

VICINITY MAP
NOT TO SCALE

LEGEND

- IRS 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CIERA BANK is the owner of a 62.591 acre tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, and being part of a 71.4732 acre tract described in deed to First Security Bank, NA, recorded as Instrument No. 201200045506, Deed Records, Dallas County, Texas, (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set in the southwest right-of-way line of Lasater Road, (a 60 foot wide right-of-way), at the east corner of a tract of land described in deed to Santiago & Laura Bustos, recorded as Document No. 201400016075, DRDCT, same being the north corner of said 71.4732 acre tract;

THENCE South 46°05'51" East, along the common line of said 71.4732 acre tract and the southwest right-of-way line of said Lasater Road, a distance of 1035.31 feet to a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner;

THENCE South 44°00'35" West, a distance of 2156.57 feet to a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a tangent curve to the left having a radius of 3129.22 feet, and a chord which bears South 40°32'35" East, a distance of 369.58 feet;

THENCE southwesterly along said curve to the left, through a central angle of 06°45'15" an arc distance of 369.80 feet to a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner;

THENCE South 37°54'39" West, a distance of 54.39 feet to a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the in the southwest line of said 71.4732 acre tract, said point also being in the west line of a tract of land described in deed to RRW Family Limited Partnership, recorded in Volume 2002095, Page 564, DRDCT;

THENCE North 45°32'58" West, along the common lines of said 71.4732 acre tract and said RRW Family Limited Partnership tract a distance of 1107.87 feet to a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the south line of a tract of land described in deed to Winston B. Lane, recorded in Volume 98251, Page 9501, DRDCT, at the north corner of said RRW Family Limited Partnership tract, same being the west corner of said 71.4732 acre tract;

THENCE North 45°00'00" East, along the northwest line of said 71.4732 acre tract and the southeast lines of said Winston B. Lane tract and said Santiago & Laura Bustos (respectively), a distance of 2569.48 feet to the PLACE OF BEGINNING and Containing 62.591 acres, or 2,726,470 square feet, of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CIERA BANK does hereby adopt this plat, designating the herein above described property as SHEPHERD PLACE, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes 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 easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The City of Dallas shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. 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 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).

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.

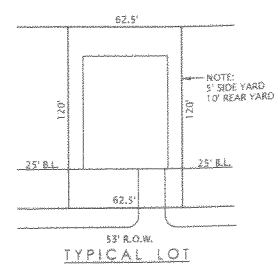
CIERA BANK
By: _____
CIERA BANK

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared CIERA BANK, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas
My commission expires: _____



LINE TABLE				CURVE TABLE			
LINE	DIRECTION	LENGTH	DISTANCE	CURVE	DELTA	RADIUS	TANGENT
L1	S 37°54'39" W	54.39'		C1	6°45'15"	3129.22'	188.11'
				C2	174°44'59"	50.00'	1090.51'
				C3	178°46'36"	50.00'	1777.06'
				C4	178°46'40"	50.00'	1324.98'
				C5	178°46'38"	50.00'	1777.06'

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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-8.517 (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 _____ day of _____, 2017.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document was released 8/28/17 for the City of Dallas' preliminary plat review process.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS §
COUNTY OF DALLAS §

