



**FARMERS
BRANCH**

City Council Meeting

September 17, 2019

Subject Property —
Villas on Hutton
Zoned: PD-88



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S STATEMENT

I, Robert W. Schneberg, 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. 24-05, as amended, and Texas Local Government Code, Chapter 265, I further affirm that no measurement shown herein was either FUDM (FUDM) or placed in compliance with the City of Dallas Development Code, Sec. 24-05.1(c) Subsection B and that the digital ground information shown on this is a precise representation of this Surveyed Point Plot.

Dated this 21st day of August, 2019.

Robert W. Schneberg
Robert W. Schneberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 21st day of August, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, VILLAS ON HUTTON, LLC, acting by and through WARREN PACKER, duly authorized to so act, does hereby adopt this plat designating the herein above described property as VILLAS ON HUTTON, 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 herein. The easements are hereby reserved for the purpose indicated. No permanent structures, buildings, fences, trees, shrubs, or other improvements 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 are 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 removal of 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 of all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding or removing of or part of its respective system without the necessity of any type 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 occur no responsibility or liability to the City of Farmers Branch, Texas. Any public utility shall have the right of ingress and egress to procure property for the purpose of installing, maintaining and any maintenance and service required or authorized by this utility. There will be no permanent structure, building, fence, tree, shrub, paving or other improvements or growths or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown herein 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 21st day of August, 2019.

Warren Packer, Manager
Warren Packer, Manager

STATE OF TEXAS
COUNTY OF DALLAS

NOTARY PUBLIC

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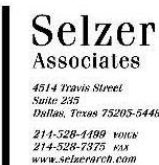
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Notary Public in and for the State of Texas

Resolution No. 2017-080
Exhibit “B” – Detailed Site Plan



ISSUE	DATE
01/16/2017	04/01/2017
02/01/2017	02/22/2017 - For Don
02/01/2017	03/06/2017
02/08/2017	
3/10/2017	
3/21/2017	
04/01/2017	
04/11/2017	

Villas on Hutton
"Luxury Roof Top Residences"
13145 Hutton Drive
Farmers Branch, Texas 75234
Site Plan

Project No. 514.01.01

SHEET

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