

FLOODPLAIN CERTIFICATE

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in GOOD ESTATES PHASE III, The City of Farmers Branch will not be responsible for any of operation of said water courses, creek or creeks for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in GOOD ESTATES PHASE III, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through GOOD ESTATES PHASE III, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bentley, P.E., CFM  
Director of Public Works

GENERAL NOTES

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- The bearing and coordinates shown are based on the Texas coordinate system (NAD 83) North Central Zone (4202) combined scale factor = 0.999880014
- The City will not maintain any interior drainage systems that originate within this private development.
- All property corners are set 1/2 inch iron rod with (Graham Associates, Inc. "GAI") cap, unless otherwise shown.
- Building lines are as prescribed by current zoning.

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	50.00'	N1° 01' 01"W
L2	16.16'	N89° 30' 29"E
L3	50.00'	S0° 29' 31"E
L4	16.16'	S89° 30' 29"W

CURVE TABLE					
CURVE #	Δ	RADIUS	TANGENT	LENGTH	
C-1	23° 47' 06"	150.34'	31.66'	62.41'	
C-2	42° 49' 19"	200.00'	78.42'	149.48'	
C-3	20° 04' 13"	150.00'	26.54'	52.54'	
C-4	20° 04' 13"	200.00'	35.39'	70.06'	
C-5	42° 49' 19"	150.00'	58.82'	112.11'	
C-6	23° 26' 06"	200.00'	41.48'	81.80'	

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS  
CITY OF FARMERS BRANCH

WHEREAS, HOEBEKE PROPERTIES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, being all Lot 32, Good Estates Phase II as recorded in Volume 85212, Page 4262, Plat Records, Dallas County, Texas, and being more particularly described as follows:

Being a 1.857 acre tract of land in the City of Farmers Branch, Dallas County, Texas, being a portion of the Thomas Keenan Survey, Abstract 733, being all of that certain tract of land conveyed to Mary R. Good by Deed as described in Volume 72917, Page 1848, Deed Records, Dallas County, Texas, also being all of Lot 32, Good Estates Phase II as recorded in Volume 85212, Page 4262, Plat Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of said Lot 32, the southeast corner of Lot 8, Good Estates of Farmers Branch Addition as recorded in Volume 77209, Page 1521, Plat Records, Dallas County, Texas, also being in the north right-of-way line of Danny Lane (a 50' right-of-way);

THENCE North 01°01'01" West, departing the southwest corner of said Lot 32, the southeast corner of said Lot 8 and the north right-of-way line of said Danny Lane, along the west line of said Lot 32 and the east line of said Lot 8, passing at 236.00 feet a found 1/2 inch iron rod being in the south right-of-way line of Leta Mae Lane (a 50' right-of-way), passing at 286.00 feet a found 1/2 inch iron rod being in the north right-of-way line of said Leta Mae Lane, continuing for a total distance of 344.14 feet to a found 1/2 inch iron rod with cap (CBG Surveying) being the northwest corner of said Mary R. Good tract;

THENCE North 89°00'07" East, departing the northwest corner of said Mary R. Good tract, along the north line of said Mary R. Good tract, a distance of 275.02 feet to a found 1/2 inch iron rod with cap (CBG Surveying) being the northeast corner of said Mary R. Good tract and the northwest corner of Lot 1 of said Good Estates of Farmers Branch Addition;

THENCE South 00°29'31" East, departing the northeast corner of said Mary R. Good tract, the northwest corner of said Lot 1, along the east line of Mary R. Good tract and the west line of said Lot 1, a distance of 104.60 feet to a set 1/2 inch iron rod with (Graham Associates, Inc. "GAI") cap being in the south line of said Leta Mae Lane and the north line of Lot 4 of said Good Estates of Farmers Branch Addition;

THENCE South 89°30'29" West, departing the south right-of-way line of said Leta Mae Lane, along the north line of said Lot 4, a distance of 16.16 feet to a found 1/2 inch iron rod being in the northwest corner of said Lot 4;

