

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Rivers Edge Investments, LLC is the owner of the following:

All that certain lot, tract, or parcel of land situated in the J.P. Cole Survey, Abstract No. 242, City of Dallas, Dallas County, Texas. Being part of the tract of land described in a deed to Rivers Edge Investments, LLC, recorded in Document No. 20160209025, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being all of Lots 11 and 12 and part of Lot 10, Block 27130, Roosevelt Manor, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 8, Pages 178-179, Plat Records, Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod (stamped "BISON CREEK") set for the Southeast corner of the hereon described tract, same being the common East corner of said Lot 12 and Lot 13, and being in the West line of Ivanhoe Lane (a 50 foot Right of Way per Volume 8, Pages 178-179, P.R.D.C.T.), from which a 1/2" iron rod found for reference at the Southeast corner of said Lot 13 bears South 00° 20' 43" East, a distance of 60.00 feet;

THENCE: North 89° 26' 56" West, along the common line of said Lot 12 and said Lot 13, a distance of 113.14 feet to a 1" iron pipe found for the Southwest corner of the hereon described tract, same being the common West corner of said Lot 12 and said Lot 13, and being in the East Right of Way line of N Hampton Road (a variable width Right of Way formerly dedicated to the public as a 15' alley per Volume 8, Pages 178-179, P.R.D.C.T.);

THENCE: North 00° 20' 43" West, along the West lines of said Lot 12 and said Lot 11 and along the East Right of Way of said N Hampton Road, a distance of 120.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for angle point of the hereon described tract, same being the common West corner of said Lot 11 and said Lot 10, and being the South corner of a tract of land described in a deed as "Tract I" (Judgment 95866-B) to County of Dallas, recorded in Volume 38, Page 89, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: North 09° 08' 24" East, continuing along the East Right of Way line of said N Hampton Road, along the Southeast line of the said County of Dallas tract, and across and through said Lot 10, a distance of 60.67 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northwest corner of the hereon described tract, same being the Northeast corner of the said County of Dallas tract, being the Southeast corner of a tract of land described in a deed to the County of Dallas, recorded in Volume 3573, Page 644, D.R.D.C.T., and being in the common line of said Lot 10 and Lot 9;

THENCE: South 89° 26' 56" East, along the common line of said Lot 10 and said Lot 9, a distance of 103.14 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the hereon described tract, same being the common East corner of said Lot 10 and said Lot 9, and being in the West Right of Way line of said Ivanhoe Lane, from which a 1" iron pipe found for reference at the Northeast corner of said Block 27130 bears North 00° 20' 43" West, a distance of 122.69 feet;

THENCE: South 00° 20' 43" East, along the West Right of Way line of said Ivanhoe Lane and along the East lines of said Lot 10, said Lot 11, and said Lot 12, a distance of 180.00 feet to the POINT OF BEGINNING and containing 20,064 square feet or 0.46 of an acre of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James P. Keene, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Dallas.

**PRELIMINARY  
(FOR REVIEW AND COMMENT ONLY)**

James P. Keene  
R.P.L.S. No. 5100

STATE OF TEXAS  
COUNTY OF VAN ZANDT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James P. Keene, Land Surveyor, 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 of consideration therein expressed.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: \_\_\_\_\_

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned owner of the above described property, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as AMENDING PLAT OF LOTS 10, 11, AND 12, BLOCK 27130 OF ROOSEVELT MANOR, an addition to the City of Dallas, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Dallas. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Dallas' use thereof. The City of Dallas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Dallas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Joshua Correa-Owner  
Rivers Edge Investments, LLC (signature)

Joshua Correa-Owner  
Rivers Edge Investments, LLC (printed name and title)

STATE OF TEXAS  
COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joshua Correa, Owner of Rivers Edge Investments, LLC, 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 of consideration therein expressed.

