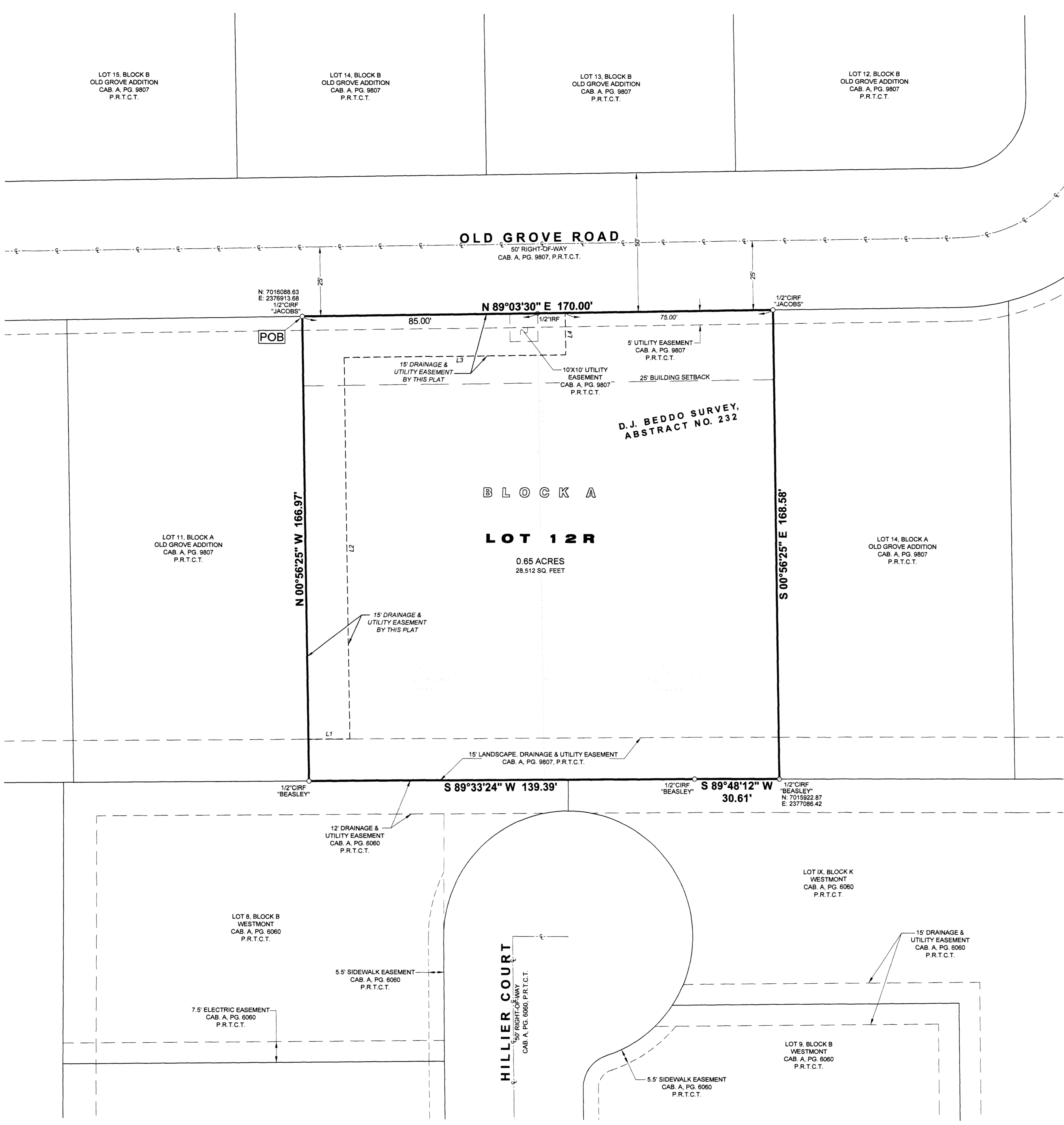


- GENERAL NOTES**
- The purpose of this plat is to combine two (2) existing lots of record into a single lot and to dedicate easements.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
 - DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
 - UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
 - The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.

