

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT T. MOWREY & NANCY G. MOWREY, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MOWREY ADDITION, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 GROUNTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT 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 BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS WHICH IN ANY WAY 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ROBERT T. MOWREY

NAME: \_\_\_\_\_, OWNER

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

LOUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Owner's Certificate State of Texas] County of Dallas]

Whereas ROBERT T. MOWREY & NANCY G. MOWREY, are the Owners of a 2.341 acre tract of land being in the M.J. Sanchez Survey, Abstract Number 1272, and being all of that tract of land conveyed to Robert T. Mowrey & Nancy G. Mowrey by deed recorded in Volume 93229, Page 3524 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said 2.341 acre tract of land, and being in the south line of Forest Lane (Variable Width Right-of-Way);

THENCE North 89°10'19" East, along the north line of said 2.341 acre tract, same being the south line of Forest Lane, a distance of 149.79 feet to a 1/2" iron rod found for the northeast corner of said 2.341 acre tract, and being the northeast corner of the Shadow Creek Estates No. 2 recorded in Instrument Number 200600175084 of the Official Public Records of Dallas County, Texas, and being in the south line of Forest Lane;

THENCE South 13°45'20" East, a distance of 462.99 feet, departing Forest Lane, along the east line of said 2.341 tract, same being the west line of said Shadow Creek Estates, to a 3" Metallic Disc Set, stamped with "Mowrey Addition, RPLS #3664 Salcedo Group, Inc.", and being the northeast corner of Lot 6, Block A/7494 of the Jannar Circle Addition recorded in Volume 18, Page 139 of the Map Records of Dallas County, Texas, and being conveyed to Jared Caplan & Michelle Caplan by deed recorded in Volume 2004231, Page 341 of the Deed Records of Dallas County, Texas;

THENCE South 63°06'25" West, a distance of 100.00 feet, along the north line of said Lot 6, same being the south line of said 2.341 acre tract, to a 3" Metallic Disc Set, stamped with "Mowrey Addition, RPLS #3664 Salcedo Group, Inc.", and being the northwest corner of said Lot 6, and being the northeast corner of Lot 5, Block A/7494 of said Jannar Circle Addition, conveyed to Tohl Living Trust by deed recorded in Instrument Number 201600138452 of the Official Public Records of Dallas County, Texas;

THENCE South 78°36'25" West, a distance of 112.80 feet, along the north line of said Lot 5, same being the south line of said 2.341 acre tract, to a 3" Metallic Disc Set, stamped with "Mowrey Addition, RPLS #3664 Salcedo Group, Inc.", and being the northwest corner of said Lot 5, and being the east corner of Lot 3, Block 7492 of the Buffalo Creek Addition recorded in Volume 33, Page 63 of the Map Records of Dallas County, Texas, conveyed to Thomas H. Timmins & Dorothy M. Timmins by deed recorded in Volume 96165, Page 675 of the Deed Records of Dallas County, Texas;

