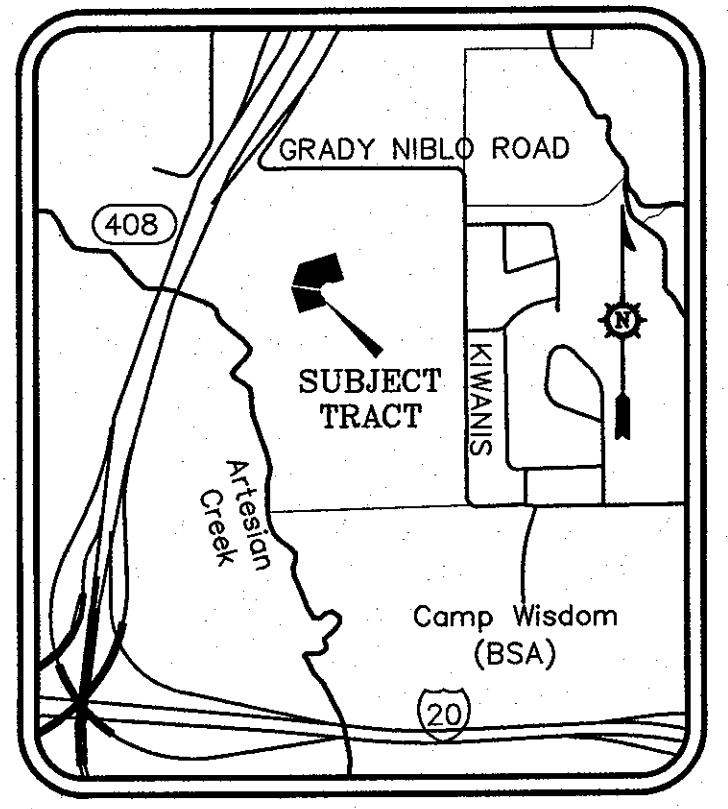
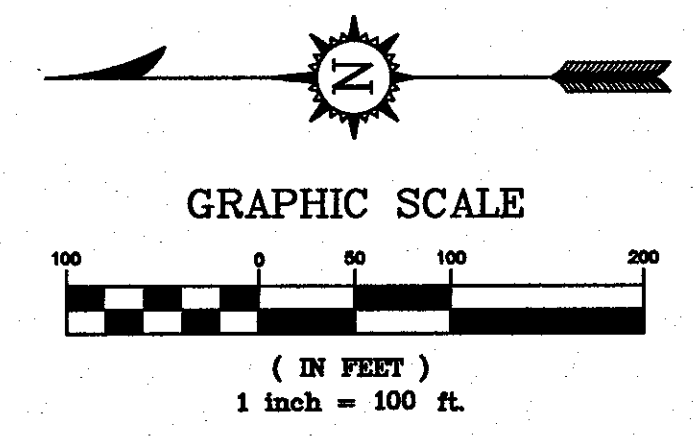


KIWANIS ROAD  
(70' RIGHT-OF-WAY)



- LEGEND**
- C.M. CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - P.D.E. PRIVATE DRAINAGE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - U.E. UTILITY EASEMENT
  - ESMT. EASEMENT
  - D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S73°03'39"W | 52.88'   |
| L2   | N81°38'10"W | 132.17'  |
| L3   | N18°30'13"E | 100.50'  |
| L4   | N73°03'39"E | 182.91'  |
| L5   | S16°56'21"E | 130.00'  |
| L6   | S73°03'39"W | 130.00'  |
| L7   | N16°56'21"W | 128.45'  |
| L8   | S81°38'10"E | 134.92'  |
| L9   | S16°56'21"E | 24.68'   |

**LOT AREA TABLE**

| Block/Lot | Square Foot | Acres |
|-----------|-------------|-------|
| C-46      | 12,098      | 0.278 |
| C-47      | 15,945      | 0.366 |
| C-48      | 10,274      | 0.236 |

**CURVE TABLE**

| NO. | DELTA     | RADIUS | LENGTH | TANGENT | CHORD       | BEARING | CHORD |
|-----|-----------|--------|--------|---------|-------------|---------|-------|
| C1  | 87°37'45" | 50.00' | 78.47' | 47.97'  | S86°06'58"W | 69.23'  |       |
| C2  | 53°00'59" | 50.00' | 46.27' | 24.94'  | S27°18'03"E | 44.63'  |       |

**BASIS OF BEARING:**  
BEARINGS BASED ON THE AMENDED PLAT OF ESTATES OF GRADY NIBLO PHASE 1, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN DOCUMENT NUMBER 20070013085, BEARING HELD ALONG THE SOUTH LINE AS NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST.

