

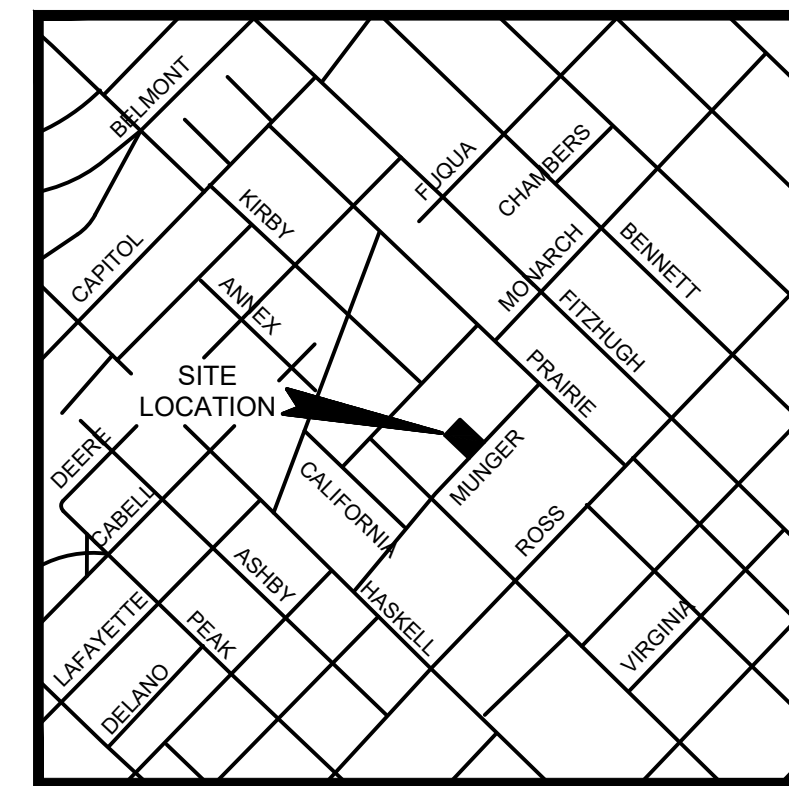
NO.	BEARING	LENGTH
L1	N45°15'40"W	9.00'
L2	S44°19'54"W	22.50'
L3	S45°15'40"E	26.00'
L4	S44°19'54"W	49.50'
L5	S45°15'40"E	37.00'
L6	S44°19'54"W	5.00'
L7	S45°15'40"E	18.00'
L8	S44°19'54"W	49.50'
L9	S44°19'54"W	49.50'
L10	S45°15'40"E	21.00'
L11	S44°19'54"W	5.00'
L12	S45°15'40"E	59.00'
L13	N45°40'06"W	4.49'
L14	N44°19'54"E	54.50'
L15	N44°19'54"E	49.50'
L16	S45°15'40"E	21.00'
L17	N44°19'54"E	5.00'
L18	N44°51'15"W	4.50'
L19	S45°15'40"E	59.00'
L20	N44°19'54"E	5.00'

NO.	BEARING	LENGTH
L21	S45°15'40"E	18.00'
L22	N44°19'54"E	49.50'
L23	N44°19'54"E	49.50'
L24	S45°15'40"E	27.00'
L25	N44°19'54"E	22.50'
L26	N45°15'40"W	7.00'
L27	S45°15'40"E	36.00'
L28	S45°15'40"E	7.00'
L29	N44°19'54"E	22.50'
L30	S45°15'40"E	27.00'
L31	N44°19'54"E	49.50'
L32	N44°19'54"E	49.50'
L33	S45°15'40"E	18.00'
L34	N44°19'54"E	5.00'
L35	N44°19'54"E	49.50'
L36	S45°15'40"E	21.00'
L37	N44°19'54"E	5.00'
L38	N44°19'54"E	54.50'
L39	S44°19'54"W	5.00'
L40	S45°15'40"E	21.00'

