

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 15 LOTS FROM 2 EXISTING LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) ALL BUILDING STRUCTURES AND IMPROVEMENTS TO BE REMOVED.
- 7) ALL BUILDING LINES AND EASEMENTS PER VOL. 5, PG. 311 ARE TO BE ABANDONED BY THIS PLAT.

LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
BL. = BUILDING LINE
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
L.V.A. = LIVINGLY ABANDONED
APPROX. = APPROXIMATE
IRF = 1 INCH IRON ROD FOUND
IRF VC = 5/8 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RPLS 51111"
ACS = 3-1/4 INCH ALUMINUM DISC STAMPED "JSA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET



OWNER: JESSICA SHEPHERD AND
MARVIN LEROY JACKSON, JR.
1435 NORTH BUCKNER BOULEVARD
DALLAS, TEXAS 75218
PHONE: 917-561-5253

OWNER: PATRICIA ANN JOHNSON
1435 NORTH BUCKNER BOULEVARD
DALLAS, TEXAS 75218
PHONE: 214-537-3303

SHEET 1 OF 4
PRELIMINARY PLAT
SHARED ACCESS DEVELOPMENT
LA JOLLA ADDITION
LOTS 1R-15R, BLOCK E/5313
BEING A REPLAT OF LOTS 1 & 2,
BLOCK E/5313, CASA LINDA ESTATES
RICHARD SCURRY SURVEY, ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-073



SCALE: 1"=40' / DATE: 02/22/2024 / JOB NO. 2317428 / DRAWN BY: ANR

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jessica Shepherd, Marvin Leroy Jackson Jr., and Patricia Ann Johnson, are the owners of a tract of land situated in the Richard Scoury Survey, Abstract No. 1382, Dallas County, Texas, some being known as Lots 1 and 2, Block E/5313 of Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, therof recorded in Volume 5, Page 311, Plat Records, Dallas County, Texas, some being those tracts of land conveyed to Jessica Shepherd and Marvin Leroy Jackson Jr., husband and wife, by General Warranty Deed with Vendor's Lien recorded in Instrument No. 20180002971, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Patricia Ann Johnson, as Trustee of the Patricia Ann Johnson Living Trust, by Distribution Deed recorded in Instrument No. 202200089425, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a yellow cap stamped "RPLS 5111" for corner, said corner being the Northeast corner of Lot 5, Block E. of said Casa Linda Estates (5/311), same being the South corner of a tract of land conveyed to John E. Miller III and Nancy Johnson Miller, husband and wife, by deed recorded in Volume 94123, Page 5012, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 30 minutes 06 seconds East, along the Southeast line of said Miller tract, a distance of 444.99 feet to a 1 inch iron pipe found for corner, said corner being the East corner of Lot 3-B, Block E/5313 Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, therof recorded in Volume 22, Page 51, Plat Records, Dallas County, Texas, some being those tracts of land conveyed to Jessica Shepherd and Marvin Leroy Jackson Jr., husband and wife, by General Warranty Deed with Vendor's Lien recorded in Instrument No. 20180002971, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Patricia Ann Johnson, as Trustee of the Patricia Ann Johnson Living Trust, by Distribution Deed recorded in Instrument No. 202200089425, Official Public Records, Dallas County, Texas; some being those tracts of land conveyed to John E. Miller III and Nancy Johnson Miller, husband and wife, by deed recorded in Volume 94123, Page 5012, Deed Records, Dallas County, Texas;

THENCE along said curve to the right on an arc length of 534.96 feet to a 3-1/4 inch aluminum disc stamped "JSA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the Southwest Right-of-Way line of said Buckner Boulevard;

THENCE South 13 degrees 15 minutes 39 seconds East, along the West Right-of-Way line of said Buckner Boulevard, a distance of 192.25 feet to a 3-1/4 inch aluminum disc stamped "JSA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the West Right-of-Way line of said Buckner Boulevard, same being the beginning of a tangent curve to the right, having a radius of 87.90 feet, a delta angle of 73 degrees 58 minutes 57 seconds, a chord bearing and distance of South 23 degrees 58 minutes 59 seconds West, 105.78 feet;

THENCE along said curve to the right on an arc length of 113.50 feet to a 3-1/4 inch aluminum disc stamped "JSA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner lying along the Northwest Right-of-Way line of Hermoso Drive (a 50 foot Right-of-Way, as dedicated by Volume 5, Page 311, Plat Records, Dallas County, Texas), said corner being the beginning of a tangent curve to the left, having a radius of 644.20 feet, a delta angle of 17 degrees 48 minutes 38 seconds, a chord bearing and distance of South 51 degrees 55 minutes 47 seconds West, 139.20 feet;

