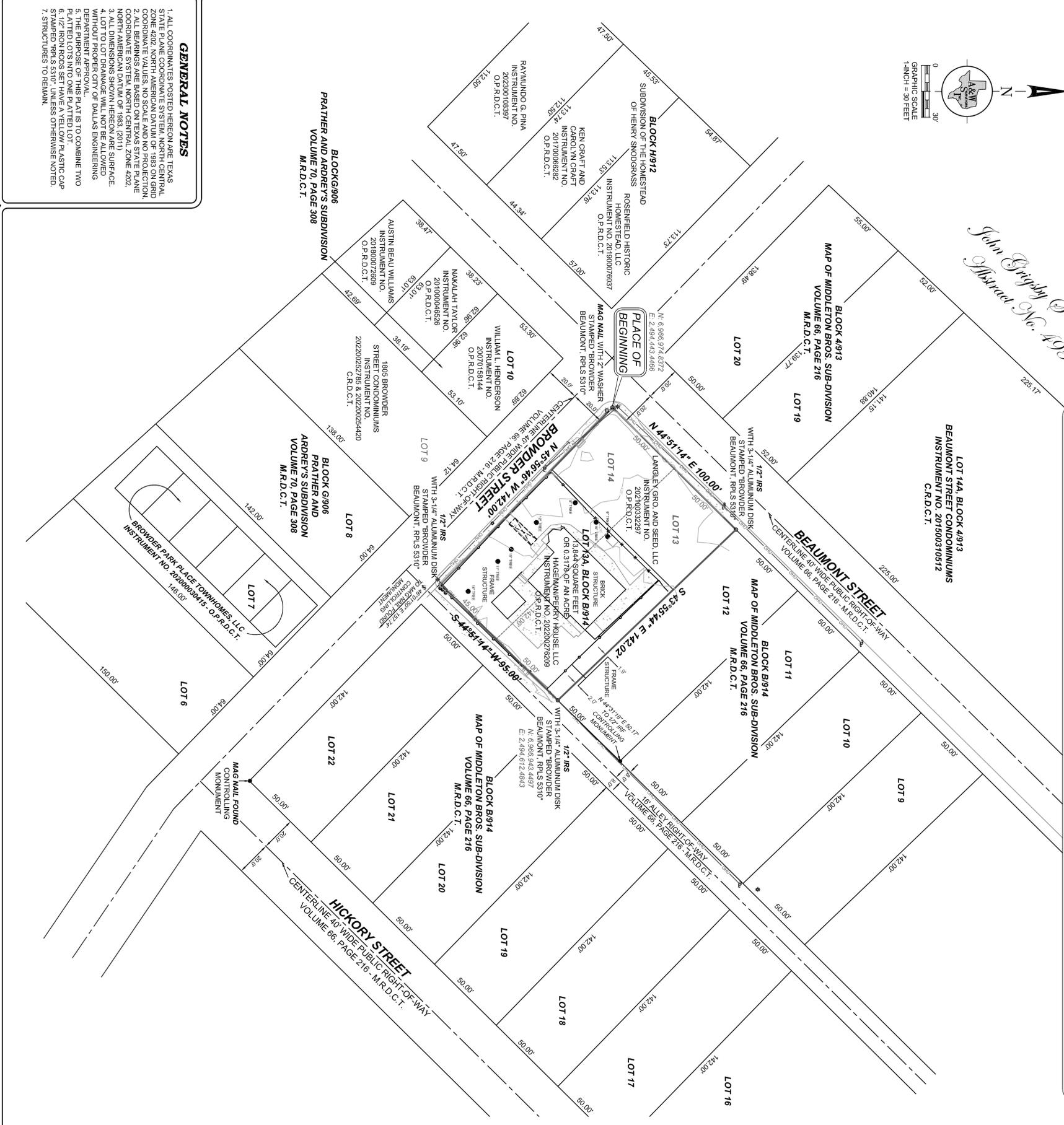


John Gregory Perry
Notary Public No. 495

LEGEND table with symbols for various utility lines, structures, and materials like 1/2" IR FOUND, X-FOUND, TELE BOX, CABLE BOX, etc.



GENERAL NOTES
1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION...

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS Langley Gro. and Seed, LLC and Hageman/Perry Homes, LLC are the sole owners of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, Dallas County, Texas, and being Lots 13 and 14, Block B/914, of Map of Middleton Bros. Sub-Division, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 66, Page 216, Map Records, Dallas County, Texas and being the same tracts of land described in Warranty Deed with Vendor's Lien to Langley Gro. and Seed, LLC, recorded in Instrument No. 202100332297, Official Public Records, Dallas County, Texas, and Hageman/Perry Homes, LLC, recorded in Instrument No. 202200276509, Official Public Records, Dallas County, Texas, being more particularly described as follows:

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 Government 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 (f); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand this ___ day of ___, 20__.

John S. Turner
Registered Professional Land Surveyor #63310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of ___, 20__.

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 Declaration.

By:
Name:
Title:
STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on ___ (name of person (date of acknowledgment)) by ___ (title of officer-usually president or secretary, of ___ (name of business), a ___ (state of business, i.e., LLC, Corp. etc.), on behalf of the ___ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS: My hand at Dallas, Texas, this ___ day of ___, 20__.

Langley Gro. and Seed, LLC

By:
XXXXXXXXXXXXXXXXXXXXX Manager

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, XXXXXXXXXXXXXXXX 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public in and for the State of Texas

WITNESS: My hand at Dallas, Texas, this ___ day of ___, 20__.

Hageman/Perry Homes, LLC

By:
XXXXXXXXXXXXXXXXXXXXX Manager

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, XXXXXXXXXXXXXXXX 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shildt, 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.

Attest:
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Secretary

A&W SURVEYORS, INC.
Professional Land Surveyors
Texas Registration No. 100171400
P.O. BOX 87023, MESQUITE, TX, 75187
PHONE: (972) 881-4979 FAX: (972) 881-4954
WWW.AANDWSURVEY.COM

PRELIMINARY PLAT
BROWDER BEAUMONT
LOT 13A, BLOCK B/914
BENING LOTS 13 AND 14, BLOCK B/914
MAP OF MIDDLETON BROS. SUB-DIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-175