

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS La Jolla Drive, LLC, are the owners of a tract of land situated in the Richard Scurry Survey, Abstract No. 1382, Dallas County, Texas, same being known as Lots 1 and 2, Block E/5313 of Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 5, Page 311, Map Records, Dallas County, Texas, same being those tracts of land conveyed to La Jolla Drive, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 202400101732 and 202400101795, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a yellow cap stamped "RPLS 5111" for corner, said corner being the Northeast corner of Lot 5, Block E of said Casa Linda Estates (5/311), same being the South corner of a tract of land conveyed to John E. Miller III and Nancy Johnson Miller, husband and wife, by deed recorded in Volume 94123, Page 5012, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 30 minutes 06 seconds East, along the Southeast line of said Miller tract, a distance of 444.99 feet to a 1 inch iron pipe found for corner, said corner being the East corner of Lot 3-B, Block E/5313, Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 22, Page 61, Map Records, Dallas County, Texas, same lying along the Southwest Right-of-Way line of Buckner Boulevard (a 100 foot Right-of-Way, as dedicated by Volume 2620, Page 352 and Volume 2180, Page 48, Deed Records, Dallas County, Texas), same being the beginning of a non-tangent curve to the right, having a radius of 1,382.70 feet, a delta angle of 22 degrees 10 minutes 02 seconds, a chord bearing and distance of South 24 degrees 24 minutes 49 seconds East, 531.63 feet;

THENCE along said curve to the right an arc length of 534.96 feet to a 3-1/4 inch aluminum disc stamped "LJA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the Southwest Right-of-Way line of said Buckner Boulevard;

THENCE South 13 degrees 15 minutes 39 seconds East, along the West Right-of-Way line of said Buckner Boulevard, a distance of 192.25 feet to a 3-1/4 inch aluminum disc stamped "LJA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the West Right-of-Way line of said Buckner Boulevard, same being the beginning of a tangent curve to the right, having a radius of 87.90 feet, a delta angle of 73 degrees 58 minutes 57 seconds, a chord bearing and distance of South 23 degrees 58 minutes 59 seconds West, 105.78 feet;

THENCE along said curve to the right an arc length of 113.50 feet to a 3-1/4 inch aluminum disc stamped "LJA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the Northwest Right-of-Way line of Hermosa Drive (a 50 foot Right-of-Way, as dedicated by Volume 5, Page 311, Plat Records, Dallas County, Texas), said corner being the beginning of a tangent curve to the left, having a radius of 644.20 feet, a delta angle of 17 degrees 46 minutes 38 seconds, a chord bearing and distance of South 51 degrees 55 minutes 47 seconds West, 199.20 feet;

THENCE along said curve to the left, an arc length of 200.00 feet to a 3-1/4 inch aluminum disc stamped "LJA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the Northwest Right-of-Way line of said Hermosa Drive, same being the East corner of Lot 18, Block E/5313, of Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 5, Page 321, Map Records, Dallas County, Texas;

THENCE North 44 degrees 02 minutes 54 seconds West, along the Northeast line of Lot 18, Block E/5313, of said Casa Linda Estates (5/321), a distance of 258.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 18, Block E/5313, of said Casa Linda Estates (5/321), same being the East corner of Lot 9, Block E/5313, Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 5, Page 384, Map Records, Dallas County, Texas;

THENCE North 26 degrees 31 minutes 54 seconds West, along the Northeast line of Lot 9, Block E/5313, of said Casa Linda Estates (5/384), a distance of 427.50 feet to the POINT OF BEGINNING and containing 283,588 square feet or 6.51 acres of land.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer 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.

M. SAMUELL ESKANDER, P.E., CFM, LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 15 LOTS FROM 2 EXISTING LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) ALL STRUCTURES AND IMPROVEMENTS TO BE REMOVED.
- 7) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA ACCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That La Jolla Drive, LLC, acting by and through their duly authorized agent, Jeff Baron, do hereby adopt this plat, designating the herein described property as **LA JOLLA ADDITION** 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 _____, 2024.

BY: _____
La Jolla Drive, LLC (Owner)
Jeff Baron (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jeff Baron known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 Engineers and Land Surveyors, 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 _____, 2024.

RELEASED FOR REVIEW 10/04/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 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 _____, 2024.

Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
Harmony Bank

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 2024 by _____ (Representative), as Representative, of Harmony Bank, a Texas Corporation, on behalf of the Corporation.

Notary Public in and for Dallas County, Texas.

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
Harmony Bank

By: _____
Name: _____
Title: _____

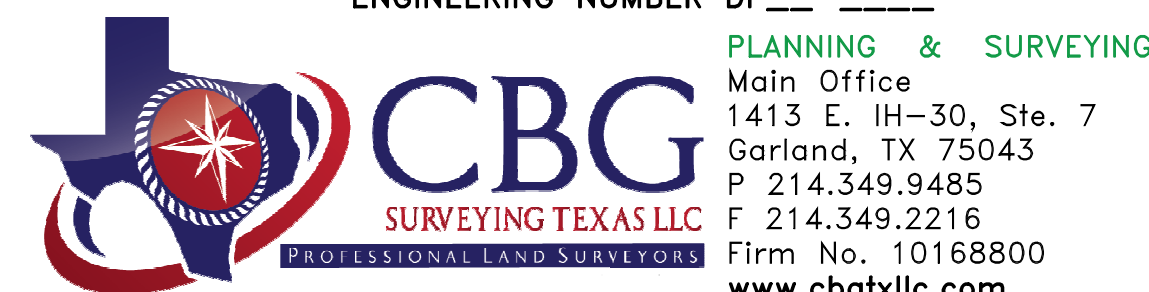
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 2024 by _____ (Representative), as Representative, of Harmony Bank, a Texas Corporation, on behalf of the Corporation.

Notary Public in and for Dallas County, Texas.

CERTIFICATE OF APPROVAL
I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.
_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
Attest: _____ Secretary

SHEET 3 OF 3
REVISED PLAT
SHARED ACCESS DEVELOPMENT
LA JOLLA ADDITION
LOTS 1-15, BLOCK E/5313
BEING A REPLAT OF LOTS 1 & 2,
BLOCK E/5313, CASA LINDA ESTATES
RICHARD SCURRY SURVEY, ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-073R
ENGINEERING NUMBER DP____-



OWNER: LA JOLLA DRIVE, LLC
AGENT: JEFF BARON
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DALLAS, TEXAS, 75206
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EMAIL: JEFF@JEFFBARONHOMES.COM