LINE	BEARING	DISTANCE
L1	N 89°33'24" E	15.00'
L2	N 00°56'25" W	137.10'
L3	N 89°03'30" E	80.00'
L4	N 00°56'30" W	15.00'

- LEGEND**
- PG = PAGE
 - CAB = CABINET
 - POB = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - DOC. NO. = DOCUMENT NUMBER
 - P.L.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 0.65 acre tract of land situated in the D.J. BEDDO SURVEY, ABSTRACT NUMBER 232, City of Colleyville, Tarrant County, Texas, being all of Lots 12 & 13, Block B of Old Grove Addition, an addition to the City of Colleyville, Texas, recorded in Cabinet A, Page 9807, Plat Records of Tarrant County, Texas, and being a portion of that certain tract of land conveyed by Special Warranty Deed to Toll Dallas TX, LLC, recorded in Document Number D211314598, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "JACOBS" found at the Northwest corner of said Lot 12, Block A, being at the Northeast corner of Lot 11, Block A of said Old Grove Addition, and being in the South right-of-way line of Old Grove Road (50' right-of-way);

THENCE North 89°03'30" East, with the North line of said Lot 12, Block A and the South right-of-way line of said Old Grove Road, passing a 1/2" iron rod found at a distance of 85.00 feet at the Northeast corner of said Lot 12, Block A and being at the Northwest corner of said Lot 13, Block A, continuing along said course with the North line of said Lot 13, Block A and the South right-of-way line of said Old Grove Road, for a total distance of 170.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JACOBS" found at the Northeast corner of said Lot 13, Block A and being at the Northwest corner of Lot 14, Block A of said Old Grove Addition;

THENCE South 00°56'25" East, departing the South right-of-way line of said Old Grove Road, with the East line of said Lot 13, Block A and the common West line of said Lot 14, Block A, a distance of 168.58 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BEASLEY" found at the Southeast corner of said Lot 13, Block A, being at the Southwest corner of said Lot 14, Block A and being in the North line of the North line of Westmont, an addition to the City of Colleyville, Texas, recorded in Cabinet A, Page 6060, Plat Records of Tarrant County, Texas;

THENCE South 89°48'12" West, with the South line of said Lot 13, Block A and the common North line of said Lot IX, Block K, a distance of 30.61 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BEASLEY" found for corner;

THENCE South 89°33'24" West, with the South line of said Lots 12 & 13, Block A and the common North line of said Lot IX, Block K and Lot B, Block B of said Westmont, a distance of 139.39 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BEASLEY" found at the Southwest corner of said Lot 12, Block A, being at the Southeast corner of said Lot 11, Block A, and being in the North line of said Lot B, Block B;

THENCE North 00°56'25" West, departing the North line of said Lot B, Block B, with the West line of said Lot 12, Block A and the common East line of said Lot 11, Block A, a distance of 166.97 feet to the POINT OF BEGINNING and containing 0.65 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby adopt this plat, designating herein described property as OLD GROVE ADDITION, LOT 12R, BLOCK A, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: Robert G. Paul 1-24-2020
 Authorized Agent Date

NAME: Robert G. Paul
 Print name

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert G. Paul, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 24 day of January, 2020.

Meshaun Lee Metcalf
 Notary Public-in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF TARRANT §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

Matthew Raabe 1-16-20
 Matthew Raabe, R.P.L.S. # 6402 Date

STAFF APPROVAL AUTHORITY

This Amending or Minor Plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville subdivision regulations.

Big J. Big 1/17/2020
 Name Date
 Community Development Director

John Schaeffer 1/20/2020
 Name Date
 Public Works Director

**AMENDING PLAT
 OLD GROVE ADDITION
 LOT 12R, BLOCK A
 0.65 ACRES**

AN AMENDMENT OF LOTS 12 & 13, BLOCK A OF OLD GROVE ADDITION, RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T., D.J. BEDDO SURVEY, ABSTRACT NO. 232, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project: 1912.002-01
 Date: 01/16/2020
 Drafter: JDC

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Pape-Dawson Engineers, Inc.
 Contact: Matthew Maly
 6500 West Fwy., Suite: 700
 Fort Worth, TX 76116
 (817) 870-3668

OWNER
 Toll Dallas TX, LLC
 2557 Grapevine Parkway, Suite: 100
 Grapevine, TX 76051
 (817) 329-8770