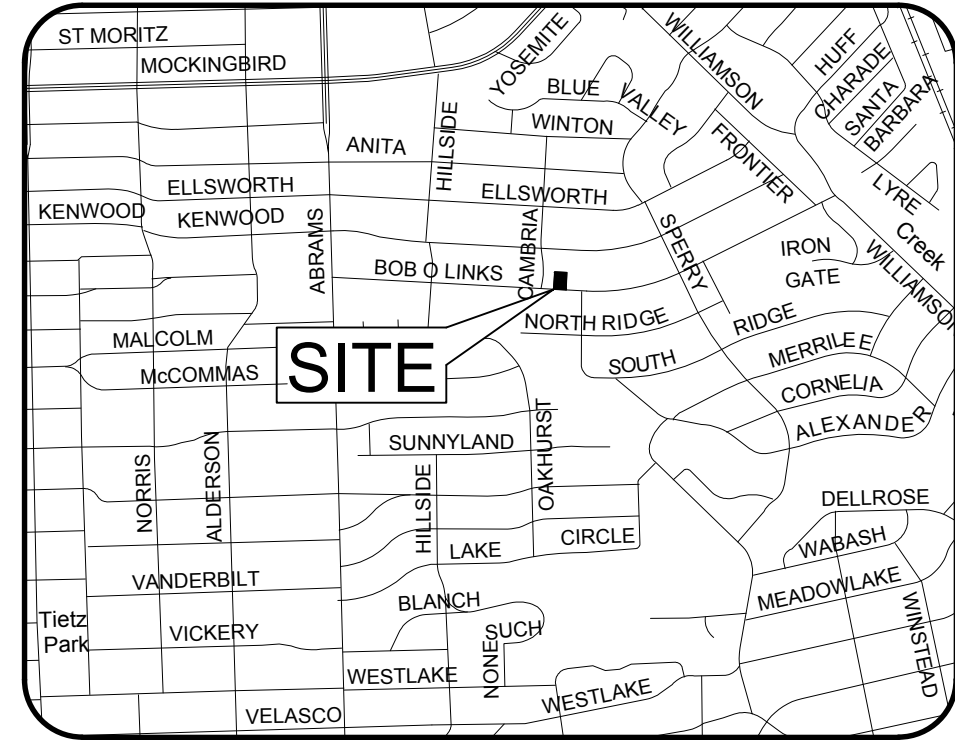




VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cheston Fowler and Courtenay Fowler are the sole owners of tract of land situated in the A.G. Hyde Survey, Abstract No. 552 in the City of Dallas, Dallas County, Texas, and being the East 51 feet of Lot 16 and the West 54 feet of Lot 17, in Block C/2972, of North Ridge Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 9, Page 205, of the Map Records Dallas County, Texas, and also being that certain tract of land conveyed to Cheston Fowler and wife Courtenay Fowler as recorded in Instrument No. 201700159036, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a point for corner in the northerly right-of-way line of Bob-O-Link Drive (60 foot right-of-way) and the easterly right-of-way line of Cambria Boulevard (50' right-of-way) and also being the southwesterly corner of Lot 15A, C/2972, North Ridge Estates/Meara, an addition to the City of Dallas County, Texas, according to the Map thereof recorded in Volume 2002094, Page 102, Plat Records, Dallas County, Texas;

THENCE South 86 degrees 13 minutes 13 seconds East, along the Northerly right-of-way line of said Bob-O-Link Drive, common with the southerly line of Lot 15A, Block C/2972, a distance of 109.85 feet to a 1/4 inch iron pipe found for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 33 degrees 44 minutes 32 seconds East, along the westerly line of said Fowler tract, common with the southerly right-of-way line of said Lot 15A, Block C/2972, a distance of 138.96 feet to a 1/2 inch iron pipe found lying on the Southerly right-of-way line of a 15 foot alley;

THENCE South 86 degrees 13 minutes 16 seconds East, along the northerly right-of-way line of said Fowler tract, common with the southerly right-of-way line of said 15 foot alley, a distance of 105.00 feet to a mag nail set from previous survey dated 05/05/2017, said mag nail being the northwesterly corner of a tract of land conveyed to Benjamin P. Browder as recorded in Instrument No. 201600340466, Official Public Records, Dallas County, Texas;

THENCE South 03 degrees 44 minutes 32 seconds West, along the easterly line of said Fowler tract, common with the westerly line of said Browder tract, a distance of 138.96 feet to a 1/2 inch iron rod with cap stamped "TXHS" set from previous survey dated 05/05/2017, said 1/2 inch iron rod lying on the northerly right-of-way line of said Bob-O-Link Drive;

THENCE North 86 degrees 13 minutes 13 seconds West, along the southerly line of said Fowler tract, common with the northerly line of said Lot 15A, Block C/2972, a distance of 105.00 feet to the POINT OF BEGINNING and containing 14,591 square feet or 0.335 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cheston Fowler and wife Courtenay Fowler, do hereby adopt this plat, designating the herein described property as **FOWLER PLACE**, 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, 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 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 said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 THIS _____ DAY OF _____, 2018.

Cheston Fowler, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Cheston Fowler, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Courtenay Fowler, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Courtenay Fowler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____, 2018.

