

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, JWN REVOCABLE TRUST & KAROS MARIA REVOCABLE TRUST IS THE OWNER OF TWO TRACTS OF LAND CONVEYED BY GENERAL WARRANTY DEED FROM E & A REAL ESTATE GROUP LLC TO THE JWN REVOCABLE TRUST AND THE MARIA KAROS REVOCABLE TRUST AS RECORDED IN DALLAS COUNTY CLERK INSTRUMENT NUMBERS 202300213869 AND 202300213883, RESPECTIVELY. SAID TRACTS BEING ALL OF LOT 16, BLOCK 8A/8209 IN THE PHASE I BENT TREE ROYAL ADDITION, A REVISION OF BENT TREE ADDITION NO. 3, AS RECORDED IN VOLUME 76229 ON PAGE 1370, M.R.D.C.T., AND THAT 2,000 SQ. FT. TRACT OF LAND CONVEYED TO E & A REAL ESTATE GROUP LLC AS RECORDED IN DALLAS COUNTY CLERK INSTRUMENT NUMBER 2021003390105 IN THE JV MOUNTS SURVEY, ABSTRACT NO. 942, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND "X" CUT ON THE INCLINED NORTH WALL OF A CONCRETE VAULT FOR CORNER;

THENCE, NORTH 62° 06' 55" WEST, A DISTANCE OF 50.00' WITH THE NORTHEASTERLY R.O.W. LINE OF CLUB HILL COURT, A 37' WIDE PUBLIC R.O.W. TO A FOUND "X" CUT IN AN EXPOSED CONCRETE AGGREGATE SIDEWALK FOR CORNER;

THENCE, NORTH 57° 53' 05" EAST, A DISTANCE OF 152.26' DEPARTING SAID CLUB HILL COURT R.O.W. AND TRAVERSING THE COMMON LINE OF SAID LOT 16 AND THE EASTERLY LINE OF COMMON GREEN AREA NO. 2A IN SAID BENT TREE ROYAL ADDITION, TO A SET IRON WITH A YELLOW CAP INSCRIPTED R.P.L.S. 3752 FOR CORNER, SAID CORNER BEING IN THE COMMON LINE OF SAID 2,000 SQ. FT. TRACT AND THE BENT TREE COUNTRY CLUB ADDITION;

THENCE, NORTH 62° 06' 55" WEST, A DISTANCE OF 50.00' WITH THE COMMON LINE OF LOT 16 AND SAID BENT TREE COUNTRY CLUB ADDITION TO A SET IRON WITH A YELLOW CAP INSCRIPTED R.P.L.S. 3752 FOR CORNER;

THENCE, SOUTH 27° 53' 05" WEST, A DISTANCE OF 152.28' ALONG THE BENT TREE COUNTRY CLUB ADDITION AND THE COMMON LINE OF LOT 15 WITH LOT 16 IN SAID BENT TREE ROYAL ADDITION BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.175 ACRES (7,613 SQ. FT.) OF LAND.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, JWN REVOCABLE TRUST & MARIA KAROS REVOCABLE TRUST ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS 17415 CLUB HILL 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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 GRANTED 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.

JWN REVOCABLE TRUST & MARIA KAROS REVOCABLE TRUST

\_\_\_\_\_  
JOHN W. NEWBY  
OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT:**

I, VICTOR LISSIAK, JR., 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-8.617 (d)(1)(c)(i) & (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

\_\_\_\_\_  
VICTOR LISSIAK, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



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 VICTOR LISSIAK, JR. 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 \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL  
I, TONY SHIDDI, 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

**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.

OWNER:  
JWN REVOCABLE TRUST &  
MARIA KAROS REVOCABLE TRUST  
17415 CLUB HILL COURT  
DALLAS, TEXAS 75248  
CONTACT: JOHN W. NEWBY  
TEL: (214)870-2440  
SURVEYOR:  
MEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
TEL: (972)661-8187  
CONTACT: VICTOR LISSIAK JR.

PRELIMINARY PLAT  
17415 CLUB HILL ADDITION  
LOT 16A, BLOCK 8A/8209  
REPLAT OF  
LOT 16, BLOCK 8A/8209  
BENT TREE ROYAL, PH I  
V. 76229, P. 13708, M.R.D.C.T.  
J.V. MOUNTS SURVEY, ABSTRACT NO. 942  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY FILE NO. S234-099  
ENGINEERING PLAN FILE NO. 311T-XXXX  
APRIL 17, 2024