

LEGAL DESCRIPTION

BEING a tract of land located in the City of Dallas, Dallas County, Texas, a part of the Harman Heider Survey, Abstract Number 541, and being a part of a called 71.4732 acre tract of land described in a Deed in Lieu of Foreclosure from Dallas-Stark Development I, LP to First Security Bank, NA as recorded in Document Number 201200045506, Dallas County Deed Records, and being further described as follows:

COMMENCING at the east corner of said 71.4732 acre tract of land and said point being the intersection of the southwest right-of-way line of Lasater Road (a variable width right-of-way) with the northwest right-of-way line of Stark Road (a variable width right-of-way);

THENCE North 45 degrees 49 minutes 31 seconds West, 150.00 feet along the northeasterly line of said 71.4732 acre tract of land and along the southwest right-of-way line of Lasater Road to the POINT OF BEGINNING of said tract;

THENCE South 44 degrees 15 minutes 26 seconds West, 2,156.57 feet to a point for corner;

THENCE Southwesterly, 369.80 feet along a curve to the left which has a central angle of 06 degrees 46 minutes 15 seconds, a radius of 3,129.22 feet, a tangent of 185.11 feet, and whose chord bears South 40 degrees 47 minutes 26 seconds West, 369.58 feet to a point for corner;

THENCE South 38 degrees 09 minutes 30 seconds West, 54.35 feet to a point in the southwesterly line of said 71.4732 acre tract of land;

THENCE North 45 degrees 16 minutes 46 seconds West, 1110.39 feet to the west corner of said 71.4732 acre tract of land;

THENCE North 45 degrees 13 minutes 14 seconds East, 2,369.48 feet to the north corner of said 71.4732 acre tract of land and said point being in the southwest right-of-way line of Lasater Road (a variable width right-of-way);

THENCE South 45 degrees 49 minutes 31 seconds East, 1,035.30 feet along the northeast line of said 71.4732 acre tract of land and along the southwest right-of-way line of said Lasater to the POINT OF BEGINNING and containing 62.66 acres of land;

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CIERA BANK does hereby adopt this plat, designating the herein above described property as SHEPARD PLACE on addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire line 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 line 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 part 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or 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 of 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 _____, Texas, this the ____ day of _____, 20____.

OWNER _____

WITNESS, my hand at _____, Texas, this the ____ day of _____, 20____.

BY: _____

TITLE: _____

BY: _____

TITLE: _____

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 OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, CALVIN MEYERS, Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City plan Commission of the City of Dallas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 04/10/2017

CALVIN HAYES
R.C. MEYERS SURVEYING, LLC
488 ARROYO CT,
SUNNYVALE, TEXAS 75182

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 CALVIN MEYERS, 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 OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS _____

Ex. PD-969

249 Lots R-7.5 (62.5'x120')
1 Common Space Lot 1-X (H.O.A.)

City File Plan No. S **167-163**

PRELIMINARY PLAT

for

SHEPARD PLACE

City of Dallas, Dallas County, Texas

Being 62.66 Acres out of
the Herman Heider Survey, Abstract No. 541
in the City of Dallas, Dallas County, Texas

Owner: CIERA BANK 1801 Cross Timbers Flower Mound, Texas 75088 972.539.1849	Developer: SHEPARD PLACE 820 Rowlett Road Garland, Texas 75043 972.475.1100	Surveyor: R.C. Meyers Surveying, LLC 488 Arroyo Ct. Sunnyvale, Texas 75182 214.532.0146 Firm No. 10192300
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THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE
249 RESIDENTIAL LOTS OUT OF THE 62.66 ACRES OF LAND.

S 167-163]