

OWNERS CERTIFICATION

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the WILLIAM CROW SURVEY, ABSTRACT NO. 298, City of DALLAS, DALLAS County, Texas and being all of Lot 3, Block 6960, Trinity Temple Addition No. 3, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 78039, Page 606, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a point for corner from which a 1/2 inch iron rod found bears South 19 deg 22 min 24 sec West, a distance of 0.32 feet, said point being the northwest corner of said Lot 3, Block 6960 and being situated in the south right-of-way line of Blue Ridge Boulevard (60' right-of-way);

THENCE North 89 deg 31 min 31 sec East, along said south right-of-way line, a distance of 670.58 feet to an "X" cut in concrete set for corner;

THENCE South 00 deg 16 min 31 sec West, departing the south right-of-way line of said Blue Ridge Boulevard, a distance of 106.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 20 deg 32 min 31 sec West, a distance of 14.43 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 00 deg 16 min 31 sec West, a distance of 214.80 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 89 deg 15 min 00 sec, a chord bearing of South 44 deg 54 min 01 sec West and a chord length of 56.20 feet;

THENCE along said curve to the right, an arc distance of 62.31 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 89 deg 31 min 31 sec West, a distance of 621.21 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 00 deg 28 min 29 sec West, a distance of 373.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 5.695 acres or 248,060 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of September, 2016, utilizing a G.P.S. measurement (WGS 84) of South 89 deg 31 min 31 sec West, along the South line of a 10' alley dedication per the plat of Blue Ridge Boulevard, recorded in Volume 78039, Page 606, D.R.D.C.T.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AAA PRO SERVICES. LLC, does hereby adopt this plat, designating the herein described property as Blue Ridge Estates an addition to the City of Dallas, Dallas County, Texas (or appropriate county ,and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. 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 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 ____, 2017 .

By: _____
(Printed name of authorized signature)

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ____ day of ____, 2017 .

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS is to certify that I, Leonard J. Lueker, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or 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) and (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 .

PRELIMINARY, THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 3/27/17

Leonard J. Lueker R.P.L.S
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas, 75230 TEL: 972-490-7090
l.lueker@winkelmann.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

BENCH MARKS:

BM #1 - Square cut in top of concrete curb, south curb line of Blue Ridge Boulevard, ±13.6 feet west of the centerline of Lampasas Avenue.
ELEVATION - 655.89 feet

BM #2 - "X" cut in center of concrete sidewalk, south side of Blue Ridge Boulevard, ±35.5 feet west of the centerline of La Playa Drive and ±21.6 feet south of the centerline of Blue Ridge Boulevard.
ELEVATION - 639.19 feet

CITY BENCHMARK:

BM #13 - Square cut in Top Curb of Radius Northeast Corner of Hacienda Dr. & Blue Ridge Blvd. Intersection.
ELEVATION - 668.04 feet
N: 6,941,528.732
E: 2,464,292.502

Developer:
AAA Pro Services
4102 Crest Ridge Dr.
Irving, TX-75061
(491) 422-5944
aaaproservices@hotmail.com

Engineer: S.I.Abed
Principal, DDC, INC.
Tel: 214-868-9320
Fax: 1-866-531-8263
Email: abed.ddc@gmail.com
abed@ddc-engineering.com
FIRM REGISTRATION: 10790

Leonard J. Lueker R.P.L.S
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas, 75230 TEL: 972-490-7090
l.lueker@winkelmann.com
FIRM REGISTRATION: 10086600

PRELIMINARY PLAT
BLUE RIDGE ESTATES
LOT 1 TO LOT 20, BLOCK 6960
A COMMUNITY UNIT DEVELOPMENT
5.695 ACRES IN THE W. M. CROW SURVEY,
ABSTRACT NO. 298
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S167-275 2 OF 2