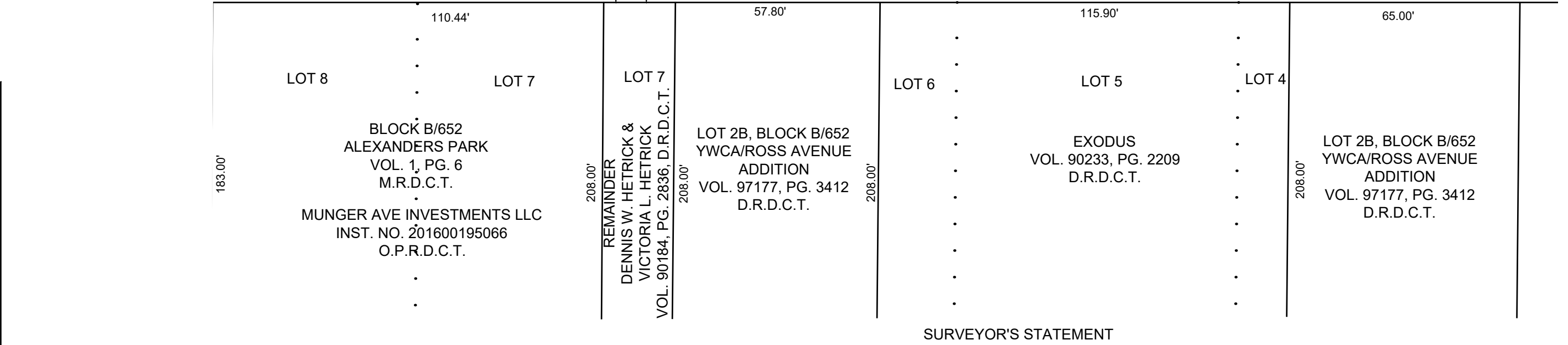
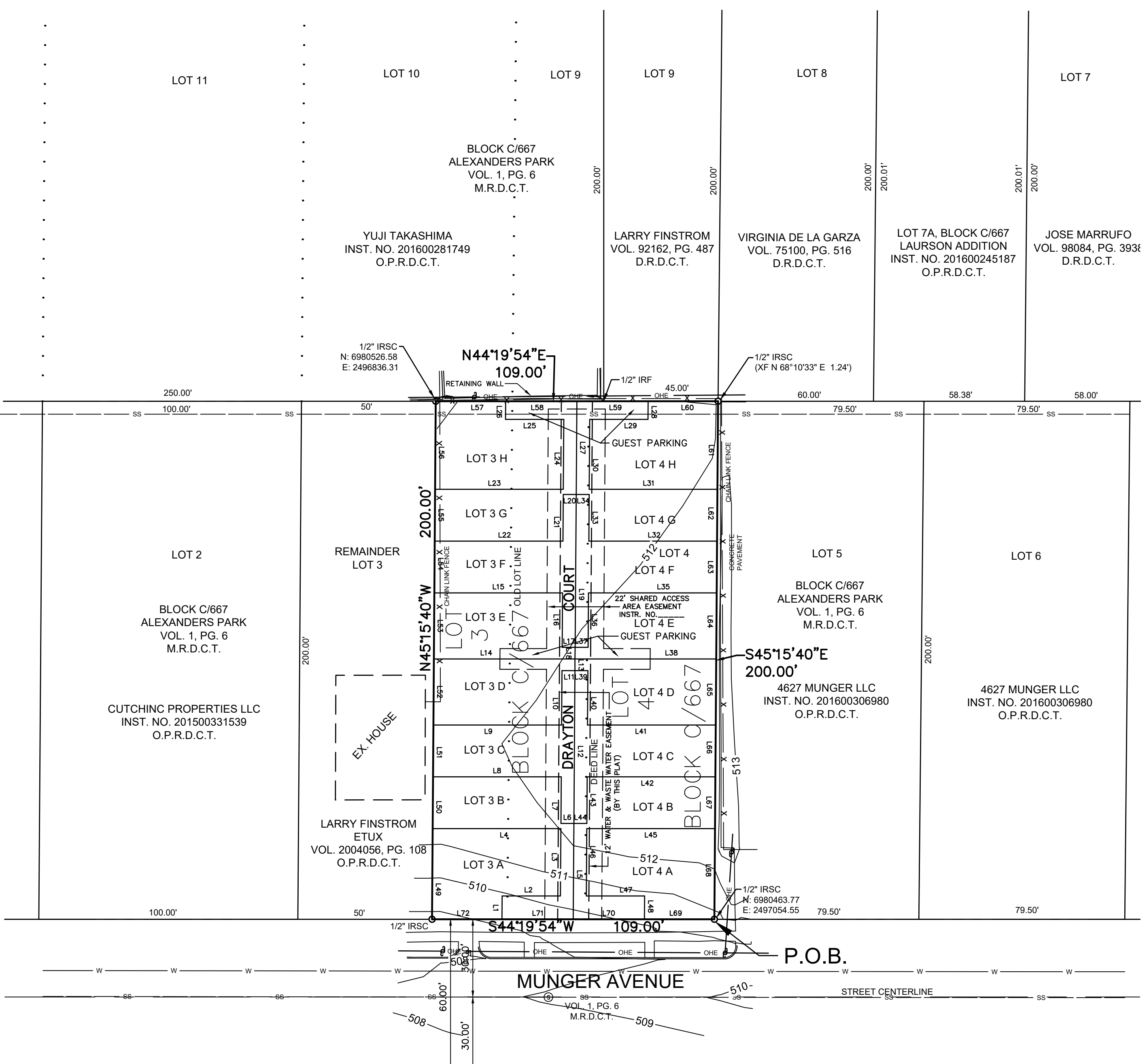
NO.	BEARING	LENGTH
L41	S44°19'54"W	49.50'
L42	S44°19'54"W	49.50'
L43	S45°15'40"E	18.00'
L44	S44°19'54"W	5.00'
L45	S44°19'54"W	49.50'
L46	S45°15'40"E	26.00'
L47	S44°19'54"W	22.50'
L48	S45°15'40"E	9.00'
L49	N45°15'40"W	35.00'
L50	N45°15'40"W	20.00'
L51	N45°15'40"W	20.00'
L52	N45°15'40"W	25.50'
L53	N45°15'40"W	25.50'
L54	N45°15'40"W	20.00'
L55	N45°15'40"W	20.00'
L56	N45°15'40"W	34.00'
L57	N44°19'54"E	27.00'
L58	N44°19'54"E	27.50'
L59	N44°19'54"E	27.50'
L60	N44°20'40"E	27.00'

