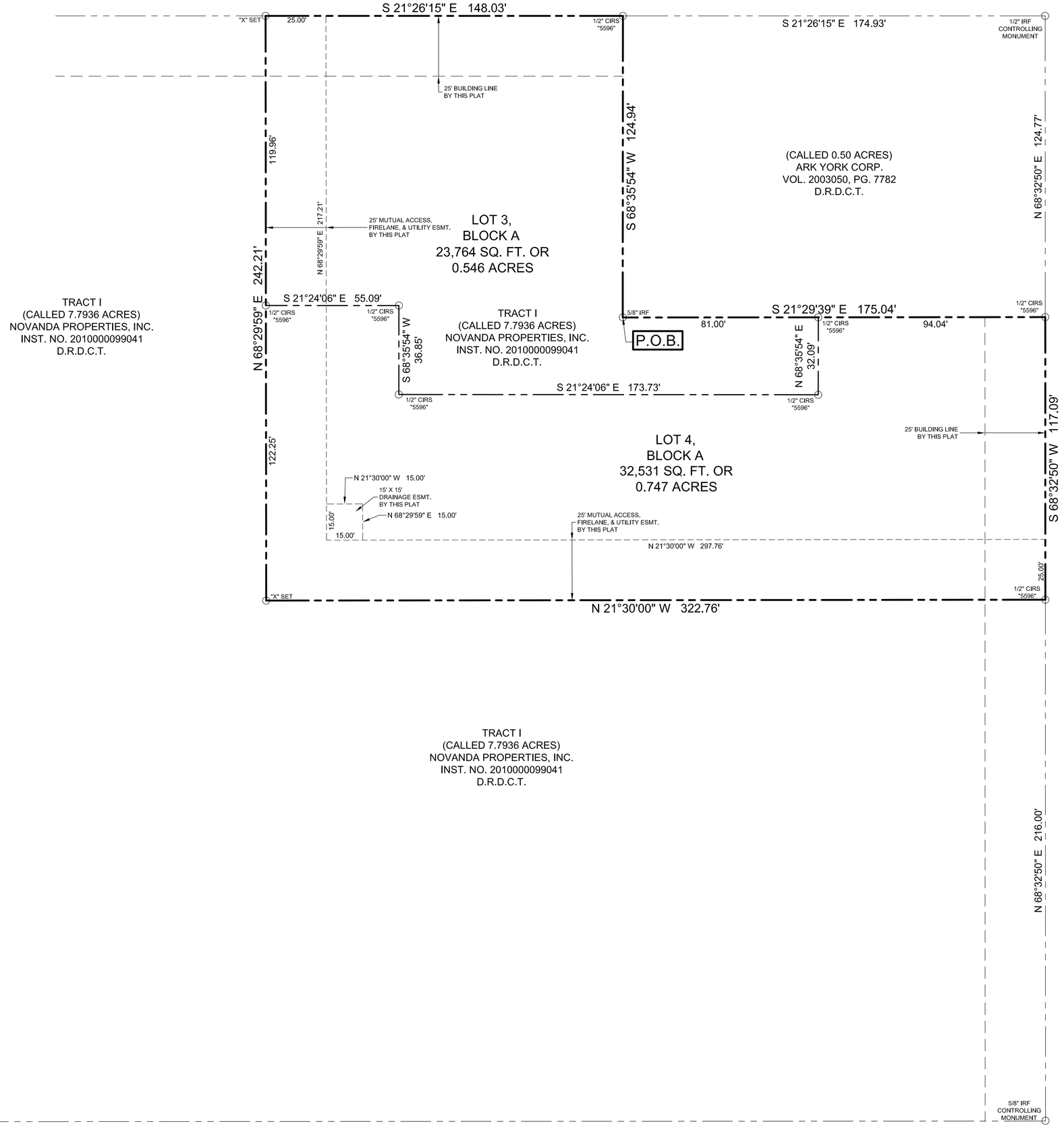

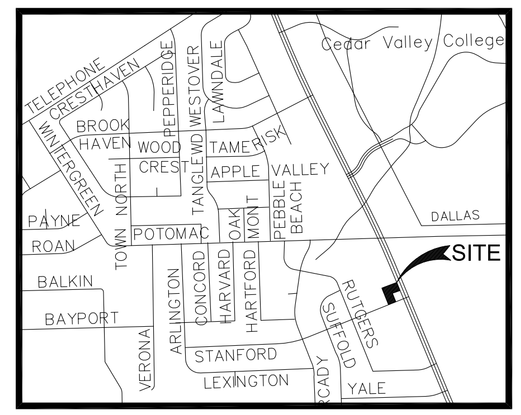

VICINITY MAP
NTS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Novanda Properties, Inc are the Owners of a tract of land situated in the M.M. Miller Survey, Abstract No. 874, Dallas County, Texas and being out of Tract I, a called 7.7936 acre tract of land described in a deed to Novanda Properties, Inc., recorded in Instrument Number 201000099041, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the northwest corner of a called 0.50 acre tract of land described in a deed to Ark York Corp. recorded in Volume 2003050, Page 7782, Deed Records, Dallas County, Texas, and being an interior corner of said called 7.7936 acre tract;

THENCE S 21°29'39" E, along the common line of said called 7.7936 acre tract and said called 0.50 acre tract, a distance of 175.04 feet to an 1/2 inch capped iron rod set stamped "5596" for a common corner of said called 7.7936 acre tract and said called 0.50 acre tract, and being in the north right-of-way line of Stanford Drive (a 50 foot wide public right-of-way), from which a 1/2 inch iron rod found for the southeast corner of said called 0.50 acre tract bears N 68°32'50" E, a distance of 124.77 feet;

THENCE S 68°32'50" W, along the south line of said called 7.7936 acre tract and the north right-of-way line of said Stanford Drive, a distance of 117.09 feet to a 1/2 inch capped iron rod set stamped "5596" for corner;

THENCE N 21°30'00" W, crossing said called 7.7936 acre tract, a distance of 322.76 feet to a 1/2 inch capped iron rod set stamped "5596" for corner;

THENCE N 68°29'59" E, crossing said called 7.7936 acre tract, a distance of 242.21 feet to a 1/2 inch capped iron rod set stamped "5596" for corner, said point being in the east line of said called 7.7936 acre tract, and being in the west right-of-way line of N Dallas Avenue - (State Highway 342) (a variable width right-of-way);