THENCE along said curve to the left, an arc length of 200.00 feet to a 3-1/4 inch aluminum disc stamped "JSA and RPLS 5513" over a corner of Lot 18, Block E/5313, of Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, therof recorded in Volume 5, Page 321, Plat Records, Dallas County, Texas;

THENCE North 44 degrees 02 minutes 54 seconds West, along the Northeast line of Lot 18, Block E/5313, of said Casa Linda Estates (5/321), a distance of 258.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 18, Block E/5313, of said Casa Linda Estates (5/321), same being the East corner of Lot 9, Block E/5313, Casa Linda Estates, an addition to the City of Dallas, Dallas County, Texas, therof recorded in Volume 5, Page 384, Plat Records, Dallas County, Texas;

THENCE North 26 degrees 31 minutes 54 seconds West, along the Northeast line of Lot 9, Block E/5313, of said Casa Linda Estates (5/384), a distance of 427.50 feet to the POINT OF BEGINNING and containing 283,588 square feet or 6.51 acres of land.

GENERAL NOTES

- 1) LOTS OF 15 ARE LOTS IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 15 LOTS FROM 2 EXISTING LOTS.
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- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
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- 7) ALL BUILDING LINES AND EASEMENTS PER VOL. 5, PG. 311 ARE TO BE ABANDONED BY THIS PLAT.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jessica Shepherd, Marvin Leroy Jackson Jr. and Patricia Ann Johnson, does hereby adopt this plat, designating the herein described property as **JOHNSON-SHEPHERD ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and roadway management areas 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 utility, 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 public use and accommodation of all public utilities using easements as shown. Said easements shall be used in accordance with the rules and regulations of the respective utility. The 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 the said easements for the purpose of constructing, reconstructing, inspecting, procuring, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

By: _____

Jessica Shepherd (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jessica Shepherd 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

This plat approved subject to all plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

By: _____

Marvin Leroy Jackson Jr. (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Marvin Leroy Jackson Jr 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

This plat approved subject to all plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

By: _____

Patricia Ann Johnson (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Patricia Ann Johnson 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryan Connolly, 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 Engineers and Land Surveyors, 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-6b17 (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 the _____ day of _____, 2024.

RELEASED FOR REVIEW 02/23/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 _____, 2024.

Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
Fairway Independent Mortgage Corporation

By: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 2024 by _____ on behalf of the Corporation.
(Representative), as Representative, of Fairway Independent Mortgage Corporation.

Notary Public in and for Dallas County, Texas.

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
Achieva Mortgage Funding, LLC

By: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 2024 by _____
(Representative), as Representative, of Achieva Mortgage Funding, LLC, a Texas LLC, on behalf of the LLC.

Notary Public in and for Dallas County, Texas.

