



LEGEND

AC	Acres
CM	Controlling Monument
FIR	Found Iron Rod
SIR	Set Iron Rod
Meas.	Measured
MON	Monument
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
M.R.D.C.T.	Map Records, Dallas County, Texas
ROW	Right-of-Way
Vol.	Volume
Pg.	Page
()	Plat or Deed Call
SF	Square Feet
(meas)	Measured

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°46'00\"W	10.00'	L9	S00°01'00\"E	15.00'
L2	N00°00'00\"E	10.00'	L10	S00°00'00\"W	18.29'
L3	N45°07'08\"W	14.11'	L11	N90°00'00\"E	15.00'
L4	N00°00'00\"E	10.00'	L12	N00°00'00\"E	15.00'
L5	N87°08'00\"E	10.00'	L13	S90°00'00\"W	30.00'
L6	S43°34'00\"W	14.49'	L14	N00°00'00\"E	3.54'
L7	N87°08'00\"W	15.00'	L15	N87°08'00\"W	5.01'
L8	S46°25'30\"W	20.67'			

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, PRESTON HOLLOW PLACE PROPERTY OWNER, L.P., is the Owner of a tract of land situated in the John McDowell Survey, Abstract No. 922, City of Dallas, Dallas County, Texas, said tract being all of Lot 1-A, Block 2/5463 of Northwest Park No. 1, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 51, Page 57, Deed Records of Dallas County, Texas, said tract conveyed to Preston Hollow Place Property Owner, L.P. Ltd. by Warranty Deed recorded in Instrument Number 201500330437, Official Public Records of Dallas County, Texas and all of Lot 4, Block 2/5463 of Gale Place Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 77132, Page 40, Deed Records of Dallas County, Texas, said tract conveyed to Preston Hollow Place Property Owner, L.P. Ltd. by Warranty Deeds recorded in Instrument Number 201500326562 and 201500326563, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set mag nail and washer stamped "Averill Way, Kadleck 3952" for a corner, said point being at the intersection of the east line of Preston Road (a 100 foot right of way) with the north line of Northwest Highway (a variable width right of way), said point being the southwest corner of said Lot 4;

THENCE, N 00°00'00" E, with the east line of Preston Road, a distance of 435.00 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner at the intersection of the east line of Preston Road with the south line of Averill Way (a variable width right of way), said point being the northwest corner of said Lot 1-A;

THENCE, N 87°08'00" E, with the south line of Averill Way, a distance of 200.36 feet to a set "aluminum disk stamped "Averill Way, Kadleck 3925" for a corner at the intersection of the south line of Averill Way with the west line of a 15 foot Alley right of way, said point being the northeast corner of said Lot 1-A;

THENCE, S 00°01'00" E, with the west line of the said Alley right of way, a distance 444.20 feet to a found 1/2 inch iron rod for a corner in the north line of Northwest Highway, said point being the southeast corner of said Lot 4;

THENCE, S 89°46'00" W, with the north line of Northwest Highway, a distance of 200.24 feet to the Point of Beginning and Containing 87997 square feet or 2.020 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PRESTON HOLLOW PLACE PROPERTY OWNER, L.P., acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **AVERILL WAY ADDITION SOUTH**, 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 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, 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 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 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, Texas.

WITNESS, MY HAND AT _____ this the _____ day of _____, 2016.

BY: PRESTON HOLLOW PLACE PROPERTY OWNER, L.P.
a Texas limited partnership
BY: TDC Preston Hollow Place GP, L.L.C.
a Texas limited liability company,
Its sole general partner

BY: _____ BY: _____
Jeff Knowles, Managing Director Rob Vroman, Managing Director

NOTES

- The bearing basis for this survey is a bearing of N 00°00'00" E for the east line of Preston Road as indicated on the map of Northwest Park No. 1 Addition as recorded in Volume 51, Page 57, Deed Records of Dallas County, Texas.
- Lot to Lot Drainage is not permitted without Engineering Section approval.
- Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, No Scale and No Projection.
- The purpose of this plat is to create one lot and the removal of the building setback lines shown on the prior plats.
- All lot corners are set 5/8 inch iron rod with a yellow plastic stamped "Kadleck No. 3952", unless otherwise noted.

SURVEYOR'S STATEMENT

I, L. LYNN KADLECK, 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.

Dated this the _____ day of _____, 2016. **FOR REVIEW ONLY NOT FOR RECORDING**

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of Texas

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, the undersigned, a Notary Public in and for the State of _____, on this day personally appeared Jeff Knowles, Managing Director of Manager of TDC Preston Hollow Place GP, L.L.C., the sole general partner of Preston Hollow Place Property Owner, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said of Preston Hollow Place Property Owner, L.P., and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of _____

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, the undersigned, a Notary Public in and for the State of _____, on this day personally appeared Rob Vroman, Manager Director of Manager of TDC Preston Hollow Place GP, L.L.C., the sole general partner of Preston Hollow Place Property Owner, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said of Preston Hollow Place Property Owner, L.P., and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of _____

**PRELIMINARY PLAT
AVERILL WAY ADDITION SOUTH
LOT 1B, BLOCK 2/5463**

BEING A REPLAT OF LOT 1-A, BLOCK 2/5463
NORTHWEST PARK NO. 1 ADDITION
AND LOT 4, BLOCK 2/5463, GALE PLACE ADDITION
JOHN McDOWELL SURVEY, ABSTRACT NO. 922
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-098
ENGINEERING FILE NO. 311T-_____
OWNER/DEVELOPER
PRESTON HOLLOW PLACE PROPERTY OWNER, L.P.
1900 W. Loop South, Suite 1300
Houston, Texas 77027

PREPARED: JAN., 2016 BY:

KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