NO.	BEARING	LENGTH
L61	S45°15'40"E	33.99'
L62	S45°15'40"E	20.00'
L63	S45°15'40"E	20.00'
L64	S45°15'40"E	25.50'
L65	S45°15'40"E	25.50'
L66	S45°15'40"E	20.00'
L67	S45°15'40"E	20.00'
L68	S45°15'40"E	35.00'
L69	S44°19'54"W	27.00'
L70	S44°19'54"W	27.50'
L71	S44°19'54"W	27.50'
L72	S44°19'54"W	27.00'

LOT	BLOCK	SO. FT.	ACRES
3A	C/667	1530	0.035
3B	C/667	1377	0.030
3C	C/667	1285	0.030
3D	C/667	1284	0.030
3E	C/667	1285	0.030
3F	C/667	1285	0.030
3G	C/667	1327	0.030
3H	C/667	1525	0.035
4A	C/667	1530	0.035
4B	C/667	1378	0.030
4C	C/667	1285	0.030
4D	C/667	1285	0.030
4E	C/667	1285	0.030
4F	C/667	1285	0.030
4G	C/667	1328	0.030
4H	C/667	1526	0.035



- NOTES:
- LOT 1 TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 - COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO ESTABLISH SIXTEEN LOTS FROM ONE AND PORTIONS OF ANOTHER.
 - THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.



I, Candy Hone, 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 the monumentation shown herein 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
 RELEASED 8/30/2017 FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
 UPON AS A FINAL SURVEY DOCUMENT.
 Candy Hone, Registered Professional Land Surveyor, No. 5867
 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

 Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS 4621 MUNGER LLC is the owner of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; being part of Lot 3 and all of Lot 4, Block C/667, Alexanders Park, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 6, Map Records, Dallas County, Texas; same being all of that tract of land described in Warranty Deed with Vendor's Lien to 4621 Munger LLC recorded in Instrument No. 20160030089, Official Public Records, Dallas County, Texas and all of that tract of land described in Warranty Deed with Vendor's Lien to 4621 Munger LLC recorded in Instrument No. 201700115394, Official Public Records, Dallas County, Texas and being more particularly described as follows:

- BEGINNING** at a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Drayton Court - RPLS 5867" set in the northwest right-of-way line of Munger Avenue (a 60-foot wide right-of-way) at the east corner of said Lot 4 and the south corner of Lot 5;
- THENCE** S 44°19'54" W, with said northwest line of Munger Avenue, a distance of 109.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Drayton Court - RPLS 5867" set at the south corner of first mentioned 4621 Munger LLC tract and the east corner of a tract of land described in Warranty Deed to Larry Finstrom and wife Diane McNaughton Finstrom recorded in Volume 2004056, Page 108 of said Official Public Records;
- THENCE** N 45°15'40" W, departing said northwest right-of-way line of Munger Avenue, a distance of 200.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Drayton Court - RPLS 5867" set in the southeast line of a tract of land recorded in Special Warranty Deed with Vendor's Lien to Yuji Takashima recorded in Instrument No. 201600281749 of said Deed Records at the west corner of first mentioned 4621 Munger LLC tract and the north corner of said Finstrom tract;
- THENCE** N 44°19'54" E, with the northwest line of said 4621 Munger LLC tracts, a distance of 64.88 feet passing a 1/2 inch iron rod found at the east corner of said Takashima tract and the south corner of a tract of land described in Special Warranty Deed to Larry Finstrom recorded in Volume 92162, Page 487, Deed Records, Dallas County, Texas and continuing for a total distance of 109.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Drayton Court - RPLS 5867" set at the east corner of said Larry Finstrom tract and the north corner of second mentioned 4621 Munger LLC tract; same being the west corner of said Lot 5; from which an "X" cut in concrete found for reference bears N 68°10'33" E, a distance of 1.24 feet;
- THENCE** S 45°15'40" E, with the south line of said Lot 5, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 21,799 square feet or 0.5004 of an acre of land.

SHARED ACCESS Owner's Dedication

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 4621 MUNGER LLC, does hereby adopt this plat, designating the herein described property as **DRAYTON COURT** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the **SHARED ACCESS AREA EASEMENT STATEMENT** recited on this plat, which statement is hereby adopted and accepted.

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.

By: _____
 Mike Smith, Managing Member

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Mike Smith, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

 Notary Public, State of Texas

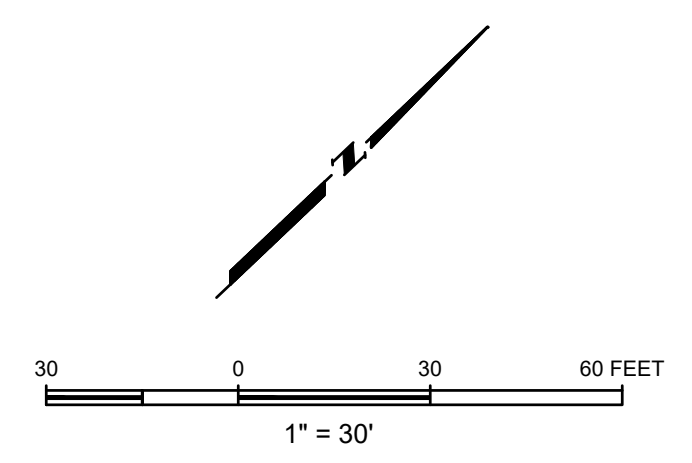
SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

 LLOYD DENMAN, P.E.
 Chief Engineer of Department Development Services

PRELIMINARY PLAT
DRAYTON COURT
 A SHARED ACCESS DEVELOPMENT
 LOTS 3A - 3H AND LOTS 4A - 4H
 BLOCK C/667
 0.5004 ACRES
 BEING A REPLAT OF
 PART OF LOT 3 AND ALL OF LOT 4
 BLOCK C/667
 ALEXANDERS PARK
 OUT OF THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-206



LEGEND

IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD SET WITH YELLOW CAP STAMPED
	"DRAYTON COURT-RPLS 5867"
	"X" CUT IN CONCRETE FOUND
XF	RIGHT-OF-WAY
R.O.W.	VOLUME
VOL.	PAGE
PG.	
INST. NO.	INSTRUMENT NUMBER
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

OWNER
 4621 MUNGER LLC
 CONTACT: MIKE SMITH
 5706 E. MOCKINGBIRD LANE
 #115-36
 DALLAS, TEXAS 75206
 PH. 972-313-0733
 EMAIL: mike@ecoviewhomes.com

DATE: MAY 10, 2018

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2017-067