

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS We, West Lovers, LLC, a Texas limited liability company, are the owners of that certain tract of land out of the A. Harwood Survey, Abstract No. 582, and being all of Lots 16 & 17, Block 2/4993, Greenway Terrace No. 2 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 9, Page 153, Map Records, Dallas County, Texas, and being that same tract of land as described in the Special Warranty Deed with Vendor's Lien to West Lovers, LLC, as recorded in Instrument Number 202000218792, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found at the northeast corner of Lot 15, Block 2/4993 of said Greenway Terrace No. 2, and being in the south right-of-way line of Lovers Lane (65' Right-of-way)(County Road 379);

THENCE North 89 degrees 18 minutes 46 seconds East, along the south line of said Lovers Lane, a distance of 109.86 feet to a 1 inch iron rod found for the northwest corner of Lot 18, Block 2/4993 of said Greenway Terrace No. 2;

THENCE South 00 degrees 11 minutes 14 seconds East, along the west line of said Lot 18, Block 2/4993, a distance of 142.00 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 18, Block 2/4993;

THENCE South 89 degrees 18 minutes 46 seconds West, along the north line of Lots 6 & 7, Block 2/4993 of said Greenway Terrace No. 2, a distance of 109.92 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 15, Block 2/4993;

THENCE North 00 degrees 09 minutes 54 seconds West, along the east line of said Lot 15, Block 2/4993, a distance of 142.00 feet to the POINT OF BEGINNING and containing 15,604 square feet or 0.358 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, West Lovers, LLC, a Texas limited liability company, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **TURNERTOPIA**, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 _____, 2020.

West Lovers, LLC, a Texas limited liability company

Mark Turner (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 Mark Turner, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder of mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien Holder: Regions Bank

By: _____
Name: _____
Title: _____

State of Texas
County of Dallas

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ title of officer-usually president or secretary, of _____ Regions Bank _____ (state of business, i.e., LLC, Corp., etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 (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 _____, 2020.

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. (10/26/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



**PRELIMINARY PLAT
TURNERTOPIA**
LOT 16A, BLOCK 2/4493
A REPLAT OF LOTS 16 & 17, BLOCK 2/4993
OF GREENWAY TERRACE NO. 2
A. HARWOOD SURVEY, ABSTRACT NO. 582
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-528
ENGINEERING FILE NO. 311T-

DATE: 10/26/2020 / JOB # 2001337-1 / SCALE - 1"=30' / KO

OWNER
West Lovers, LLC,
a Texas limited liability company
3640 Haynie Avenue
Dallas, Texas 75205
Manager: Mark Turner