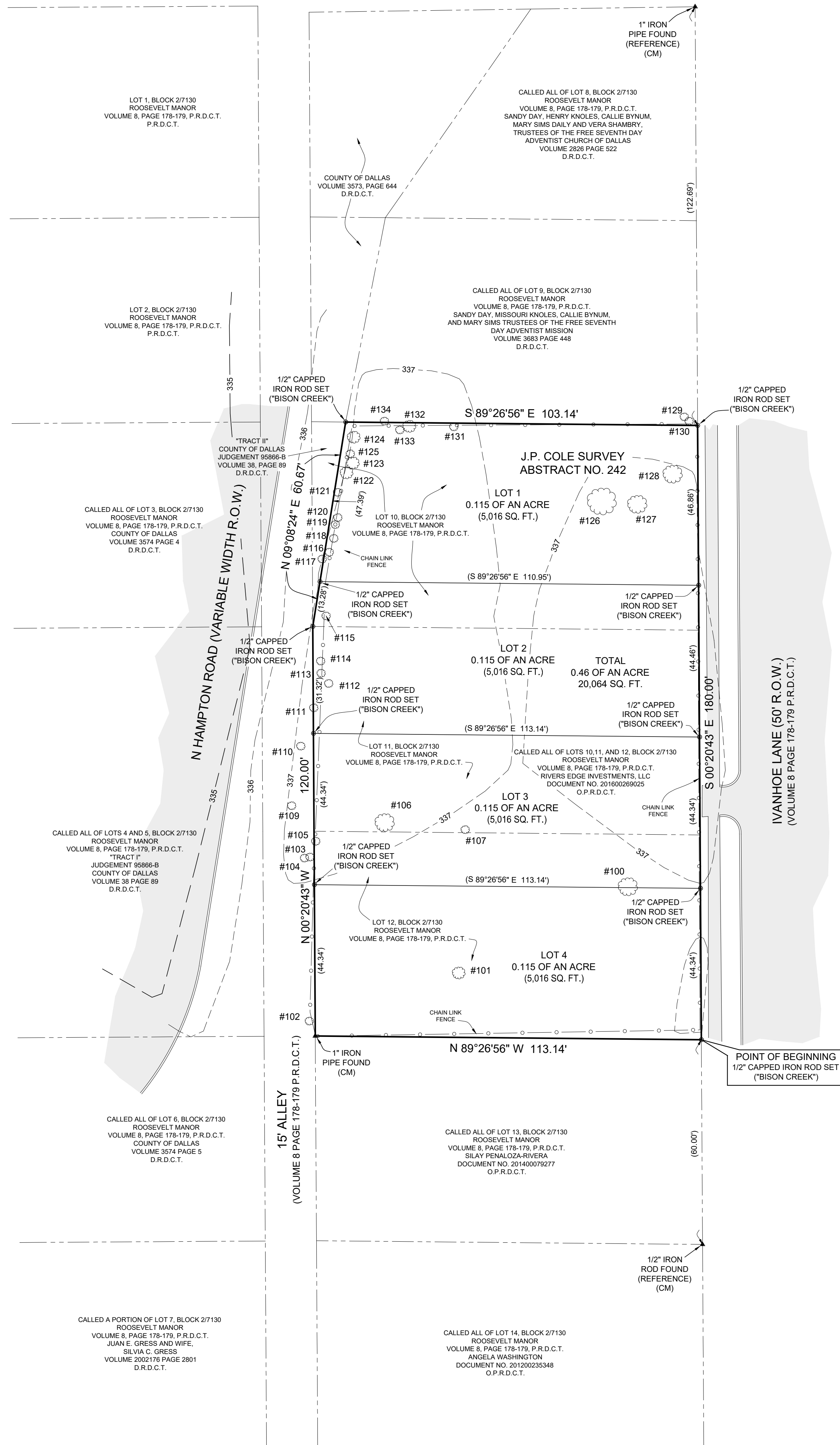
Given upon my hand and seat of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: \_\_\_\_\_

THIS PLAT IS FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

CANADA DRIVE (100' R.O.W.)  
(VOLUME 8 PAGE 178-179 P.R.D.C.T.)  
A.K.A. LEDBETTER DRIVE  
(VOLUME 14 PAGE 53 P.R.D.C.T.)



CALLLED ALL OF LOT 1 BLOCK 37130  
ROOSEVELT MANOR  
VOLUME 8, PAGE 178-179, P.R.D.C.T.  
TRINITY VALLEY  
CHURCH OF GOD AND CHRIST  
DOCUMENT NO. 20100202804  
O.P.R.D.C.T.

