

OWNER'S CERTIFICATE

listance of 177.44' to the feet or 0.356 of an acre of

the said County and State on this IO, State of Texas, known to me ig instrument, and acknowledged siderations therein expressed

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Arbors and Patios, acting by and through its duly authorized agent,

does hereby adopt this plat designating the herein above described property as **ARBORS AND PATIOS ADDITION, Lot 1, Block A**, 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, malintenance 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, frees, 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 pla

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

en under my hand and seal of office s \_\_\_\_\_ day of \_\_\_\_

ADOPTED by the City of Farmers Branch, Texas on the ATTEST. Mayor, City of Farmers Branch, Texas CERTIFICATE OF APPROVAL

SETBACKS ARE PRESCRIBED BY CURRENT ZONING.	COMMMENT	Selling a portion of this addition by metes and bounds is a violation of City o and state law and is subject to fines and withholding of utilities and building

ERTY ADDRESS: 13500-13512 McClintock
Owner: Arbors & Patios, Inc.
~ 757 Eagle Drive, Coppell, TX 75019 ~
~ 972-201-6207 ~ A&W SURVEYORS, INC. TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Professional Land Surveyors

ARBORS AND PATIOS ADDITION LOT OT 1, BLOCK
SQUARE FEET OR 0.356 OF AN

SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT 733
DALLAS COUNTY, TEXAS

BEING A REPLAT OF
A PART OF LOTS 35 AND 36
NORTH DALLAS TRUCK FARMS ADDITION
VOLUME 7, PAGE 109, M.R.D.C.T.
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS