

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Shaun Mammen, Peter Kofoed, Pro Forma by his spouse, Kristie Kofoed, to perfect security interest in property only are the sole owners of a tract of land situated in the Maria Josefa Sanches Survey, Abstract No. 1272, Dallas County, Texas, and being Lots 1 and 2, Block 6/6586, Hillcrest Havens Addition, Second Installment, and being that tract of lands conveyed to Shaun Mammen, a single person, by Warranty Deed with Vendor's Lien recorded in Instrument Numbers 202300037802, Official Public Records of Dallas County, Texas, and being that tract of land conveyed to Peter Kofoed, joined pro forma by his spouse, Kirstie Kofoed, to perfect security interest in property only, by Warranty Deed with Vendor's Lien and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for corner, said corner being in the intersection of the Southwest right-of-way line of Brookshire Circle (a 50-foot right-of-way) recorded in Volume 25, Page 43, and the Northwest right-of-way line of Brookshire Drive (a 55-foot right-of-way) recorded in Volume 25, Page 43 and Volume 4192, Page 424, same being the East corner of said Lot 2;

THENCE South 53 degrees 46 minutes 59 seconds West, along the Northwest right-of-way line of said Brookshire Drive, a distance of 380.00 feet to a 3/4-inch iron pipe found for corner, said corner being in the intersection of the Northwest right-of-way line of said Brookshire Drive and the East right-of-way line of said Brookshire Circle, and being the Southwest corner of said Lot 1;

THENCE North 17 degrees 43 minutes 01 second West, along the East right-of-way line of said Brookshire Circle, a distance of 100.01 feet to a point for corner, said corner being the beginning of a tangent curve to the right having a radius of 86.13 feet, a delta of 71 degrees 29 minutes 54 seconds, a chord bearing and distance of North 18 degrees 02 minutes 02 seconds East, 100.64 feet;

THENCE along the Southeast right-of-way line of said Brookshire Circle and said curve to the right, an arc length of 107.48 feet to a 1/2-inch iron rod found with yellow cap stamped "Roome" for corner;

THENCE North 53 degrees 46 minutes 59 seconds East, along the Southeast right-of-way line of said Brookshire Circle, a distance of 153.18 to a 1/2-inch iron pipe found for corner, said corner being the beginning of a tangent curve to the right, having a radius of 86.13 feet, a delta of 71 degrees 29 minutes 54 seconds, a chord bearing and distance of North 89 degrees 32 minutes 02 seconds East, 100.64 feet;

THENCE along the South right-of-way line of said Brookshire Circle and said curve to the right, an arc length of 107.48 feet to a 1/2-inch iron pipe found for corner;

THENCE South 54 degree 43 minutes 01 second East, along the Southwest right-of-way line of said Brookshire Circle, a distance of 100.01 feet to the POINT OF BEGINNING and containing 49,063 square feet and or 1.13 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Shaun Mammen, Peter Kofoed, Pro Forma by his spouse, Kristie Kofoed, to perfect security interest in property only, do hereby adopt this plat, designating the herein described property as **HILLCREST HAVENS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, 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).

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: _____
Shaun Mammen (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shaun Mammen 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.

CONSENT OF LIEN HOLDER

Wells Fargo Bank, N.A. ("Lien Holder"), is the current holder of a mortgage/Deed of Trust dated 02/28/2023, as recorded in Instrument No. 202300037802, hereby consents to the grant of the foregoing Replat dated 03/21/2024 and signed by and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold and the same is hereby deemed to be sold subject to said Replat.

SIGNED AND EXECUTED this ____ day of _____, 2024

Wells Fargo Bank, N.A.

By: _____
Vanessa Barns
Vice President

STATE OF TEXAS
COUNTY OF DALLAS

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Vanessa Barns who acknowledged herself to be the Vice President of Wells Fargo Bank, N.A., a national banking association, and that she, as such Vice President, of Wells Fargo Bank N.A., being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association be herself as Vanessa Barns.

In witness thereof I hereunto set my hand and official seal.

Notary Name:
Notary Public
My commission expires:

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PRELIMINARY PLAT IS TO REMOVE THE 40' BUILDING LINE FOR LOTS 1 AND 2, BLOCK 6/6586, HILLCREST HAVENS ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE 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 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

By: _____
Peter Kofoed (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Peter Kofoed 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.

LIEN HOLDERS 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: Benchmark Bank

By: _____
Name: Jim Neuhoff
Title: Vice President

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Jim Neuhoff, as Vice President, of Benchmark Bank, a Texas Corporation, on behalf of the Corporation.

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 04/01/2024 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

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, 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 2 OF 2
PRELIMINARY PLAT
HILLCREST HAVENS ADDITION
LOTS 1 AND 2, BLOCK 6/6586
49,063 SQ. FT. / 1.13 ACRES
MARIA JOSEFA SANCHES SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-090
CITY ENGINEERING PLAN NO. DP____

OWNER: SHAUN MAMMEN, A SINGLE PERSON
7225 BROOKSHIRE DRIVE
DALLAS, TEXAS 75230

OWNER: PETER KOFOED, PRO FORMA BY HIS SPOUSE, KRISTIE KOFOED, TO PERFECT SECURITY INTEREST IN PROPERTY ONLY
910 BRAZOS DR.
SOUTHLAKE, TEXAS 76092

