

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CRESCENT ESTATES CUSTOM HOMES LP AND TEXAS LAND REALTY LLC ARE THE OWNERS OF A 0.28 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING LOT 2, PART OF LOT 3, AND PART OF LOT 12 & 13, BLOCK 9/1015, OAKLAWN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 131, PAGE 130, MAP RECORDS, DALLAS COUNTY, TEXAS; 0.223 ACRE TRACT ALSO BEING ALL OF THAT TRACT OF LAND CONVEYED TO CRESCENT ESTATES CUSTOM HOMES LP BY SPECIAL WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 201700345564, DEED RECORDS, DALLAS COUNTY, TEXAS; 0.057 ACRE TRACT ALSO BEING ALL OF THAT TRACT OF LAND CONVEYED TO TEXAS LAND & REALTY LLC BY WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 200600088845 AND 20070237785, DEED RECORDS, DALLAS COUNTY, TEXAS; SAID 0.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET "X" ON CONCRETE CURB AT THE INTERSECTION OF THE SOUTHEAST LINE OF HOOD STREET (50' R.O.W.) WITH THE NORTHEAST LINE OF FAIRMOUNT STREET (50' R.O.W.);

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 186.39' TRAVERSING THE SOUTHEAST LINE OF SAID HOOD STREET (50' R.O.W.) TO A SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF A 0.0298 ACRE OF TRACT OF LAND CONVEYED TO TEXAS LAND & REALTY LLC BY WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 20070237785, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO TEXAS LAND & REALTY LLC BY WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 201000101576, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45°02'00" EAST, A DISTANCE OF 65.00' TRAVERSING THE NORTHEAST LINE OF SAID 0.0298 ACRE TO A SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF SAID 0.0298 ACRE OF TRACT;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 185.81' TRAVERSING THE SOUTHEAST LINE OF SAID 0.0298 ACRE OF TRACT TO A SET "X" FOR CORNER, SAID CORNER BEING IN THE NORTHEAST LINE OF SAID FAIRMOUNT STREET (50' R.O.W.);

THENCE, NORTH 45°32'41" WEST, A DISTANCE OF 65.00' TRAVERSING NORTHEAST LINE OF SAID FAIRMOUNT STREET (50' R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.28 ACRE (12,190 SQUARE FEET) TRACT OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CRESCENT ESTATES CUSTOM HOMES LP AND TEXAS LAND REALTY LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HOOD AND FAIRMOUNT 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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.

CRESCENT ESTATES CUSTOM HOMES LP

MEHRDAD MOAYEDI
MANAGER
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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

1. BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF HOOD STREET BEARING NORTH 45°00'00" EAST, AS RECORDED IN INSTRUMENT NO. 201700345564, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. PURPOSE OF THIS PLAT: TO CREATE ONE LOT FROM 3 LOTS.
4. "TEXAS STATE PLANE COORDINATES" ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT
HOOD AND FAIRMOUNT ADDITION
LOT 1, BLOCK 9/1015
REPLAT OF
LOT 2, PT OF LOT 3 AND PT OF LOTS 12 & 13, BLOCK 9/1015
OAKLAWN PLACE ADDITION
V. 131, P. 130, M.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S178-191
ENGINEERING PLAN FILE NO. 311T-XXXX
MAY 9, 2018

OWNER:
CRESCENT ESTATES CUSTOM HOMES LP
1800 VALLY VIEW LANE, SUITE 400
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI
TEL: (469)892-7200
OWNER:
TEXAS LAND & REALTY LLC
3534 FAIRMOUNT ST
DALLAS, TEXAS 75219
CONTACT: MEHRDAD MOAYEDI
TEL: (469)892-7200

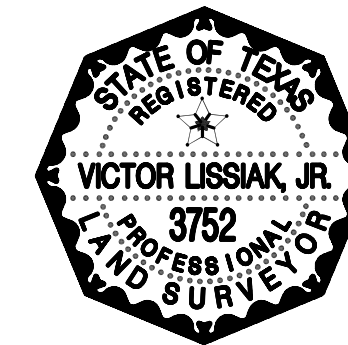
SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
TEL: (972)661-8187
CONTACT: VICTOR LISSIAK JR.

SURVEYOR'S STATEMENT:

I, VICTOR LISSIAK, JR., 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-8617 (10)(b)(1)(i) & (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

VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

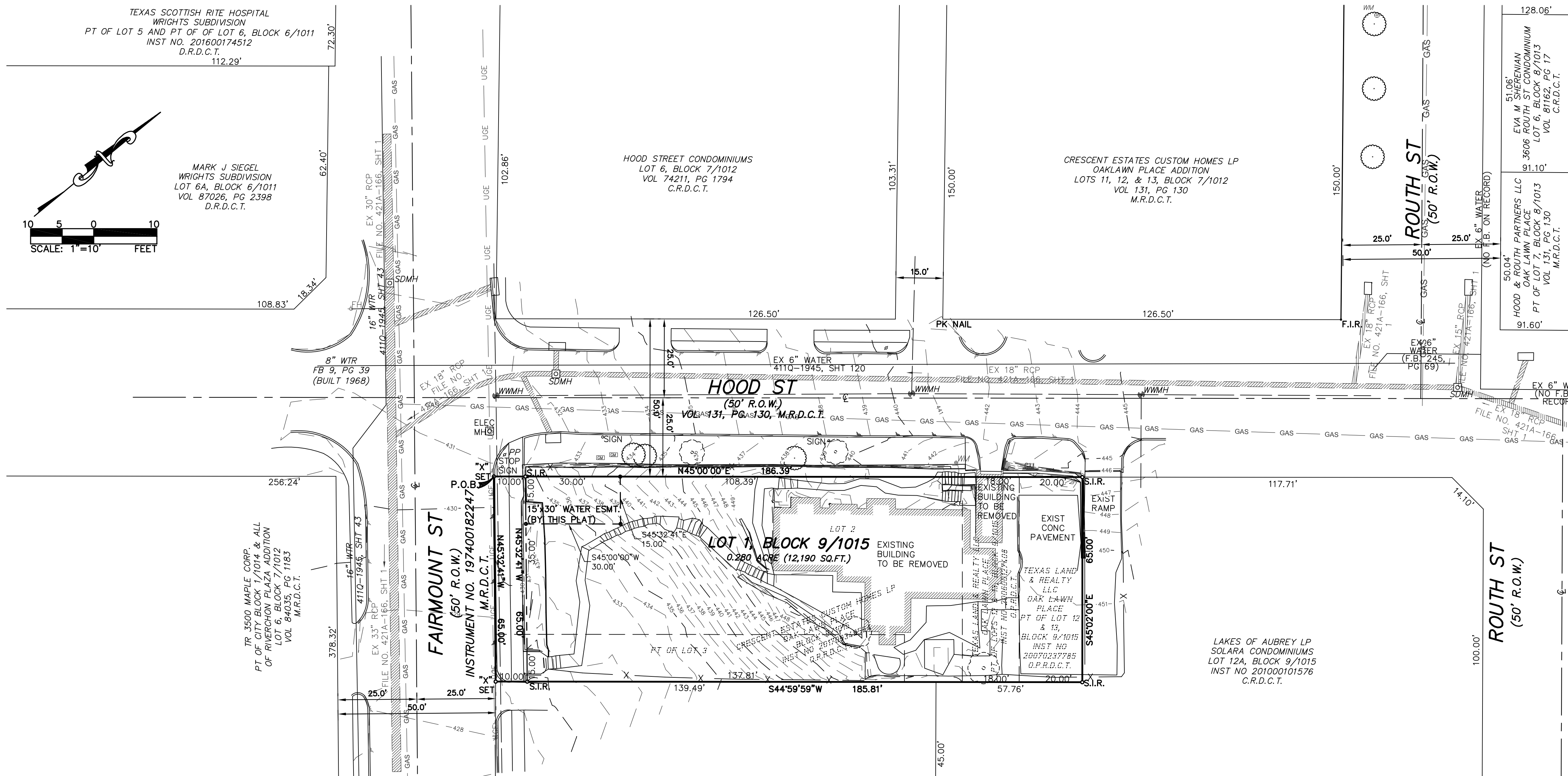


STATE OF TEXAS
COUNTY OF DALLAS

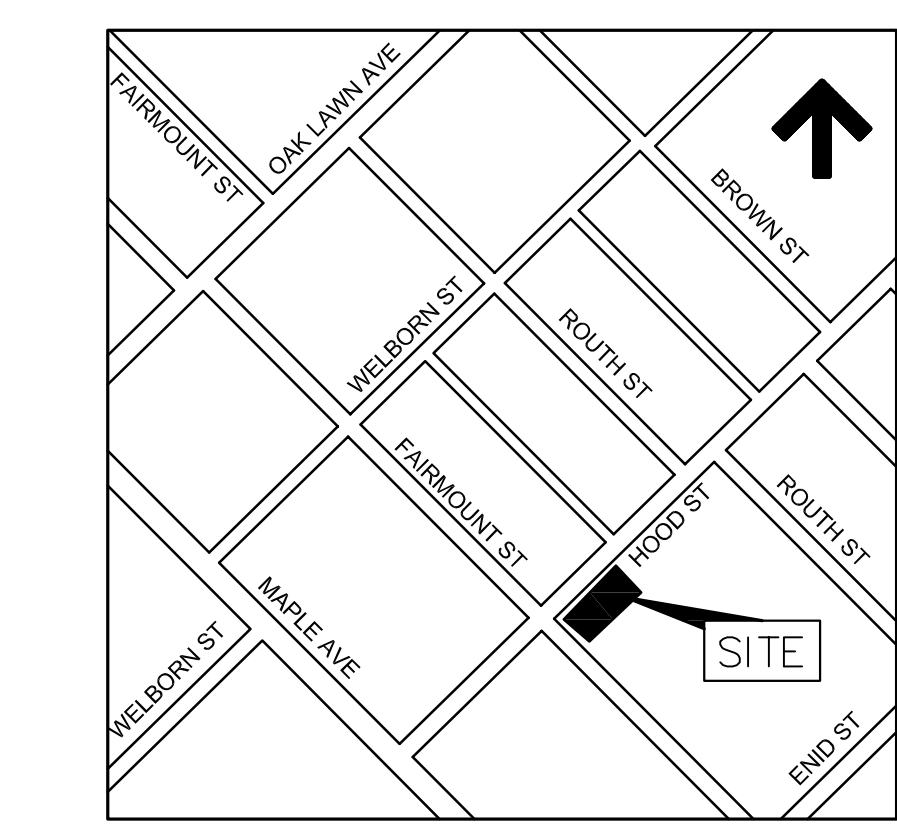
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



- LEGEND:**
- F.I.R. FOUND IRON ROD
 - S.I.R. SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752"
 - C.M. CONTROLLING MONUMENT
 - ESMT. EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - P.O.B. PLACE OF BEGINNING
 - CL CENTERLINE



VICINITY MAP
NOT TO SCALE