CALLLED ALL OF LOT 2 BLOCK 37130  
ROOSEVELT MANOR  
VOLUME 8, PAGE 178-179, P.R.D.C.T.  
MARK RUSK AND SPOUSE,  
SHANEL RUSK  
DOCUMENT NO. 201200135499  
O.P.R.D.C.T.

CALLLED THE NORTH 1/2 OF LOT 3 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
DEBORAH BROWN  
VOLUME 9225 PAGE 29  
D.R.D.C.T.

CALLLED THE SOUTH 3/4 OF LOT 3 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
JESUS ROMERO COTA AND WIFE,  
ARCADIA COTA  
VOLUME 204110 PAGE 4650  
D.R.D.C.T.

CALLLED THE NORTH 40' OF LOT 4 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
GAZETTA HENDERSON  
DOCUMENT NO. 20100133476  
O.P.R.D.C.T.

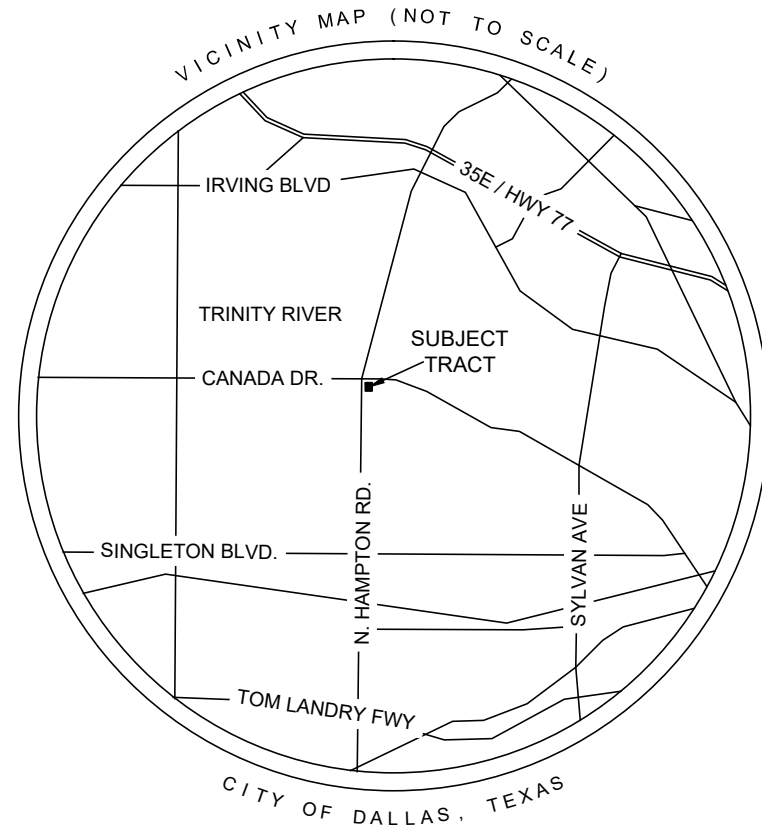
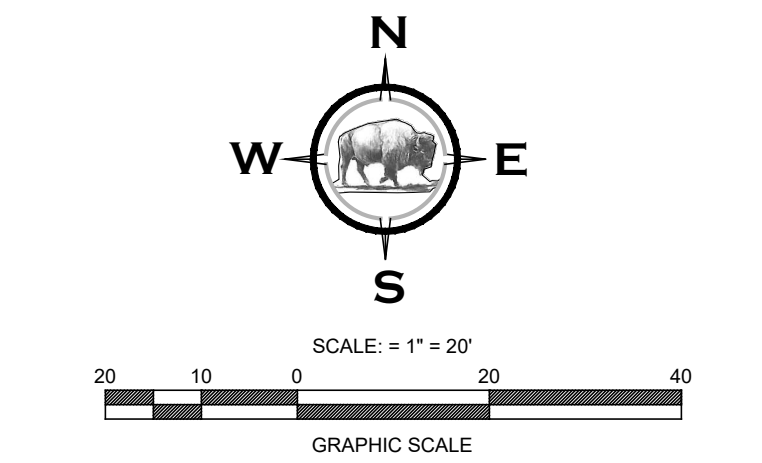
CALLLED THE SOUTH 20' OF LOT 4 BLK 37130  
AND THE NORTH 20' OF LOT 5 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
LARN HAMILTON AND WIFE,  
ALLENE HAMILTON  
VOLUME 6905, PAGE 472  
D.R.D.C.T.