THENCE South 00°23'21" East, departing the northwest corner of said Lot 4, along the west line of said Lot 4 and the east line of said Mary R. Good tract, a distance of 125.00 feet to a found 1/2 inch iron rod with (CBG Surveying) cap being in the southwest corner of said Lot 4, the northwest corner of Lot 9 of said Good Estates of Farmers Branch Addition, the northeast corner of Lot 33 of said Good Estates Phase II;

THENCE South 89°17'29" West, departing the southwest corner of said Lot 4, the northwest corner of said Lot 9 and the northeast corner of said Lot 33, along the north line of said Lot 33 and the south line of said Mary R. Good tract, a distance of 82.79 feet to a set 1/2 inch iron rod with "GAI" cap being in the northwest corner of said Lot 33, northeast corner of said Lot 32;

THENCE South 00°11'33" West, departing the south line of said Mary R. Good tract, the northwest corner of said Lot 33 and the northeast corner of said Lot 32, along the west line of said Lot 33 and the east line of said Lot 32, a distance of 118.70 feet to a set 1/2 inch iron rod with "GAI" cap being the southwest corner of said Lot 33, the southeast corner of said Lot 32, also being in the north right-of-way line of said Danny Lane;

THENCE North 89°48'31" West, departing the southwest corner of said Lot 33, the southeast corner of said Lot 32, along the south line of said Lot 32 and the north right-of-way line of said Danny Lane, a distance of 171.27 feet to the POINT OF BEGINNING and CONTAINING 80,901 square feet, 1.857 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, ROBERT PAUL HOEBEKE acting by and through HOEBEKE PROPERTIES, LLC, duly authorized so to act, does hereby adopt this plat designating the herein above described property as GOOD ESTATES, PHASE III, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: ROBERT PAUL HOEBEKE  
MANAGER

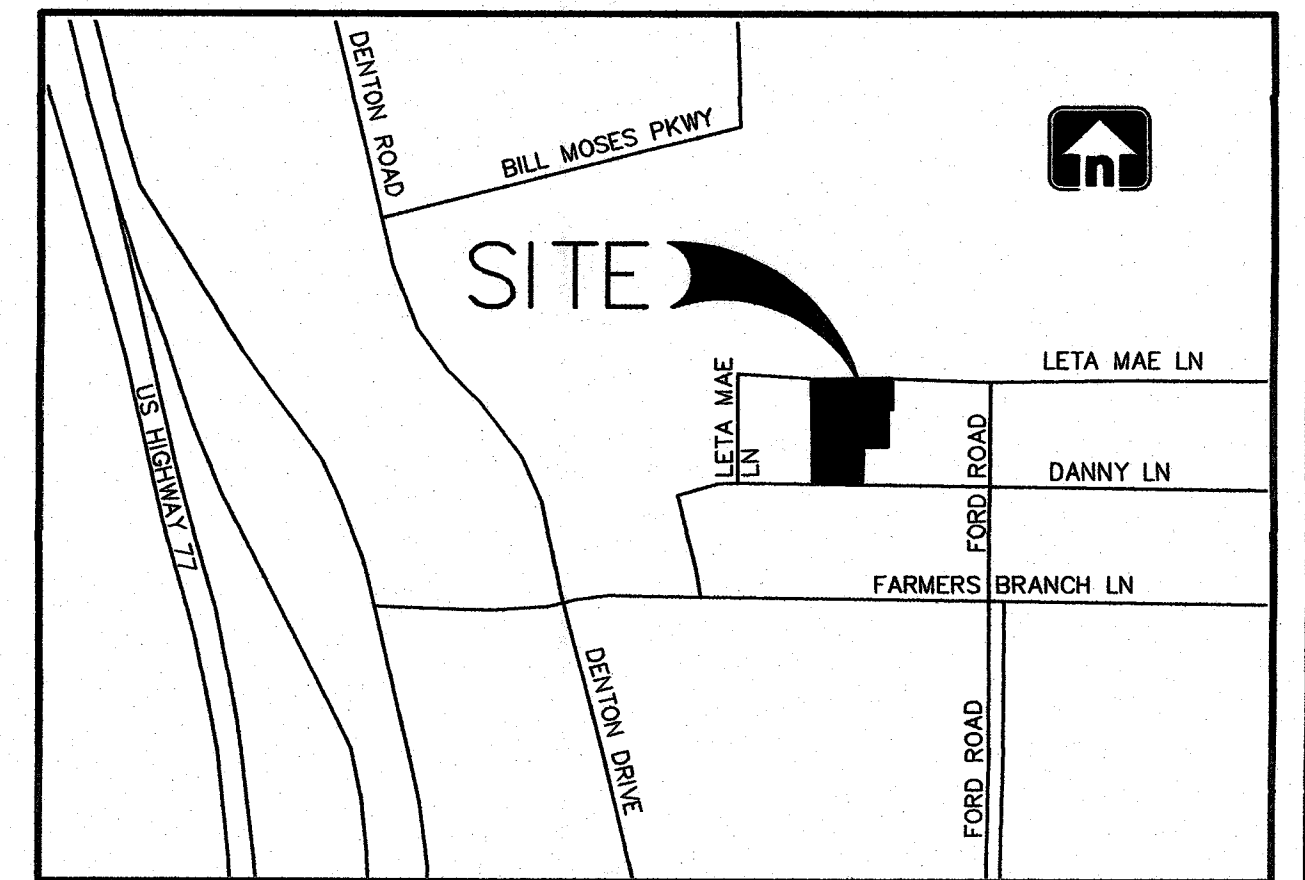
ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public for the State of \_\_\_\_\_, on this day personally appeared \_\_\_\_\_, 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.

