P.P. POWER POLE  
R.O.W. RIGHT-OF-WAY  
W.M. WATER METER  
O.P. OVERHEAD POWERLINE  
WATER  
IRON ROD FOUND  
IRON ROD SET WITH CAP  
STAMPED "VOLEX SURVEYING"  
FOUND  
DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS  
RIGHT-OF-WAY

LOCATION MAP  
US 75  
CENTRAL EXPRESSWAY  
MUNGER AVE  
ROSS AVE  
LIVE OAK ST  
SITING LOCATION  
MUNGER AVE  
ROSS AVE  
CADDO ST  
HASKELL AVE

POINT OF BEGINNING  
N. 6976204.2864  
E. 2495137.1540  
N. 653172.7  
E. 2495137.1540

| LOT NO. | SO. FT. | ACRES  |
|---------|---------|--------|
| 10A     | 1571    | 0.0361 |
| 10B     | 1046    | 0.0240 |
| 10C     | 1833    | 0.0421 |
| 10E     | 1547    | 0.0355 |
| 10F     | 1040    | 0.0239 |
| 10G     | 1040    | 0.0239 |
| 10H     | 1040    | 0.0239 |
| 10I     | 1040    | 0.0239 |
| 10J     | 1820    | 0.0418 |
| 10K     | 2135    | 0.0490 |
| 10L     | 1220    | 0.0280 |
| 10M     | 1830    | 0.0420 |
| 10N     | 1541    | 0.0354 |
| 10O     | 1028    | 0.0238 |
| 10P     | 1798    | 0.0413 |