



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 6945 TOKALON LLC, a Texas limited liability company, is the owner of a tract of land situated in the Elisha Bennett Survey, Abstract No. 91, City of Dallas, Dallas County, Texas, being a part of Lots 6, 7, 10 & 11, Block G/2822, Westlake Park & Monticello Additions, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 489, Map Records, Dallas County, Texas, and being that same tract of land as described in Special Warranty Deed to 6945 TOKALON LLC, a Texas limited liability company as recorded in Instrument Number 202400132711, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "TOKALON ESTATES & RPLS 5299" on a 1/2 inch iron rod for the southwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Geoffrey R. Jesberg and Donna Eleanor Park-Jesberg as recorded in Instrument Number 202200112496, Official Public Records, Dallas County, Texas, same lying in the north right-of-way line of Tokalon Drive (40' right-of-way), from which the southeast corner of Lot 2, Block G/2822 of said Westlake Park & Monticello Additions bears North 80 degrees 21 minutes 35 seconds East 170.92 feet, same being the intersection of the said north right-of-way line of Tokalon Drive and southwest right-of-way line of Westshore Drive (F.K.A. Warwick Avenue)(54' right-of-way), and from which a 5/8 iron rod found bears South 10 degrees 19 minutes 24 seconds East 0.43 feet for reference;

THENCE South 80 degrees 21 minutes 35 seconds West, along the said north right-of-way line of Tokalon Drive, a distance of 48.84 feet to a 3 1/4 inch aluminum disk set stamped "TOKALON ESTATES & RPLS 5299" on a 1/2 inch iron rod for the start of a tangent curve to the right having a radius of 1242.43 feet, a delta angle of 5 degrees 30 minutes 17 seconds and a chord bearing and distance of South 82 degrees 59 minutes 05 seconds West 119.32 feet;

THENCE along said curve to the right, an arc distance of 119.36 feet to a 1/2 inch iron rod found for the southeast corner of that tract of land described in Warranty Deed with Vendor's Lien to John Garner as recorded in Instrument Number 202000239267, Official Public Records, Dallas County, Texas;

THENCE North 02 degrees 48 minutes 29 seconds West, traversing the remainder of Lots 11 & 10, Block G/2822, a distance of 246.12 feet to an "X" cut in concrete found for the northeast corner of said Garner tract, same lying in the southeast right of way line of a 15 foot alley and being the southeast line of that tract of land described in Warranty Deed to City of Dallas as recorded in Volume 2831, Page 566, Deed Records, Dallas County, Texas;

THENCE North 77 degrees 11 minutes 38 seconds East, along the said southeast right of way line of a 15 foot alley and City of Dallas tract, a distance of 135.89 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5587" for the northwest corner of said Jesberg tract;

THENCE South 10 degrees 19 minutes 24 seconds East, traversing said the remainder of Lot 6, Block G/2822, a distance of 257.36 feet to the POINT OF BEGINNING and containing 38,329 square feet or 0.880 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 6945 TOKALON LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **TOKALON ESTATES** 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).

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, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
6945 TOKALON LLC,  
A TEXAS LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
MICHAEL BECKER - MANAGER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared MICHAEL BECKER, 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 \_\_\_\_\_, 2025.

**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. (09/19/2025)**

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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



OWNER  
6945 TOKALON LLC  
6945 TOKALON DRIVE  
DALLAS, TX 75214-3829

**PRELIMINARY PLAT  
TOKALON ESTATES  
LOTS 6A & 6B, BLOCK G/2822**  
A REPLAT OF PART OF  
LOTS 6, 7, 10 & 11, BLOCK G/2822  
WESTLAKE PARK & MONTICELLO ADDITIONS  
ELISHA BENNETT SURVEY,  
ABSTRACT NO. 91  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000100 & S245-244  
ENGINEERING PLAN NO. DP \_\_\_\_\_