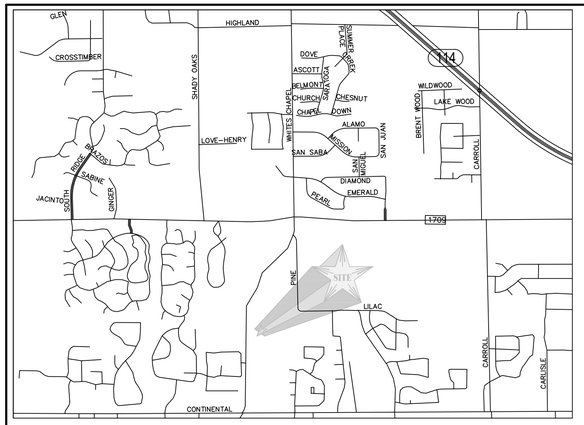


VICINITY MAP

NOTE

THE CITY OF SOUTHLAKE RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ("M.F.F.") ON ANY LOT CONTAINED IN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.

NOTE

SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTE

THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

COMPLIANCE WITH THE PROVISIONS OF THE CITY'S STORM DRAINAGE POLICY DOES NOT RELIEVE A PERSON OF THE RESPONSIBILITY OF COMPLYING WITH ALL OTHER APPLICABLE LAWS, INCLUDING, BUT NOT LIMITED TO, SECTION 11.086, TEXAS WATER CODE.

NOTE

The private open space easement in the rear yard is dedicated to and shall be maintained by the lot owner.

UTILITY COMPANY APPROVALS

We, the undersigned, as duly authorized representatives of the respective utility companies hereby express no objection to the abandonment of the easement as shown on the plat, said easements being previously recorded in Cabinet A, Slide 5837, Plat Records, Tarrant County, Texas.

TXU/ONCOR
Signed: _____
Date: _____
Robert Martinez, Designer
2001 N. Industrial
Bedford, TX 76021
Office: (817) 215-6688

Verizon
Signed: _____
Date: _____
Derrell Frederick, Supervisor - NE OSP:
500 John Carpenter Frwy TXG31E01
Irving, TX 75062
Office: (972) 413-2733
Steve Gentry: (940) 381-9294
Steve Olinsky: (972) 318-5274
Michael Cook: (817) 691-5772

Charter Communications
Signed: _____
Date: _____
Brent Bascom, Construction Coordinator
15100 Trinity Blvd, Suite 500
Fort Worth, TX 76155
Office: (408) 392-7867

Tri-County Electric Cooperative, Inc.
Signed: _____
Date: _____
Scott Baumbach, Utility Design Engineer
4740 Keller-Hicks Road
Keller, TX 76248
Office: (817) 215-6688

AT&T(SBC)
Signed: _____
Date: _____
Eric Williams
Manager Engineering Design
1116 Houston St., Room 1404
Fort Worth, TX 76102
Office: (817) 338-6803
Fax: (817) 338-6781

Atmos Energy (Gas)
Signed: _____
Date: _____
Jeff Wylie, Manager Right of Way
P.O. Box 650654
Dallas, TX 75265-0654
Office: 1-800-460-3030
Email: jeff.wylie@atmosenergy.com

One Source
Signed: _____
Date: _____
Kent Blackwell
4700 Keller Hicks Rd.
Keller TX 76248
Phone: 817.745.3000
Phone: 817.745.2000
Fax: 817.745.2029
Email: kblackwell@1scom.com

Project No. 10290-PS

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL:(817)926-7876 FAX:(817)926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website:Sempcosurveying.com Firm Registration Number 10094500 Copyright 2015

SURVEYOR:
Sempco Surveying, Inc.
3208 South Main Street
Fort Worth TX 76110
Tel. 817-926-7876
Fax 817-926-7878