CALLLED THE SOUTH 40' OF LOT 5 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
DALLAS NEIGHBORHOOD ALLIANCE  
FOR HABITAT, INC.  
DOCUMENT NO. 201600031381  
O.P.R.D.C.T.

CALLLED THE NORTH 40' OF LOT 6 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
ESTATE OF JOHN HENRY WEATHERS  
VOLUME 5524 PAGE 1543  
D.R.D.C.T.

CALLLED THE SOUTH 20' OF LOT 6 BLK 37130  
AND THE NORTH 20' OF LOT 7 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
LEE EDWARDS, CLEVELAND SESSIONS  
AND BILL GLOVER, TRUSTEES FOR  
GALILEE CHURCH OF GOD IN CHRIST

CALLLED THE NORTH 40' OF LOT 7 BLK 37130  
ROOSEVELT MANOR ADDITION,  
SECOND SECTION, VOLUME 14 PAGE 53 P.R.D.C.T.  
DELL WATSON, LEE EDWARDS  
AND HENRY BRYANT TRUSTEES FOR  
GALILEE CHURCH OF GOD IN CHRIST



TREE LEGEND:

PNT#	SIZE	TYPE
100	30"	BOIS D' ARC
101	10"	CEDAR
102	5"	HACKBERRY
103	6"	HACKBERRY
104	4"	HACKBERRY
105	6"	HACKBERRY
106	24"	PECAN
107	3"	HACKBERRY
109	4"	HACKBERRY
110	4"	HACKBERRY
111	5"	HACKBERRY
112	6"	HACKBERRY
113	5"	HACKBERRY
114	4"	HACKBERRY
115	5"	HACKBERRY
116	4"	HACKBERRY
117	6"	HACKBERRY
118	3"	HACKBERRY
119	3"	HACKBERRY
120	6"	HACKBERRY
121	7"	HACKBERRY
122	14"	HACKBERRY
123	8"	HACKBERRY
124	16"	HACKBERRY
125	4"	HACKBERRY
126	36"	OAK
127	21"	HACKBERRY
128	27"	HACKBERRY
129	4"	HACKBERRY
130	5"	HACKBERRY
131	5"	HACKBERRY
132	11"	HACKBERRY
133	5"	HACKBERRY
134	5"	HACKBERRY

- NOTES:
- 1) The purpose of this plat is to create four lots from an existing three lots.
  - 2) Basis of bearing for this plat is the Texas State Plane Coordinate System, North Central Zone, NAD 83.
  - 3) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  - 4) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48113C0340 J, dated August 23, 2001, this property does not appear to lie within a 100-year flood plain.
  - 5) The current zoning classification for the plat shown hereon is R-5(A) and any and all new construction should be accordance with the requirements thereof.
  - 6) This plat was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.

AMENDING PLAT OF  
LOTS 10, 11, AND 12, BLOCK 27130  
of  
ROOSEVELT MANOR  
RECORDED IN VOLUME 8, PAGE 178-179  
PLAT RECORDS OF DALLAS COUNTY,  
TEXAS

0.46 OF AN ACRE  
J.P. COLE SURVEY, ABSTRACT NO. 242  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

OWNER  
Rivers Edge Investments, LLC  
(Joshua Correa-owner)  
P.O. BOX 225005  
Dallas, TX 75222-5005  
Physical Address: 2612 Leath Court  
Dallas, TX 75212  
Phone: 214-366-4500

SURVEYOR  
Bison Creek Land Services, LLC  
(James Keene-RPLS)  
24443 IH 20,  
Wills Point, TX 75169  
Phone: 903-873-3600

PREPARED BY:  
**BISON CREEK**  
Land Services, LLC  
24443 IH 20, WILLS POINT, TEXAS, 75169  
PHONE: 903-873-3600  
FIRM LICENSE NO. 10193880



CALYPSO STREET  
A.K.A. WEISENBERGER DRIVE (50' R.O.W.)  
(VOLUME 8 PAGE 178-179 P.R.D.C.T.)