

**CONTRACT NUMBER:**

**DATE OF PLAN:**

**OWNER:**

**PREPARED BY:**

**APPROVED BY:**

**REVISIONS:**

Lot	Area	Volume
1	542.27	42.44
2	528.54	41.85
3	528.54	41.85
4	528.54	41.85
5	528.54	41.85
6	528.54	41.85
7	528.54	41.85
8	528.54	41.85
9	528.54	41.85
10	528.54	41.85
11	528.54	41.85
12	528.54	41.85
13	528.54	41.85
14	528.54	41.85
15	528.54	41.85

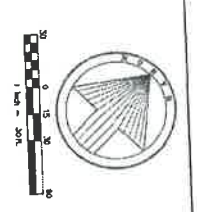
Lot	Area	Volume
1	542.27	42.44
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**DECODED IN DALLAS COUNTY ON 9/19/13**

**DOCUMENT # 201300298735**

**ADDRESS PLAT.**

Lot	Area	Volume
1	542.27	42.44
2	528.54	41.85
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15	528.54	41.85



**KENSINGTON GARDENS, PHASE I**

**LOT 10 AND COMMON AREA A, BLOCK 1720**

**REPLAT OF BLOCK 1720, SHADYSIDE DRIVE**

**AT NORTON BOWEN, DALLAS COUNTY, TEXAS**

**CITY OF DALLAS FILE NO. 5112-182**

**DATE OF PLAN: 9/19/13**

**OWNER: KENSINGTON GARDENS, L.P.**

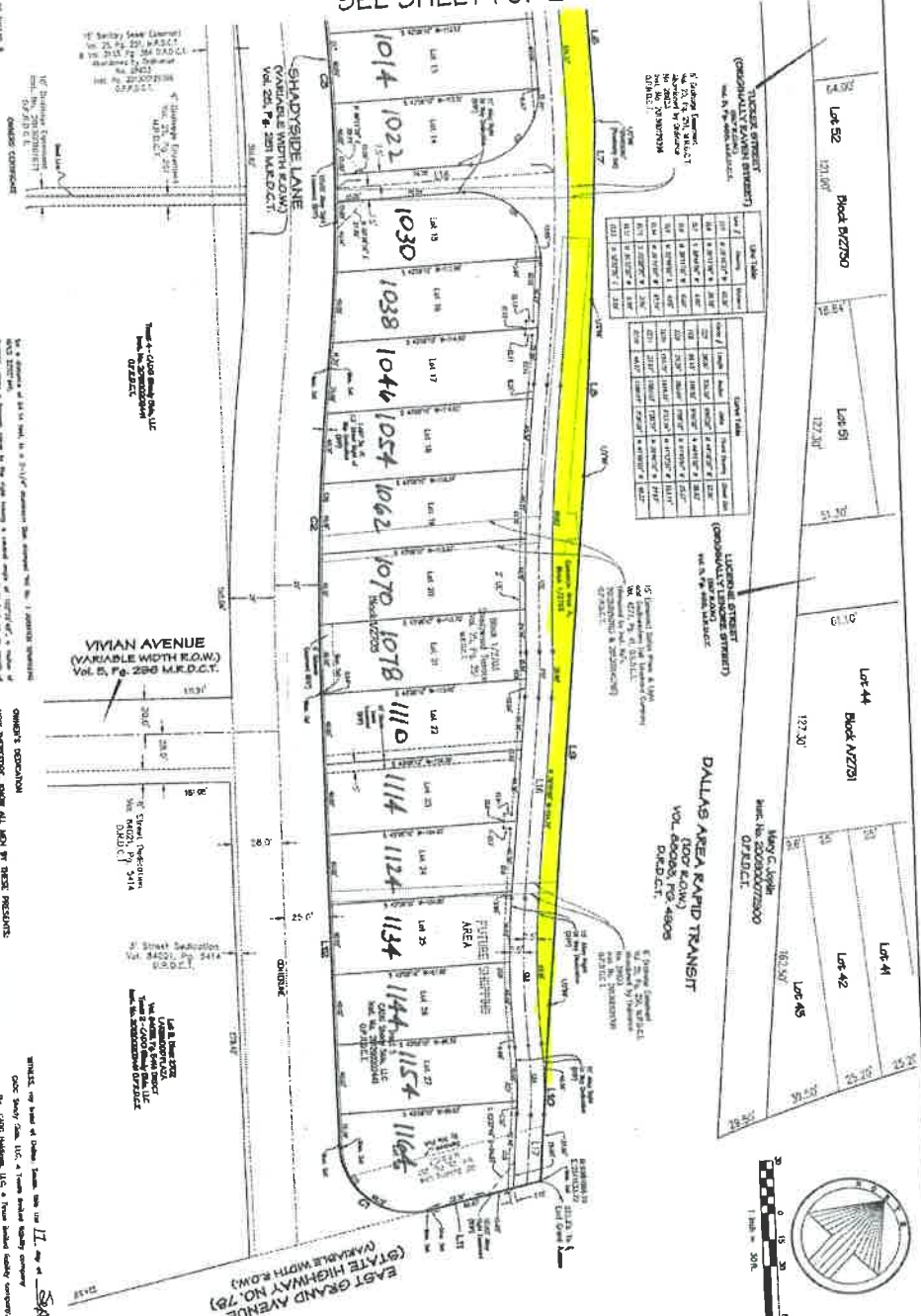
**PREPARED BY: [Firm Name]**

**APPROVED BY: [Signature]**

**REVISIONS:**

SEE SHEET 2 OF 2

SEE SHEET 1 OF 2



OWNER'S DECLARATION

NEW RECORDABLE PLAT ALL MAPS BY THESE PRESENTS

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE INSTRUMENT, TOGETHER WITH THE RESTRICTIONS, COVENANTS, AND EASEMENTS THEREON, WHICH ARE HEREBY MADE A PART OF THIS INSTRUMENT.

1. The Seller warrants that the title to the land is good and marketable, subject to the easements and restrictions shown on the plat and in the public records.

2. The Seller warrants that the land is free from all liens, mortgages, and other encumbrances, except as shown on the plat and in the public records.

3. The Seller warrants that the land is free from all claims and demands of third parties, except as shown on the plat and in the public records.

4. The Seller warrants that the land is free from all taxes, assessments, and other charges, except as shown on the plat and in the public records.

5. The Seller warrants that the land is free from all environmental claims and liabilities, except as shown on the plat and in the public records.

6. The Seller warrants that the land is free from all other claims and demands, except as shown on the plat and in the public records.

7. The Seller warrants that the land is free from all other encumbrances, except as shown on the plat and in the public records.

8. The Seller warrants that the land is free from all other restrictions, except as shown on the plat and in the public records.

9. The Seller warrants that the land is free from all other conditions, except as shown on the plat and in the public records.

10. The Seller warrants that the land is free from all other defects, except as shown on the plat and in the public records.

11. The Seller warrants that the land is free from all other obligations, except as shown on the plat and in the public records.

12. The Seller warrants that the land is free from all other liabilities, except as shown on the plat and in the public records.

13. The Seller warrants that the land is free from all other claims, except as shown on the plat and in the public records.

14. The Seller warrants that the land is free from all other demands, except as shown on the plat and in the public records.

15. The Seller warrants that the land is free from all other charges, except as shown on the plat and in the public records.

16. The Seller warrants that the land is free from all other taxes, assessments, and other charges, except as shown on the plat and in the public records.

17. The Seller warrants that the land is free from all other environmental claims and liabilities, except as shown on the plat and in the public records.

18. The Seller warrants that the land is free from all other claims and demands of third parties, except as shown on the plat and in the public records.

19. The Seller warrants that the land is free from all other liens, mortgages, and other encumbrances, except as shown on the plat and in the public records.

20. The Seller warrants that the land is free from all other claims and demands of third parties, except as shown on the plat and in the public records.

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6. The Seller warrants that the land is free from all other claims and demands, except as shown on the plat and in the public records.

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ON 9/19/13 DE CODED IN BLOCK DOCUMENT # 2013002987551-37

KENSINGTON GARDENS, PHASE I

LOT 13 AND COMMON AREA A, BLOCK 178

REPLAT OF BLOCK 178 AND SUBTRACT NO. 1894

AT IN TARRANT COUNTY, TEXAS

CITY OF FORT WORTH, TEXAS

FILE NO. 112-117

CONTRACTOR'S SIGNATURE

DATE

702 Center Point, Ste. 100

Fort Worth, TX 76102

Telephone: (817) 251-0017

Facsimile: (817) 251-0017

Contract: 112-117

LEAD-BASED PAINT NOTIFICATION

The Seller warrants that the land is free from all lead-based paint hazards, except as shown on the plat and in the public records.

1. The Seller warrants that the land is free from all lead-based paint hazards, except as shown on the plat and in the public records.

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Block	Lot	Area	Value
17803	648	0.189	
17803	649	0.183	
17803	650	0.194	
17803	651	0.197	
17803	652	0.185	
17803	653	0.185	
17803	654	0.185	
17803	655	0.185	
17803	656	0.185	
17803	657	0.185	
17803	658	0.185	
17803	659	0.185	
17803	660	0.185	
17803	661	0.185	
17803	662	0.185	
17803	663	0.185	
17803	664	0.185	
17803	665	0.185	
17803	666	0.185	
17803	667	0.185	
17803	668	0.185	
17803	669	0.185	
17803	670	0.185	
17803	671	0.185	
17803	672	0.185	
17803	673	0.185	
17803	674	0.185	
17803	675	0.185	
17803	676	0.185	
17803	677	0.185	
17803	678	0.185	
17803	679	0.185	
17803	680	0.185	
17803	681	0.185	
17803	682	0.185	
17803	683	0.185	
17803	684	0.185	
17803	685	0.185	
17803	686	0.185	
17803	687	0.185	
17803	688	0.185	
17803	689	0.185	
17803	690	0.185	
17803	691	0.185	
17803	692	0.185	
17803	693	0.185	
17803	694	0.185	
17803	695	0.185	
17803	696	0.185	
17803	697	0.185	
17803	698	0.185	
17803	699	0.185	
17803	700	0.185	

ADDRESS PLAT

PROPERTY RECORDS

DATE

702 Center Point, Ste. 100

Fort Worth, TX 76102

Telephone: (817) 251-0017

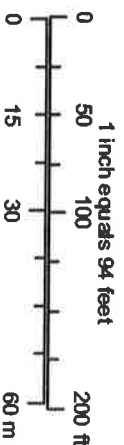
Facsimile: (817) 251-0017

Contract: 112-117

# Kensington Gardens Phase I Common Area



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District  
2949 N Stemmons Freeway  
Dallas, TX 75247-6195  
(214) 631-1342  
www.dallascad.org