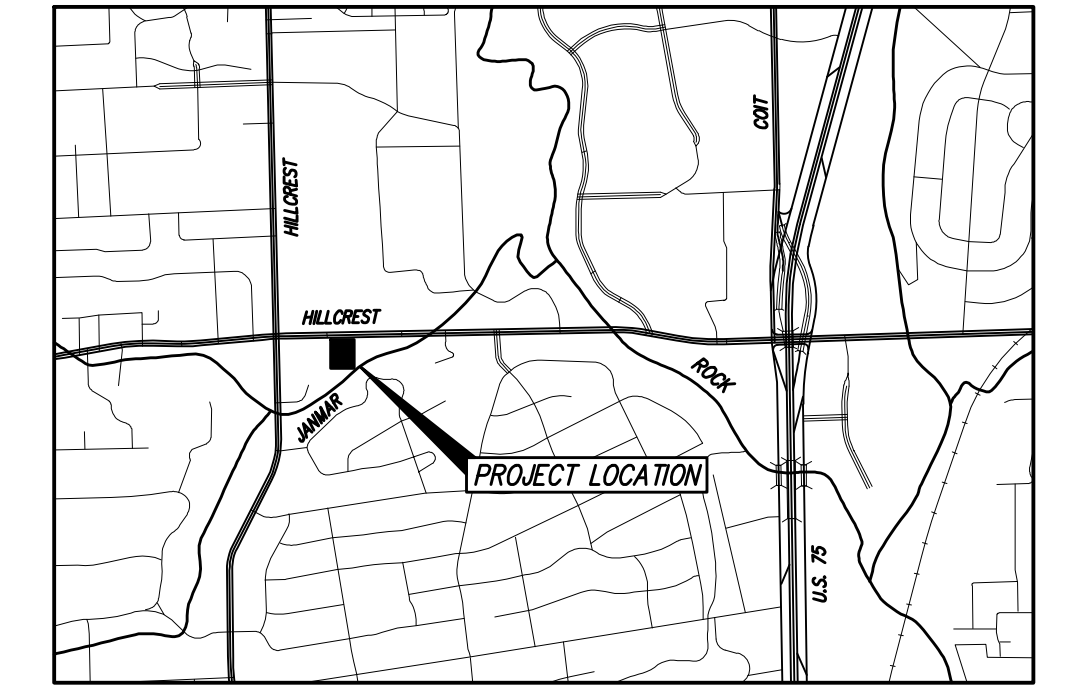
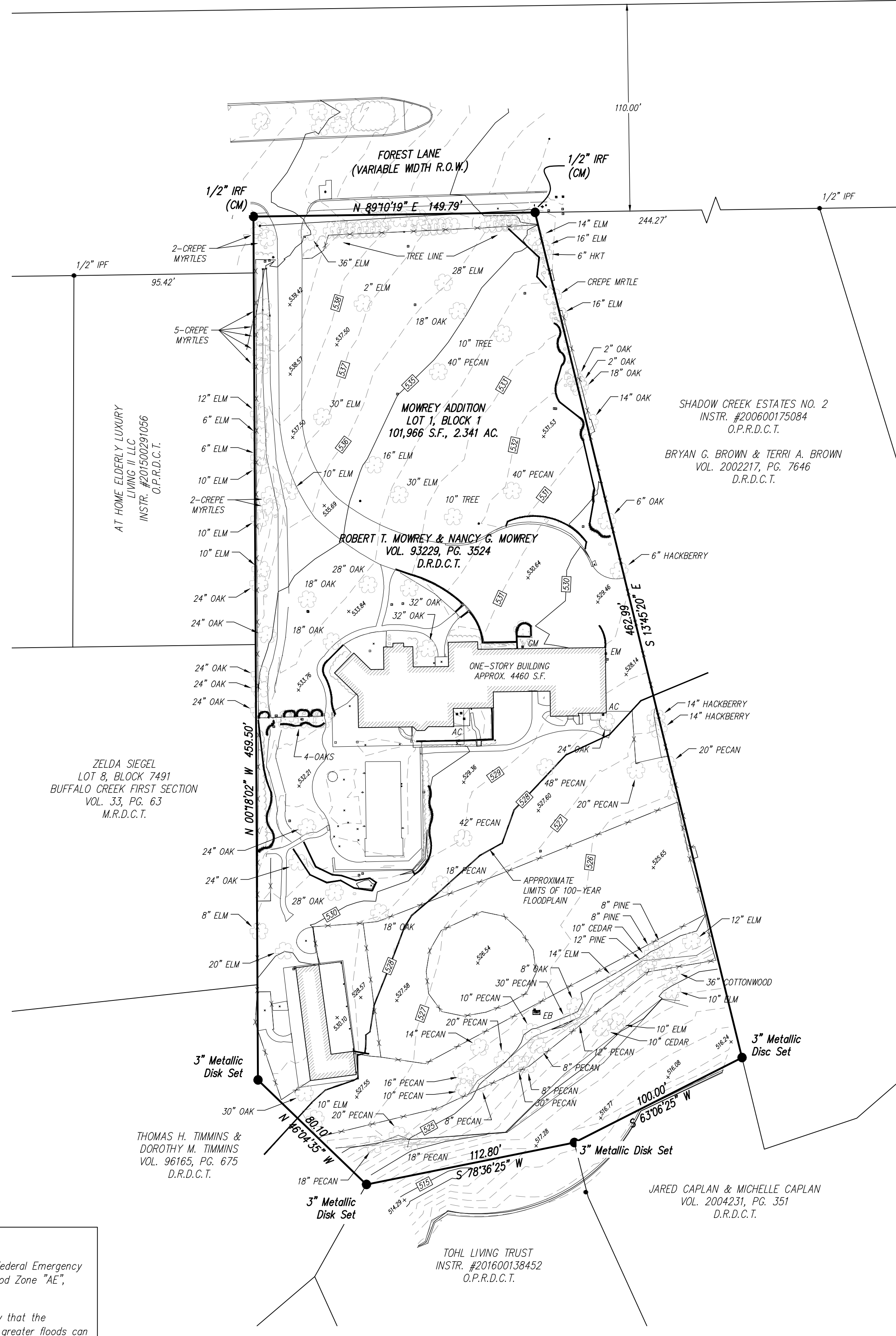
THENCE North 46°04'35" West, a distance of 80.10 feet, along the northeast line of said Lot 3, same being the southwest line of said 2.341 acre tract to a 3" Metallic Disc Set, stamped with "Mowrey Addition, RPLS #3664 Salcedo Group, Inc.";