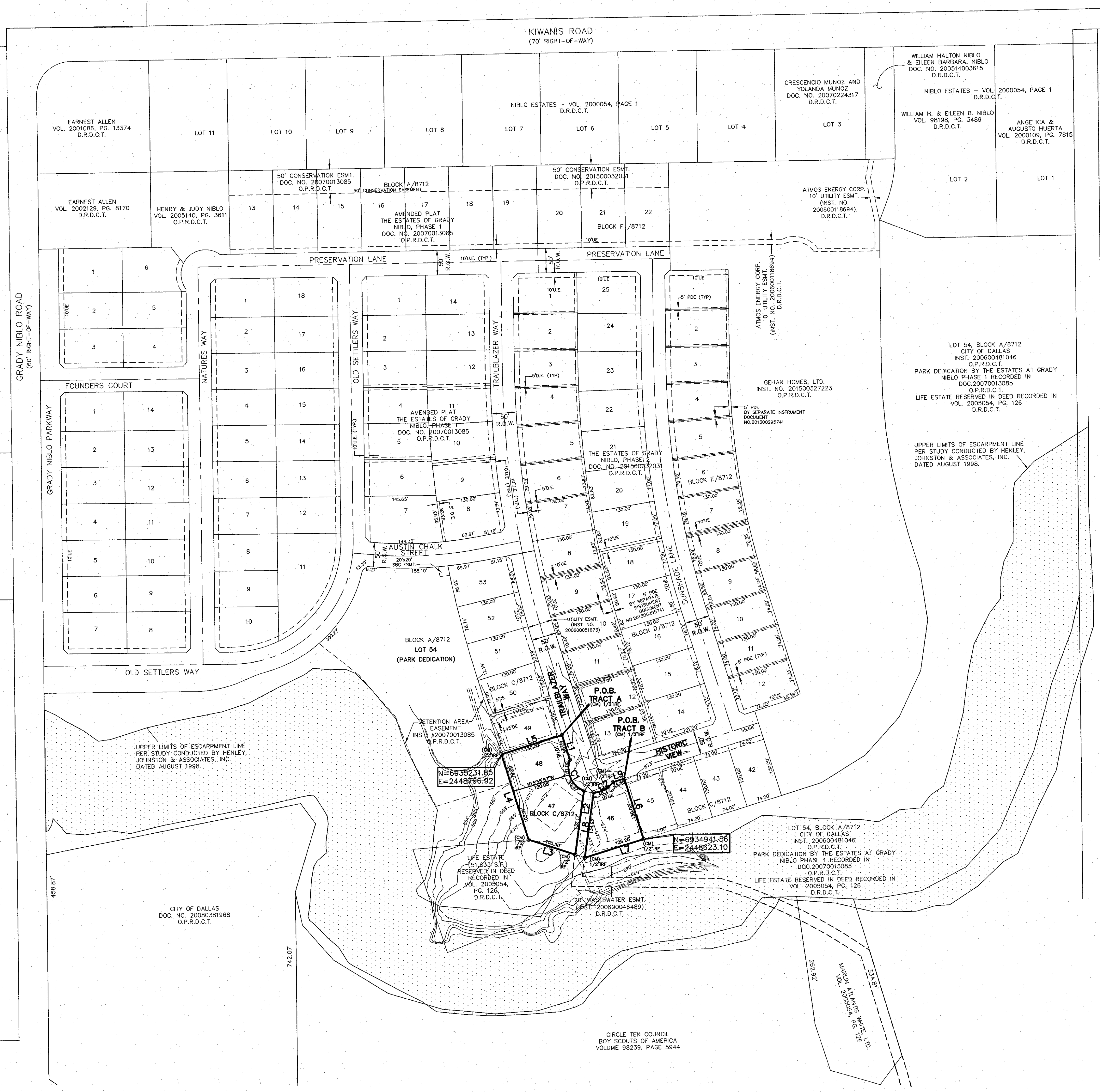
- NOTES:**
- ALL IRON RODS FOUND ARE 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED "JBI".
  - NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
  - A HOMEOWNERS ASSOCIATION (OR IN THE ABSENCE OF A HOMEOWNERS ASSOCIATION OR FAILURE OF THE HOMEOWNERS ASSOCIATION TO PERFORM, ALL LOTS IN GRADY NIBLO ESTATES, EXCEPT LOT 54 BLOCK A/8712, THAT DRAIN INTO THE DETENTION EASEMENT) IS RESPONSIBLE FOR ROUTINE MAINTENANCE OF THE DETENTION EASEMENT ON THE PLAT. SEE MAINTENANCE COVENANTS AND RESTRICTIONS RECORDED IN DALLAS COUNTY REAL PROPERTY RECORDS DOC. NO. 200600376989.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF NAD83 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - ALL LOT CORNERS, BLOCK CORNERS, POINTS OF CURVE AND POINTS OF TANGENCY HAVE BEEN SET IN ACCORDANCE WITH CITY OF DALLAS ORDINANCE NUMBER 24843, SECTION 51a-8.617.
  - PURPOSE OF THE PLAT TO CREATE LOTS 46, 47, 48, BLOCK C/8712 FROM A TRACT OF LAND.
  - THERE ARE NO TREES ON THIS SITE.