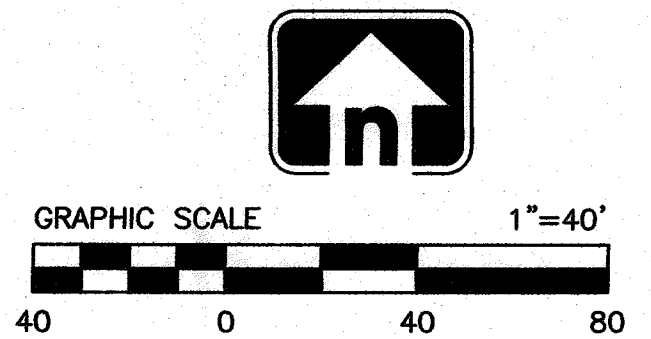
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public, State of Texas  
My commission expires: \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

LEGEND  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING  
S.I.R. = 1/2 INCH IRON ROD SET WITH (GRAHAM ASSOCIATES, INC. "GAI") CAP  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
W.E. = WATER EASEMENT  
MIN. F.F. = MINIMUM FINISHED FLOOR



SURVEYOR'S CERTIFICATE

This Is To certify that I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, having platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Michael L. Peterson  
Michael L. Peterson  
Registered Professional Land Surveyor  
Texas Registration No. 5999

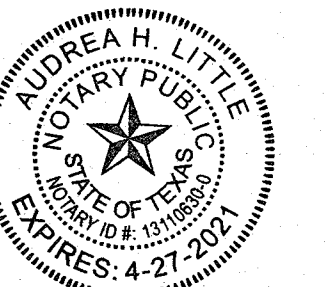
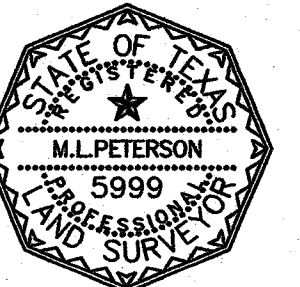
ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Michael L. Peterson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27<sup>th</sup> day of April, 2018

Andrea H. Little  
Notary Public, State of Texas  
My commission expires: 4-27-2021



FINAL PLAT  
GOOD ESTATES, PHASE III  
A REPLAT OF GOOD ESTATES  
PHASE II LOT 32, VOLUME 85212,  
PAGE 4262

BEING 6 LOTS LOCATED ON 1.857 ACRES OF  
LAND OUT OF THE THOMAS KEENAN SURVEY,  
ABSTRACT NO. 733, SITUATED IN THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER  
HOEBEKE PROPERTIES, LLC  
MR. ROBERT HOEBEKE  
6700 BERMUDA DUNES  
PLANO, TEXAS 75093  
(972) 306-3611



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8855  
TYPE FIVE F-150/TPS-5 FIVE 10/28/00