

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, William Waugh Holdings LLC Series W003 is the owner of a 1.753 acre tract of land situated in the J. G. Jackson Survey, Abstract No. 707 and being the remainder of Lot 3B, Block 8103, Plaza Bank Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 87134, Page 13 of the Deed Records of Dallas County, Texas; said 1.753 acres also being all of that tract of land conveyed to William Waugh Holdings, LLC - Series W003 by Special Warranty Deed recorded in Clerk's Instrument No. 201200346786, Official Public Records, Dallas County, Texas; said 1.753 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of said 1.753 acre tract; said point also being the southern most southeast corner of Lot 4, Block 8103, Plaza Bank Center No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 97031, Page 1516 of the Deed Records of Dallas County, Texas; said point also being on the northwest right-of-way line of Valmarie Drive (formerly Fair Oaks Avenue)(60 feet wide);

THENCE, with the common line of said 1.753 acre tract and Lot 4, Block 8103 the following metes and bounds;

North 45 degrees 35 minutes 54 seconds West, a distance of 215.67 feet to a 1/2-inch iron rod with plastic cap (illegible) found for corner;

North 44 degrees 26 minutes 31 seconds East, a distance of 66.16 feet to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for corner;

North 00 degrees 35 minutes 59 seconds West, a distance of 129.15 feet to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for corner;

North 88 degrees 05 minutes 23 seconds East, a distance of 83.97 feet to a "x" cut in concrete found for corner;

South 44 degrees 33 minutes 34 seconds East, a distance of 69.88 feet to a 1/2-inch iron rod with plastic cap (illegible) found for corner;

North 44 degrees 16 minutes 58 seconds East, a distance of 97.80 feet to a 1/2-inch iron rod with plastic cap (illegible) found for corner;

North 89 degrees 34 minutes 33 seconds East, a distance of 110.39 feet to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for corner;

South 00 degrees 07 minutes 14 seconds East, a distance of 30.00 feet to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for corner;

South 21 degrees 51 minutes 36 seconds West, a distance of 36.78 feet to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for corner;

South 89 degrees 46 minutes 58 seconds West, a distance of 39.49 feet to a 1/2-inch iron rod with plastic cap (illegible) found for corner;

South 00 degrees 00 minutes 18 seconds West, a distance of 31.40 feet to a 1/2-inch iron rod found for corner; said point also being the beginning of a curve to the left having a radius of 37.17 feet;

Southwesterly, with said curve to the left through a central angle of 54 degrees 04 minutes 11 seconds (records calls 54 degrees 03 minutes 48 seconds), an arc distance of 35.07 feet (chord bears South 26 degrees 49 minutes 31 seconds West, 33.79 feet) to a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found at the end of said curve;

South 00 degrees 12 minutes 04 seconds East, a distance of 174.85 feet to a 1/2-inch iron rod found at the southeast corner of said 1.753 acre tract; said point also being the easternmost southwest corner of said Lot 4, Block 8103; said point also being on the northwest right-of-way line of Valmarie Drive (formerly Fair Oaks Drive)(60 feet wide);

THENCE, South 69 degrees 29 minutes 16 seconds West, with said northwest right-of-way line, a distance of 143.89 feet to the POINT OF BEGINNING;

CONTAINING, 76,351 square feet or 1.753 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, William Waugh Holdings LLC Series W003, acting by and through it's duly authorized agent, do hereby adopt this plat, designating the herein described property as **NORMANDY COMMUNITY CHURCH 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 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 building, 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 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.

WITNESS, my hand at Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

William Waugh Holdings LLC Series W003

Liwei Waugh  
Representative

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Liwei Waugh of William Waugh Holdings LLC Series W003, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
NORMANDY COMMUNITY  
CHURCH ADDITION  
LOT 1, BLOCK 8103

BEING A REPLAT OF A PART OF  
LOT 3B, BLOCK 8103  
PLAZA BANK CENTER  
V. 87134, P. 13, D.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS  
J. G. JACKSON SURVEY, ABSTRACT NO. 707  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-128  
ENGINEERING NO. 311T-XXX

OWNER:  
William Waugh Holdings LLC Series W003  
c/o Ms. Liwei Waugh  
10903 ALDER CIR  
DALLAS, TEXAS 75238

ENGINEER - SURVEYOR:  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855

Gonzalez & Schneeberg  
engineers ■ surveyors  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE  
1" = 30' FEBRUARY, 2018  
TX SURVEYING FIRM REG. NO. 100752-00  
PROJ. NO. DWG. NO.  
6713-18-02-04 6713pre.plat

LOT 4, BLOCK 8103  
PLAZA BANK CENTER NO. 2  
V. 97031, P. 1516  
D.R.D.C.T.

76,351 sq.ft.  
1.753 acres

LOT 1, BLOCK 8103  
NORMANDY COMMUNITY  
CHURCH ADDITION

WILLIAM WAUGH HOLDINGS, LLC  
SERIES W003  
INST. NO. 201200346786  
D.R.D.C.T.

LOT 1, BLOCK 8103  
FIRE STATION NO. 57  
V. 74102, P. 1937  
D.R.D.C.T.

LOT 4, BLOCK 8103  
PLAZA BANK CENTER NO. 2  
V. 97031, P. 1516  
D.R.D.C.T.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 2/21/2018 - FOR REVIEW ONLY  
NOT TO BE RECORDED

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the northwest right-of-way line of Valmarie Dr., bearing South 69 degrees 29 minutes 16 seconds West, according to the plat recorded in Volume 87134, Page 13, D.R.D.C.T.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on subject property.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T.
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No.
- INSTRUMENT NUMBER
- V.
- VOLUME
- P.
- PAGE
- CM
- CONTROLLING MONUMENT
- sq.ft.
- SQUARE FEET

VICINITY MAP