**MINOR PLAT**  
**THE ESTATES AT GRADY NIBLO, PHASE 2**  
  
BLOCK C/8712, LOTS 46-48;  
0.880 ACRES  
OUT OF THE E. SHARROCK SURVEY, ABSTRACT NO. 1314  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
  
CITY FILE No.: S167-184

**GEHAN HOMES LTD.** OWNER/DEVELOPER  
15725 North Dallas Parkway, Suite 300, Addison, Texas 75001 (972) 383-4304

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200B Addison, Texas 75001 (972) 248-7676  
TBPE No. F-438 TBPLS No. 10076000

CIRCLE TEN COUNCIL  
BOY SCOUTS OF AMERICA  
VOLUME 98239, PAGE 5944



Drawing: H:\PROJECTS\GEH003\DWG\GEH003-PT(LOTS 46-48, BLOCK C).DWG Saved By: MDAVIDSON Save Time: 2/15/2017 10:55 AM Plotted by: MDAVIDSON Plot Date: 8/30/2016 8:30 AM

OWNER'S CERTIFICATE

COUNTY OF DALLAS ~

STATE OF TEXAS ~

TRACT A

WHEREAS, GEHAN HOMES, LTD. are the owners of all that tract of land in the City of Dallas, Dallas County, Texas, a part of the E. Sharrock Survey, Abstract No. 1314, a part of City of Dallas Block No. 8712, and being part of a called 13.325 acre tract of land described in a special warranty deed to Gehan Homes, LTD., as recorded in Instrument Number 201300161675, Official Public Records Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of Lot 49, Block C/8712, of The Estates of Grady Niblo, Phase 2, an addition to the City of Dallas as recorded in Instrument Number 201500032031, Official Public Records Dallas County, Texas, said point being in the north right-of-way line of Trailblazer Way (a 50 foot wide right-way);

THENCE along the north right of way line of Trailblazer Way as follows: South 73 degrees 03 minutes 39 seconds West, 52.98 feet to a one-half inch iron rod found for corner; Southwesterly, 76.47 feet along a curve to the left which has a central angle of 87 degrees 37 minutes 45 seconds, a radius of 50.00 feet, a tangent of 47.97 feet, and whose chord bears South 66 degrees 06 minutes 58 seconds West, 69.23 feet to a one-half inch iron rod found for corner;

THENCE North 81 degrees 38 minutes 10 seconds West, 132.17 feet to a one-half inch iron rod found for corner in the easterly line of Lot 54, Block A/8712 of the amended plat of The Estates of Grady Niblo, Phase 1, an addition to the City of Dallas as recorded in Instrument Number 20070013085, Official Public Records Dallas County, Texas;

THENCE along the easterly line of said Lot 54 as follows: North 18 degrees 30 minutes 13 seconds East, 100.50 feet to a one-half inch iron rod found for corner; North 73 degrees 03 minutes 39 seconds East, 182.91 feet to a one-half inch iron rod found for corner at the northwest corner of said Lot 49;

THENCE South 16 degrees 56 minutes 21 seconds East, 130.00 feet along the west line of said Lot 54 to the POINT OF BEGINNING and containing 26,219 square feet or 0.602 acres of land.

OWNER'S CERTIFICATE

COUNTY OF DALLAS ~

STATE OF TEXAS ~

TRACT B

WHEREAS, GEHAN HOMES, LTD. are the owners of all that tract of land in the City of Dallas, Dallas County, Texas, a part of the E. Sharrock Survey, Abstract No. 1314, a part of City of Dallas Block No. 8712, and being part of a called 13.325 acre tract of land described in a special warranty deed to Gehan Homes, LTD., as recorded in Instrument Number 201300161675, Official Public Records Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of Lot 45, Block C/8712, of The Estates of Grady Niblo, Phase 2, an addition to the City of Dallas as recorded in Instrument Number 201500032031, Official Public Records Dallas County, Texas, said point being in the west right-of-way line of Historic View (a 50 foot wide right-way);