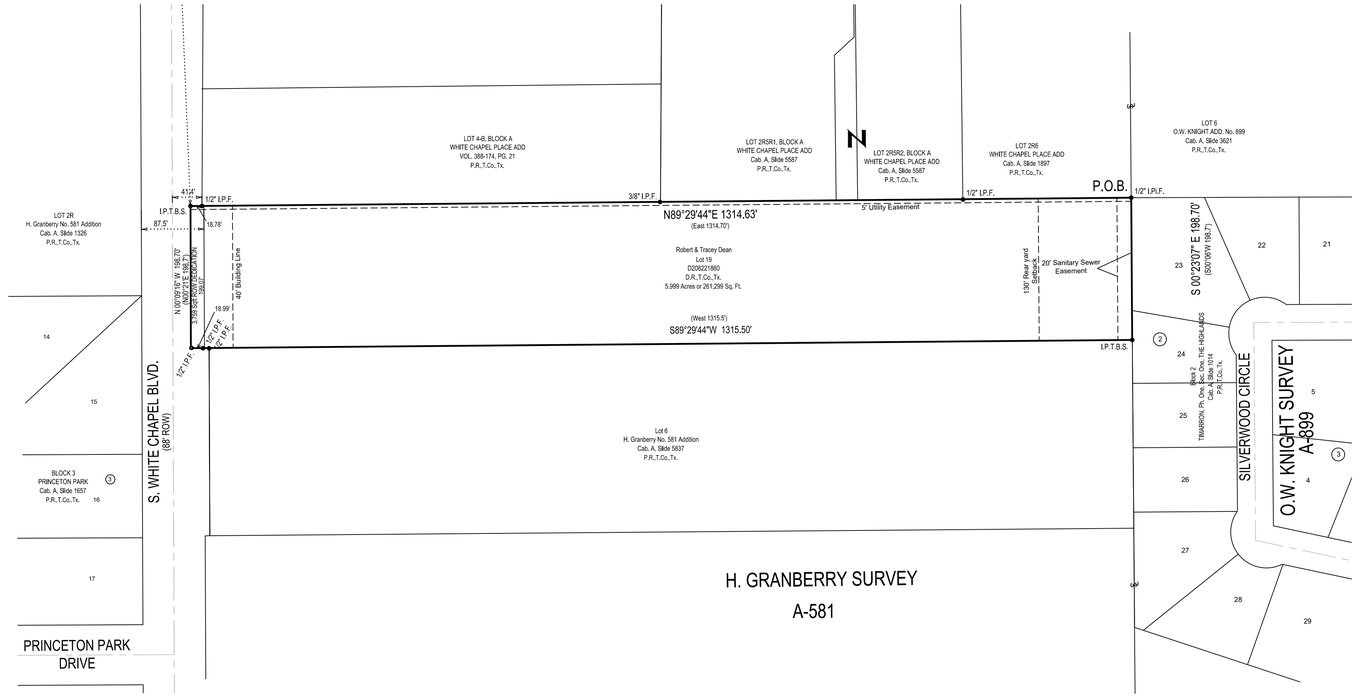
N

Original Scale : 1" = 100'
0 50' 100' 200'
Graphic Scale in Feet

Bearings are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.I.F.	IRON PIPE FOUND
I.P.S.	IRON PIN SET
I.P.,T.B.S.	IRON PIN TO BE SET
R-O-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
D.R.,T.Co.,Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.,T.Co.,Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
( )	DEED CALL



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, we, Robert and Tracey Dean, are all of the owners of a tract of land situated in the H. Granberry Survey, Abstract 581, County of Tarrant, according to the deed recorded in County Clerk's Document Number D208221860, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.), being more particularly described, by metes and bounds, as follows;

BEGINNING at a 1/2 inch iron pipe found for the southeast corner of White Chapel Place Addition, as recorded by plat in Cabinet A, Slide 1897, Plat Records, Tarrant County, Texas (P.R., T.Co., Tx.), said point also being the northeast corner of herein described tract;

THENCE South 00 degrees 23 minutes 07 seconds East at a distance of 198.70 feet a to a point for the southeast corner of herein described tract (iron pin to be set);

THENCE South 89 degrees 29 minutes 44 seconds West a distance of 1315.50 feet to a point for the southwest corner of herein described tract, from which a 1/2-inch iron pin bears North 67 degrees 48 minutes 32 seconds East, a distance of 0.99 feet, said corner is within the ROW of South White Chapel Boulevard;

THENCE North 00 degrees 09 minutes 16 seconds West within said ROW a distance of 198.70 feet to a point for the northwest corner of herein described tract (iron pin to be set);

THENCE North 89 degrees 29 minutes 44 seconds East with the north line of herein described tract, at a distance of 16.12 feet passing a point from which a found 1/2 inch iron pin bears North 31 degrees 04 minutes East, a distance of 0.9 feet and continuing for a total distance of 1314.63 feet to the POINT of BEGINNING, having an area of 5.999 Acres of land, more or less.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT we **Robert and Tracey Dean**, being all of the owners do hereby adopt this plat designating the hereinabove described property as **Lot 19, H. Granberry No. 581 Addition, an addition to the City of Southlake, Tarrant County, Texas**, and we do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted..

WITNESS our hands at Southlake, Tarrant County, Texas this the ____ day of _____, 2015.

_____
ROBERT DEAN, OWNER DATE

_____
TRACEY DEAN, OWNER DATE

BEFORE ME, the undersigned authority, on this day personally appeared Robert Dean and Tracey Dean, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated and as the act and deed of said_____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2015.

_____
Notary Public, State of Texas

Commission expires: _____

APPROVED BY THE CITY OF SOUTHLAKE

DATE:_____

MAYOR:_____

CITY SECRETARY:_____

Filed as Instrument # _____; Date __-__-_____

CERTIFICATION:

THIS IS TO CERTIFY THAT I, GEORGE R. HILL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

STATE OF TEXAS
REGISTERED
GEORGE R. HILL
6022
PROFESSIONAL LAND SURVEYOR

_____
GEORGE R. HILL

PLAT SHOWING
LOT 19
H. GRANBERRY No. 581 ADDITION

Being all that certain 5.999 Acre tract of land conveyed to Robert and Tracey Dean recorded in County Clerks Document Number D208221860, Deed Records, Tarrant County, Texas, and situated in the H. GRANBURY SURVEY, ABSTRACT No. 581, City of Southlake, Tarrant County, Texas.
OCTOBER 28, 2015

CASE NO.:ZA15-075