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. (2/21/2018)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

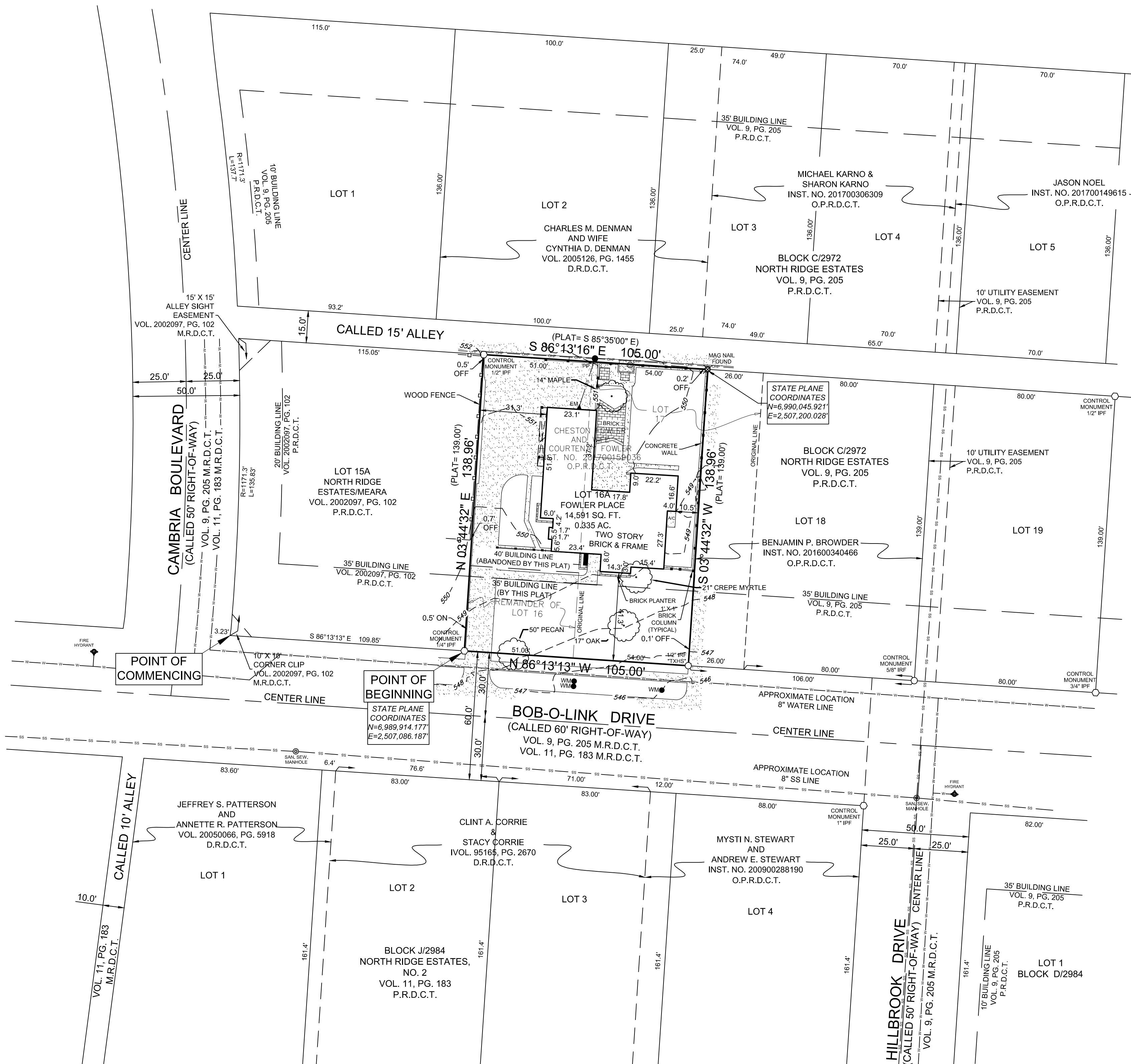
Notary Signature

LEGEND

P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
AC.	ACRE
I.P.F.	IRON PIPE FOUND
I.R.F.	1/2" IRON ROD WITH CAP STAMPED "TXHS" SET FROM PREVIOUS SURVEY DATED 05/05/2017.
MAG NAIL	MAG NAIL SET FROM PREVIOUS SURVEY DATED 05/05/2017.
A/C	AIR CONDITION
WM	WATER METER
EM	ELECTRIC METER
PP	POWER POLE
OP	OVERHEAD POWER LINE
OS	OVERHEAD SERVICE LINE
SAN. SEW.	SANITARY SEWER

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO REDUCE BUILDING LINE FROM 40 FOOT TO 35 FOOT ON PART OF LOT 16.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 4813C0355K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) EXISTING STRUCTURE TO REMAIN.



OWNER
CHESTON FOWLER
COURTENAY FOWLER
6615 BOB-O-LINK DRIVE
CITY OF DALLAS,
DALLAS COUNTY, TEXAS 75214

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



PRELIMINARY
FOWLER PLACE
LOT 16A, BLOCK C/2974
REPLAT OF PART OF LOT 16 & PART OF LOT 17, BLOCK C/2974,
NORTH RIDGE ESTATES
A.G. HYDE SURVEY, ABSTRACT NO. 552
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-119
DATE: 02/15/2018 / JOB # 1701583-2 / SCALE - 1" = 30' / JWR