THENCE South 73 degrees 03 minutes 39 seconds West, 130.00 feet to a one-half inch iron rod found at the northwest corner of said Lot 45, said point being in the easterly line of Lot 54, Block A/8712 of the amended plat of The Estates of Grady Niblo, Phase 1, an addition to the City of Dallas as recorded in Instrument Number 20070013085, Official Public Records Dallas County, Texas;

THENCE along the easterly line of said Lot 54 as follows: North 16 degrees 56 minutes 21 seconds West, 126.25 feet to a one-half inch iron rod found for corner; South 81 degrees 38 minutes 10 seconds East, 134.92 feet to a one-half inch iron rod found for corner in the west right-of-way line of Historic View;

THENCE along the west line of Historic View as follows: Southeasterly, 46.27 feet along a curve to the left which has a central angle of 53 degrees 00 minutes 59 seconds, a radius of 50.00 feet, a tangent of 24.94 feet, and whose chord bears South 27 degrees 18 minutes 03 seconds East, 44.63 feet to a one-half inch iron rod found for corner; South 16 degrees 56 minutes 21 seconds East, 24.68 feet to the POINT OF BEGINNING and containing 12,098 square feet or 0.278 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GEHAN HOMES, LTD. acting by and through their duly authorized agent, do hereby adopt this plat designating the herein described property as MINOR PLAT OF THE ESTATES AT GRADY NIBLO ESTATES, PHASE 2, BLOCK C/8712, LOTS 46-48 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. 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 the 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 and upon 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 conservation easement shown on this plat is hereby dedicated to the CITY OF DALLAS, and may not be used in a manner inconsistent with the CONSERVATION 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, Texas.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2017.

GEHAN HOMES, LTD., a Texas limited partnership

By: Gehan Homes I, Inc., a Texas corporation, its General Partner

By: \_\_\_\_\_ Peter Gehan, CIO

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Peter Gehan, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

CONSERVATION EASEMENT STATEMENT

THE PROPERTY BURDENED WITH THE CONSERVATION EASEMENT POSSESSES NATURAL, SCENIC OPEN SPACE, ECOLOGICAL AND EDUCATIONAL VALUES, AND PROVIDES A SIGNIFICANT HABITAT FOR WILDLIFE AND PLANTS (COLLECTIVELY, "CONSERVATION VALUES") OF GREAT IMPORTANCE TO GRANTOR, THE PEOPLE OF THE CITY OF DALLAS, AND THE PEOPLE OF THE STATE OF TEXAS.

THE SPECIFIC CONSERVATION VALUES OF THE CONSERVATION EASEMENT ARE DOCUMENTED IN AN INVENTORY OF RELEVANT FEATURES OF THE PROPERTY BURDENED WITH THE CONSERVATION EASEMENT PRESENTLY ON FILE AT THE OFFICES OF THE CITY, WHICH CONSISTS OF REPORTS, MAPS, PHOTOGRAPHS, AND OTHER DOCUMENTATION THAT THE PARTIES AGREE PROVIDE, COLLECTIVELY, AN ACCURATE REPRESENTATION OF THE PROPERTY BURDENED WITH THE CONSERVATION EASEMENT AT THE TIME OF THIS GRANT.

THE PROPERTY BURDENED WITH THE CONSERVATION EASEMENT MAY ONLY BE USED IN A MANNER THAT ASSURES THAT IT WILL BE RETAINED FOREVER PREDOMINANTLY IN ITS NATURAL, SCENIC, AND OPEN SPACE CONDITION, AND TO PREVENT ANY USE OF IT THAT WILL SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE CONSERVATION VALUES OF THE PROPERTY BURDENED WITH THE CONSERVATION EASEMENT, INCLUDING WILDLIFE PRESERVATION AND MANAGEMENT, AND THE PRESERVATION OF ALL NATIVE PLANTS, GRASSES, TREES, AND OTHER VEGETATION.

GRANTEE:

CITY OF DALLAS, CITY MANAGER

BY: \_\_\_\_\_ ASSISTANT CITY MANAGER

APPROVED: \_\_\_\_\_ BUILDING OFFICIAL

APPROVED AS TO FORM: CITY ATTORNEY

BY: \_\_\_\_\_ ASSISTANT CITY ATTORNEY

SURVEYOR'S STATEMENT

I, Dan B. Ramsey, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Dan B. Ramsey  
Texas Registered Professional Land Surveyor No. 4172



STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

MINOR PLAT

THE ESTATES AT GRADY NIBLO, PHASE 2

BLOCK C/8712, LOTS 46-48;

0.880 ACRES  
OUT OF THE E. SHARROCK SURVEY, ABSTRACT NO. 1314  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE No.: S167-184

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MAY 11, 2017

Sheet 2 of 2