

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Shaun Mammen and Peter Kofoed, Joined Pro Forma by his spouse, Kirstie Kofoed, to perfect security interest in property only are the owners of two tracts of land situated in the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas, and being Lots 1 and 2, Block 6/6586, Hillcrest Havens Addition, Installment No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 25, Page 43, Map Records, Dallas County, Texas and being that tract of land conveyed to Shaun Mammen, a single person, by Warranty Deed with Vendor's Lien recorded in Instrument Number 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 recorded in Instrument Number 202000252875, Official Public Records of Dallas County, Texas, 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 at the intersection of the Southwest right-of-way line of Brookshire Circle (Formerly Known As San Circle a 50-foot right-of-way) dedicated in Volume 25, Page 43, Map Records, Dallas County, Texas, and the Northwest right-of-way line of Brookshire Drive (a 55-foot right-of-way) dedicated in Volume 25, Page 43, Map Records, Dallas County, Texas, and Volume 4192, Page 424, Deed Records, Dallas County, Texas, 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 at 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 3-1/4 inch aluminum cap staped "WHA and 5513 over a 1/2-inch iron rod set 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 1.126 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Shaun Mammen, and Peter Kofoed Joined Pro Forma by his spouse, Kirstie Kofoed, to perfect security interest in property only, do hereby adopt this plat, designating the herein described property as **WELLCREST 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 roadway 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.

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 PLAT IS TO REDUCE THE EXISTING 40' PLATTED BUILDING LINE TO 18.2' FEET AND TO 10.0 FEET ALONG THE NORTHWEST LINE OF 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) 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.

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 10/24/2024 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

REVISE PLAT
WELLCREST HAVENS ADDITION
LOTS 1 AND 2, BLOCK 6/6586
49,063 SQ. FT. / 1.126 ACRES
A REPLAT OF LOTS 1 AND 2, BLOCK 6/6586 OF HILLCREST HAVENS ADDITION INSTALLMENT NO. 2, MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-090R CITY ENGINEERING PLAN NO. DP____

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

OWNER: PETER KOFOED, JOINED PRO FORMA BY HIS SPOUSE, KIRSTIE KOFOED, TO PERFECT SECURITY INTEREST IN PROPERTY ONLY
910 BRAZOS DR.
SOUTH LAKE, TEXAS 76092

**CBG**
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Carland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtllc.com
SCALE: 1"=40' / DATE: 10/22/2024 / JOB NO. 2216517-03 / DRAWN BY: JLA