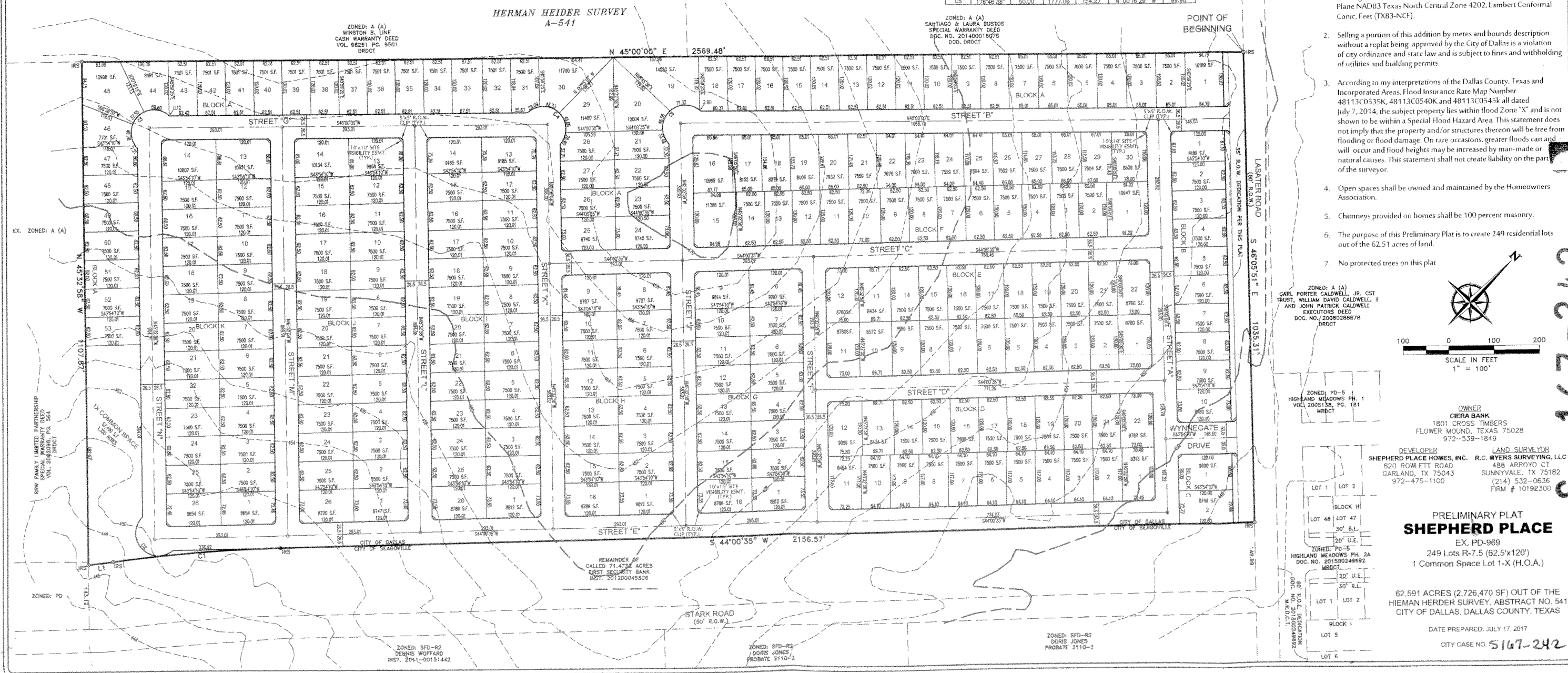
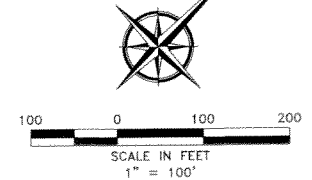
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____

GENERAL NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0535K, 48113C0540K and 48113C0545K all dated July 7, 2014, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- Open spaces shall be owned and maintained by the Homeowners Association.
- Chimneys provided on homes shall be 100 percent masonry.
- The purpose of this Preliminary Plat is to create 249 residential lots out of the 62.51 acres of land.
- No protected trees on this plat



OWNER
CIERA BANK
1801 CROSS TIMBERS
FLOWER MOUND, TEXAS 75028
972-539-1849

DEVELOPER
SHEPHERD PLACE HOMES, INC.
820 ROWLETT ROAD
GARLAND, TX 75043
972-475-1100

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO CT
SUNNYVALE, TX 75182
(214) 532-0636
FIRM # 10192300

PRELIMINARY PLAT
SHEPHERD PLACE
EX. PD-969
249 Lots R-7.5 (62.5x120')
1 Common Space Lot 1-X (H.O.A.)

62.591 ACRES (2,726,470 SF) OUT OF THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE PREPARED: JULY 17, 2017
CITY CASE NO. 5167-242

242-242