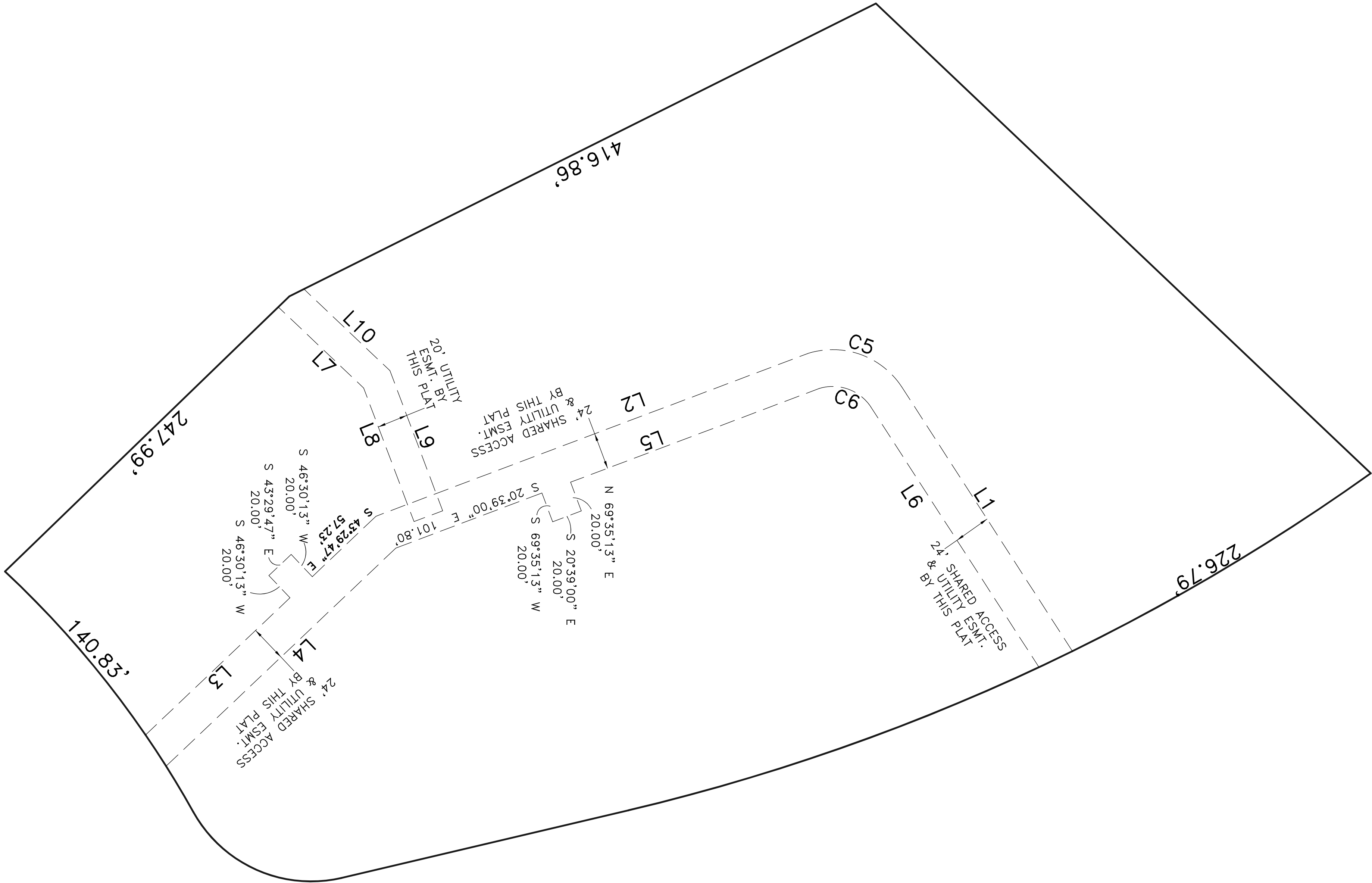
OWNER: JESSICA SHEPHERD AND
MARVIN LEROY JACKSON, JR.
1435 NORTH BUCKNER BOULEVARD
DALLAS, TEXAS, 75218
PHONE: 917-561-5265
OWNER: PATRICIA ANN JOHNSON
1425 NORTH BUCKNER BOULEVARD
DALLAS, TEXAS, 75218
PHONE: 214-537-3503



SHEET 3 OF 4
PRELIMINARY PLAT
SHARED ACCESS DEVELOPMENT
LA JOLLA ADDITION
LOTS 1R-15R, BLOCK E/5313,
BEING A REPLAT OF LOTS 1 & 2,
BLOCK E/5313, CASA LINDA ESTATES
RICHARD SCOURY SURVEY, ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-073

CERTIFICATE OF APPROVAL
I, Tony Shih, Chairperson of Brent Bulld, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____.
A.D. 20____ by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

