



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.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE, NORTH AMERICAN DATUM OF 1983, (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATS AND CANCEL THE ABANDONED RIGHT-OF-WAY TO CREATE TWO LOTS.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED RPLS 5310* UNLESS OTHERWISE NOTED.

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LEGEND

	1/2" IRON ROD		X-CORNER
	1/2" IRON ROD		TILE BOX
	1/2" IRON ROD		X-SET
	1/2" IRON ROD		CABLE BOX
	1/2" IRON ROD		WATER METER
	1/2" IRON ROD		GAS METER
	1/2" IRON ROD		SAN SEW. MH.
	1/2" IRON ROD		REBAR/CONCRETE VALVE
	1/2" IRON ROD		BRICK COLUMN
	1/2" IRON ROD		STAINLESS STEEL MH.
	1/2" IRON ROD		SAN SEW. CO.
	1/2" IRON ROD		LIGHT POLE
	1/2" IRON ROD		POLE EQUIP.
	1/2" IRON ROD		OVERHEAD UTILITY LINE
	1/2" IRON ROD		GUY WIRE ANCHOR
	1/2" IRON ROD		BARBED WIRE FENCE
	1/2" IRON ROD		RAIN FENCE
	1/2" IRON ROD		CHAINLINK FENCE
	1/2" IRON ROD		EQUINE
	1/2" IRON ROD		HIGH WALKWAY
	1/2" IRON ROD		COVERED WALK
	1/2" IRON ROD		CONCRETE
	1/2" IRON ROD		BRICK SET WALL
	1/2" IRON ROD		STONE SET WALL
	1/2" IRON ROD		BRICK
	1/2" IRON ROD		BLOCK
	1/2" IRON ROD		STONE
	1/2" IRON ROD		EQUIPMENT
	1/2" IRON ROD		WOOD DECK
	1/2" IRON ROD		BUILDING WALL
	1/2" IRON ROD		TILE

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS Simple 75229 Inc. and Auburn Camp, LLC are the sole owners of a tract of land located in the WILLIAM SPROWLS SURVEY, Abstract No. 1289, Dallas, Dallas County, Texas, and being Lot 11 and 23, Block 6566, of Denton Road Estates Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 173, Map Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed with Vendor's Lien to Simple 75229 Inc., recorded in Instrument No. 20200013172, Official Public Records, Dallas County, Texas and Auburn-Camp, LLC, described in General Warranty Deed with Vendor's Lien, recorded in Instrument No. 201200138835, Official Public Records, Dallas County, Texas, and being that portion of Bixel Road abandoned by Instrument No. _____ and _____, and

BEGINNING at an "X" cut found in concrete paving in the Westerly line of Harry Hines Boulevard and a 1/2" cut found in concrete paving in the East corner of said Lot 23 and Lot 22, Block 6566 of said Denton Road Estates Addition, corners of said THENCE South 74°30'00" West, along said common line, a distance of 228.80' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "DENTON SIMPLE, E. RPLS 5310" set at the common corner of said lots 22 and 23 and Lots 10 and 11, Block 6566 of said Denton Road Estates Addition;

THENCE South 89°55'00" West, along the common line of said lots 10 and 11, a distance of 329.39' to a 1/2" iron rod found in the East line of Reeder Road, a 60' wide public right-of-way, at the West common corner of said lots 10 and 11;

THENCE North 00°05'00" West, along said East line of Reeder Road, passing at a distance of 125.00' a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Bixel Road, a 50' wide public right-of-way, at the Northwest corner of said Lot 11, and continuing a total distance of 175.02' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Denton Simple, RPLS 5310" set at the Southwest corner of that portion of Lot 24 of said Block 6566, described in deed to Pam Ellis, recorded in Instrument No. 201900228214, Official Public Records, Dallas County, Texas;

THENCE North 89°55'00" East, along a Southerly line of said Lot 24 and the North line of said Bixel Road, a distance of 305.81' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Denton Simple, RPLS 5310" set at an exterior el corner of said Lot 24;

THENCE North 74°30'00" East, along a Northerly line of Bixel Road and a Southerly line of said Lot 24, a distance of 275.00' to a 1/2" iron rod found in said Westerly line of Harry Hines Boulevard at the most Easterly corner of said Lot 24;

THENCE South 15°30'00" East, along said Westerly line of Harry Hines Boulevard, passing at 50.00' a Southerly line of Bixel Road at the Northeast corner of said Lot 23, continuing a total distance of 174.99' to the PLACE OF BEGINNING and containing 105,792 square feet or 2,4287 acres of land.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

Simple 75229 Inc.

Obed Gabby
 President

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 Obed Gabby, 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

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:

By: _____
 Name: _____
 Title: _____

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____ as _____ on behalf of the _____.

Notary Public in and for the State of Texas

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:

By: _____
 Name: _____
 Title: _____

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____ a _____ on behalf of the _____.

Notary Public in and for the State of 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:

By: _____
 Name: _____
 Title: _____

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____ a _____ on behalf of the _____.

Notary Public in and for the State of Texas

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.

Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas

Attest:

 Secretary

PRELIMINARY PLAT

DENTON SIMPLE

LOT 11R & 23R, BLOCK 6566

BEING LOTS 11 AND 23, BLOCK 6566
 DENTON ROAD ESTATES ADDITION
 AND PART OF ABANDONED BIXEL ROAD
 OF DENTON ROAD ESTATES ADDITION
 WILLIAM SPROWLS SURVEY, ABSTRACT NO. 1289
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5245-016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Simple 75229 Inc. and Auburn Camp, LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **DENTON SIMPLE**, 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 line easements shall be open to the public, fire and police units, garbage and trash collection agencies, and all public and private utilities for their particular use. The maintenance of paving on the utility and fire easements shall be the responsibility of the owner of the easement. The easements shown hereon shall be subject to the provisions of the City of Dallas Code of Ordinances, Chapter 212, which shall be construed to apply to the easements shown hereon. Said easements shall be 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).

Wider map and wastewater easements shall also include additional area of working space for construction and maintenance of the easements. Additional working areas are addressed for installation and maintenance of manholes, drop mains, 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100171440
 P.O. BOX 87023, MESQUITE, TX, 75187
 PHONE: (972) 881-4879 FAX: (972) 881-4954
 WWW.AANDWSURVEY.COM

~ PROPERTY ADDRESS: 11551 Harry Hines Boulevard, 11318 Reeder Road ~
 ~ 11211 Adles Lane, Dallas, TX 75229 ~ ~ 11524 Reeder Road, Dallas, TX 75229 ~
 ~ 2145757524 ~ ~ 972-886-4997 ~

Owner: Federal Luno
 Owner: Auburn-Camp, LLC

A. Professional company operating in your best interest"