THENCE S 21°26'15" E, along the east line of said called 7.7936 acre tract, and the west right-of-way line of said N Dallas Avenue, a distance of 148.03 feet to a 1/2 inch capped iron rod set stamped "5596" for the northeast corner of said called 0.50 acre tract;

THENCE S 68°35'54" W, along the common line of said called 7.7936 acre tract and said called 0.50 acre tract, a distance of 129.94 feet to the POINT OF BEGINNING and CONTAINING 56,295 square feet or 1.292 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, Novanda Properties, Inc., Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as CEDAR SHELL ADDITION, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 20____.

_____
Novanda Properties, Inc., Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

_____
Notary Public in and for
the State of Texas

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission — Date

ATTEST:

_____ _____
Signature — Date

_____
Name & Title

The Director of Planning of the City of Lancaster, Texas, hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which his approval is required.

_____ _____
Director of Planning — Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

PRELIMINARY

RELEASED 04/13/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

_____
Roy Rodriguez, R.P.L.S. No. 5596

STATE OF TEXAS — REGISTERED — Roy Rodriguez — 5596 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

_____
Notary Public in and for
the State of Texas.

CEDAR SHELL ADDITION
FINAL PLAT
LOT 3, AND LOT 4, BLOCK A

SITUATED IN THE
M.M. MILLER SURVEY, ABSTRACT NO. 874
IN THE CITY OF LANCASTER
DALLAS COUNTY, TEXAS
APRIL 13, 2015

NOTES: (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002), (2) (CM) = Controlling monument, (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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Owner:
NOVANDA PROPERTIES INC.
2705 N. DALLAS AVENUE
LANCASTER, TEXAS 75134

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. *817-659-9206*
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 15-047	GF #	DATE: 04/13/15