



LEGEND

VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
O	NOT MONUMENTED (UNLESS NOTED)
FR	FOUND IRON ROD
W/CAP	FOUND/SET MONUMENT W/CAP-AS NOTED
---	EASEMENT LINE
---	BUILDING LINE
---	CENTER LINE OF ROW
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	ABSTRACT LINE
---	ST
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	WATER LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS 1420 W. MOCKINGBIRD, LLC is the owner of a 6.724 acre (292,897 square foot) tract of land situated in the James McLaughlin Survey, Abstract Number 845, and T.E. Mannin Survey, Abstract Number 958, Dallas County, Texas, and being all of Lot 2, Block P/7940, Brookhollow Place Section Six Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 80045, Page 2071 of the Plat Records of Dallas County, Texas (P.R.D.C.T.); said tract also being all of that tract of land described in Special Warranty Deed to 1420 W. Mockingbird, LLC, recorded in Instrument Number 201900336993 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch found iron rod with cap stamped "RLG INC" in the south right-of-way line of Mockingbird Lane (100-foot wide right-of-way), at the northwest corner of said Lot 2 and at the northeast corner of Lot 1, Block P/7940, Brookhollow Place Section Number 6 recorded in Volume 80045, Page 2071 (P.R.D.C.T.) and a tract of land described in deed to 1330 Ricchi, LLC, recorded in Instrument Number 201500072671 (O.P.R.D.C.T.);

THENCE North 50 degrees 16 minutes 59 seconds East, along said south right-of-way line of Mockingbird Lane and the north line of said Lot 2, a distance of 56.82 feet to a point of curvature of a tangent circular curve to the right, having a radius of 1,337.39 feet, a chord bearing of North 62 degrees 09 minutes 56 seconds East, a chord distance of 550.75 feet, from which a 1/2-inch found iron rod bears North 26 degrees 37 minutes 11 seconds West, a distance of 0.76 of a foot;

THENCE continuing along said south right-of-way line of Mockingbird Lane and said north line of Lot 2, along said curve to the right, through a central angle of 23 degrees 45 minutes 54 seconds, an arc length of 554.72 feet to a point at the northwest corner of a corner clip at the intersection of said south right-of-way line of Mockingbird Lane and the west right-of-way line of Elmbrook Drive (60-foot wide right-of-way), recorded in Volume 80045, Page 2071 (P.R.D.C.T.), from which a 1/2-inch bent found iron rod bears North 57 degrees 03 minutes 02 seconds West, a distance of 0.29 of a foot;

THENCE South 53 degrees 14 minutes 35 seconds East, along said corner clip, a distance of 22.76 feet to a point of curvature of a non-tangent circular curve to the right, having a radius of 314.35 feet, a chord bearing of South 07 degrees 38 minutes 03 seconds West, a chord distance of 100.84 feet;

THENCE along said west right-of-way line of Elmbrook Drive and the east line of said Lot 2, the following courses and distances:

Along said curve to the right, through a central angle of 18 degrees 27 minutes 37 seconds, an arc length of 101.28 feet to a 3/8-inch found iron rod at the beginning of a reverse curve to the left, having a radius of 473.00 feet, a chord bearing of South 04 degrees 21 minutes 51 seconds West, a chord distance of 204.75 feet;

Along said reverse curve to the left, through a central angle of 25 degrees 00 minutes 00 seconds, an arc length of 206.39 feet to the end of said curve;

South 08 degrees 08 minutes 09 seconds East, a distance of 30.00 feet, to a point of curvature of a tangent circular curve to the right, having a radius of 49.16 feet, from which a 1/2-inch found iron rod bears North 33 degrees 07 minutes 00 seconds East, a distance of 0.60 of a foot;

Along said curve to the right, through a central angle of 110 degrees 03 minutes 02 seconds, an arc length of 57.62 feet to a 1/2-inch found iron rod in the north right-of-way line of said Elmbrook Drive and the south line of said Lot 2;

THENCE along said north right-of-way line of Elmbrook Drive and said south line of Lot 2, the following courses and distances:

North 78 degrees 05 minutes 07 seconds West, a distance of 139.32 feet to a point of curvature of a tangent circular curve to the left, having a radius of 260.00 feet, a chord bearing of North 88 degrees 58 minutes 15 seconds West, a chord distance of 98.20 feet, from which a 1/2-inch found iron rod bears South 78 degrees 05 minutes 07 seconds East, a distance of 0.48 of a foot;

Along said curve to the left, through a central angle of 21 degrees 46 minutes 17 seconds, an arc length of 98.80 feet to a 1/2-inch found iron rod;

South 80 degrees 08 minutes 33 seconds West, a distance of 28.78 feet to a 3/8-inch found with cap stamped "RLG INC" at the southwest corner of said Lot 2 and the southeast corner of said Lot 1;

THENCE North 09 degrees 51 minutes 27 seconds West, departing said north right-of-way line of Elmbrook Drive, along the west line of said Lot 2 and the east line of said Lot 1, a distance of 250.00 feet to 1/2-inch found iron rod;

THENCE North 39 degrees 43 minutes 01 seconds West, continuing along said west line of Lot 2 and said east line of Lot 1, a distance of 395.14 feet to the **POINT OF BEGINNING AND CONTAINING** 6.724 acres or 292,897 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Jimmy Bernau, 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 _____ day of _____, 2022

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Jimmy Bernau
Registered Professional Land Surveyor
Texas Registration Number 6902
TBPLS Firm No. 10029600

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jimmy Bernau 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LEGACY CAPITAL COMPANY, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **BROOKHOLLOW PLACE SIX ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public forever any streets and alleys 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 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 that 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 at Dallas, Texas, this _____ day of _____, 2022.

1420 W. MOCKINGBIRD, LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jimmy Bernau 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
My commission expires:

1420 W. MOCKINGBIRD, LLC

By: _____
Name: _____
Position: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jimmy Bernau 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
My commission expires:

GENERAL NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- The purpose of this plat is to divide 1 Lot into 3 Lots.
- The existing structure will remain.
- Lot to lot drainage will not be allowed without engineering section approval.
- Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

**FINAL PLAT
BROOKHOLLOW PLACE SIX ADDITION
LOT 2A, LOT 2B, AND 2C, BLOCK P/7940**

BEING A REPLAT OF
LOT 2, BLOCK P/7940 OF BROOKHOLLOW PLACE SIX ADDITION
SITUATED IN THE
JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845 AND
T.E. MANNIN SURVEY, ABSTRACT NO. 958
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S
ENGINEERING FILE NO. _____
BY _____

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: JIMMY BERNAU
(214) 346-6200
jberna@halff.com

OWNER
1420 W. MOCKINGBIRD, LLC
C/O
LEGACY CAPITAL COMPANY
2929 CARLISLE ST., SUITE 365
DALLAS, TEXAS 75204
CONTACT: STEVEN SAXON
PHONE: (214) 361-5000
EMAIL: sxs@legacycap.com

HALFF
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=60' (214)346-6200 AVO. 46570 FEBRUARY, 2022