20' UTILITY ESMT. & 24' SHARED ACCESS & UTILITY ESMT. DETAIL
DETAIL NOT TO SCALE



#	TREE DESCRIPTION	#	TREE DESCRIPTION	#	TREE DESCRIPTION
1	3-12\" CEDARS	36	15\" PECAN	71	18\" PECAN
2	10\" PECAN	37	20\" PECAN	72	15\" HACKBERRY
3	8\" PECAN	38	30\" CEDAR	73	15\" PECAN
4	8\" PECAN	39	24\" PECAN	74	12\" PECAN
5	3-12\" PECANS	40	24\" PECAN	75	15\" OAK
6	15\" ELM	41	10\" ASH	76	19\" OAK
7	12\" PECAN	42	8\" ASH	77	2\" OAK
8	12\" ASH	43	8\" ELM	78	18\" PECAN
9	12\" ASH	44	12\" ASH	79	2-15\" PECANS
10	30\" PECAN	45	18\" OAK	80	10\" ELM
11	10\" ELM	46	12\" ELM	81	15\" PECAN
12	18\" ASH	47	10\" ASH	82	15\" PECAN
13	10\" ASH	48	8\" ELM	83	14\" HACKBERRY
14	8\" ASH	49	20\" PECAN	84	24\" OAK
15	10\" ASH	50	20\" OAK	85	14\" PECAN
16	3-8\" ASH	51	38\" OAK	86	14\" PECAN
17	10\" ASH	52	32\" OAK	87	14\" PECAN
18	15\" ASH	53	36\" OAK	88	26\" OAK
19	10\" OAK	54	12\" OAK		
20	8\" OAK	55	12\" OAK		
21	14\" ELM	56	15\" PECAN		
22	8\" OAK	57	20\" PECAN		
23	12\" OAK	58	18\" PECAN		
24	12\" ELM	59	22\" PECAN		
25	14\" CEDAR	60	20\" PECAN		
26	14\" ELM	61	14\" PECAN		
27	26\" PECAN	62	10\" PECAN		
28	30\" ELM	63	20\" PECAN		
29	8\" ELM	64	20\" PECAN		
30	12\" GROSSY PRIVET	65	12\" OAK		
31	14\" PECAN	66	13\" PECAN		
32	10\" PECAN	67	28\" PECAN		
33	14\" PECAN	68	18\" PECAN		
34	20\" PECAN	69	20\" PECAN		
35	12\" PECAN	70	14\" PECAN		

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	534.96'	1382.70'	22°10'02\"	S 24°24'49\" E	531.63'
C2	113.50'	87.90'	73°58'57\"	S 23°58'59\" W	105.78'
C3	200.00'	644.60'	17°46'38\"	N 51°55'47\" E	199.20'
C4	54.81'	41.86'	75°01'11\"	S 20°05'20\" W	50.98'

24' SHARED ACCESS AND UTILITY ESMT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	70.08'	53.86'	74°32'33\"	S 19°28'04\" W	65.24'
C6	38.27'	29.86'	73°25'40\"	N 19°53'14\" E	35.71'

LINE	BEARING	DISTANCE
L1	S 57°08'31\" W	205.11'
L2	S 20°39'00\" E	300.73'
L3	S 43°29'47\" E	129.89'
L4	N 43°29'47\" W	206.57'
L5	N 20°39'00\" W	173.40'
L6	N 57°08'31\" E	201.95'

20' UTILITY ESMT.

LINE	BEARING	DISTANCE
L7	N 43°29'37\" E	76.76'
L8	S 69°21'00\" W	93.03'
L9	N 69°21'00\" E	97.62'
L10	S 43°29'37\" W	77.28'

LOT NUMBER	GROSS ACREAGE	NET ACREAGE
1R	20,610.27 SF/0.47 AC.	18,921.35 SF/0.43 AC.
2R	19,946.70 SF/0.46 AC.	18,783.15 SF/0.43 AC.
3R	19,918.54 SF/0.46 AC.	18,556.24 SF/0.43 AC.
4R	18,404.57 SF/0.42 AC.	17,219.65 SF/0.40 AC.
5R	19,058.45 SF/0.44 AC.	18,356.65 SF/0.42 AC.
6R	18,377.63 SF/0.42 AC.	17,978.82 SF/0.41 AC.
7R	18,943.98 SF/0.43 AC.	18,172.80 SF/0.42 AC.
8R	18,107.13 SF/0.42 AC.	17,094.38 SF/0.39 AC.
9R	19,102.71 SF/0.45 AC.	18,733.69 SF/0.43 AC.
10R	19,942.22 SF/0.46 AC.	16,614.10 SF/0.38 AC.
11R	18,308.20 SF/0.42 AC.	17,378.21 SF/0.40 AC.
12R	18,054.17 SF/0.41 AC.	17,121.70 SF/0.39 AC.
13R	18,073.87 SF/0.41 AC.	17,105.64 SF/0.39 AC.
14R	18,048.74 SF/0.41 AC.	16,940.33 SF/0.39 AC.
15R	18,091.36 SF/0.42 AC.	16,332.05 SF/0.37 AC.

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SHEET 4 OF 4
PRELIMINARY PLAT
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LA JOLLA ADDITION
LOTS 1R-15R, BLOCK E/5313
BEING A REPLAT OF LOTS 1 & 2,
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RICHARD SCURRY SURVEY, ABSTRACT NO. 1382
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SCALE: 1"=40' / DATE: 02/22/2024 / JOB NO. 2317428 / DRAWN BY: ANR

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MANN LEROY JOHNSON, JR.
1425 NORTH BUCKNER BOULEVARD
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PHONE: 917-561-5263
OWNER: PATRICIA ANN JOHNSON
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