THENCE North 00°18'02" West, a distance of 459.50 feet, along the west line of said 2.341 acre tract, and being the east line of said Lot 5, passing at a distance of 50.77 feet the northeast corner of said Lot 3, same being the southeast corner of Lot 8, Block 7491 of said Buffalo Creek Addition, conveyed to Zelda Siegel, passing at a distance of 231.80 feet the northeast corner of said Lot 8, same being the southeast corner of a tract of land conveyed to At Home Elderly Luxury II LLC by deed recorded in Instrument Number 201500291056 of the Official Public Records of Dallas County, Texas, passing at a distance of 429.50 feet, the northeast corner of said At Home Elderly tract, and continuing for a total distance of 459.50 feet to the POINT OF BEGINNING, and containing 101,966 square feet or 2.341 acres of land, more or less.

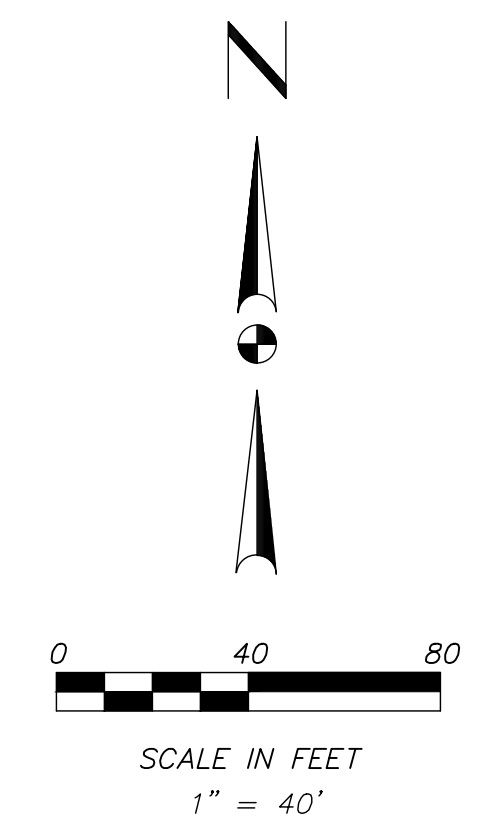
DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0195K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "AE", which is a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



VICINITY MAP NOT TO SCALE



Legend of Symbols & Abbreviations

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for natural ground, top of concrete, wrought iron fence, edge of gravel, vault, sign, power pole, light pole, cleanout, 3\"/>

PRELIMINARY PLAT
MOWREY ADDITION
LOT 1, BLOCK 1/7495
101,966 S.F. or 2.341 Ac.
BEING ALL OF
VOLUME 93229, PAGE 3524
M.J. SANCHEZ SURVEY, ABSTRACT #1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAT FILE NUMBER S167-116

OWNERS: ROBERT T. MOWREY & NANCY G. MOWREY
7002 FOREST LANE
DALLAS, TEXAS 75230
SURVEYOR: SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610

SGI SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610
SHEET 1 OF 1