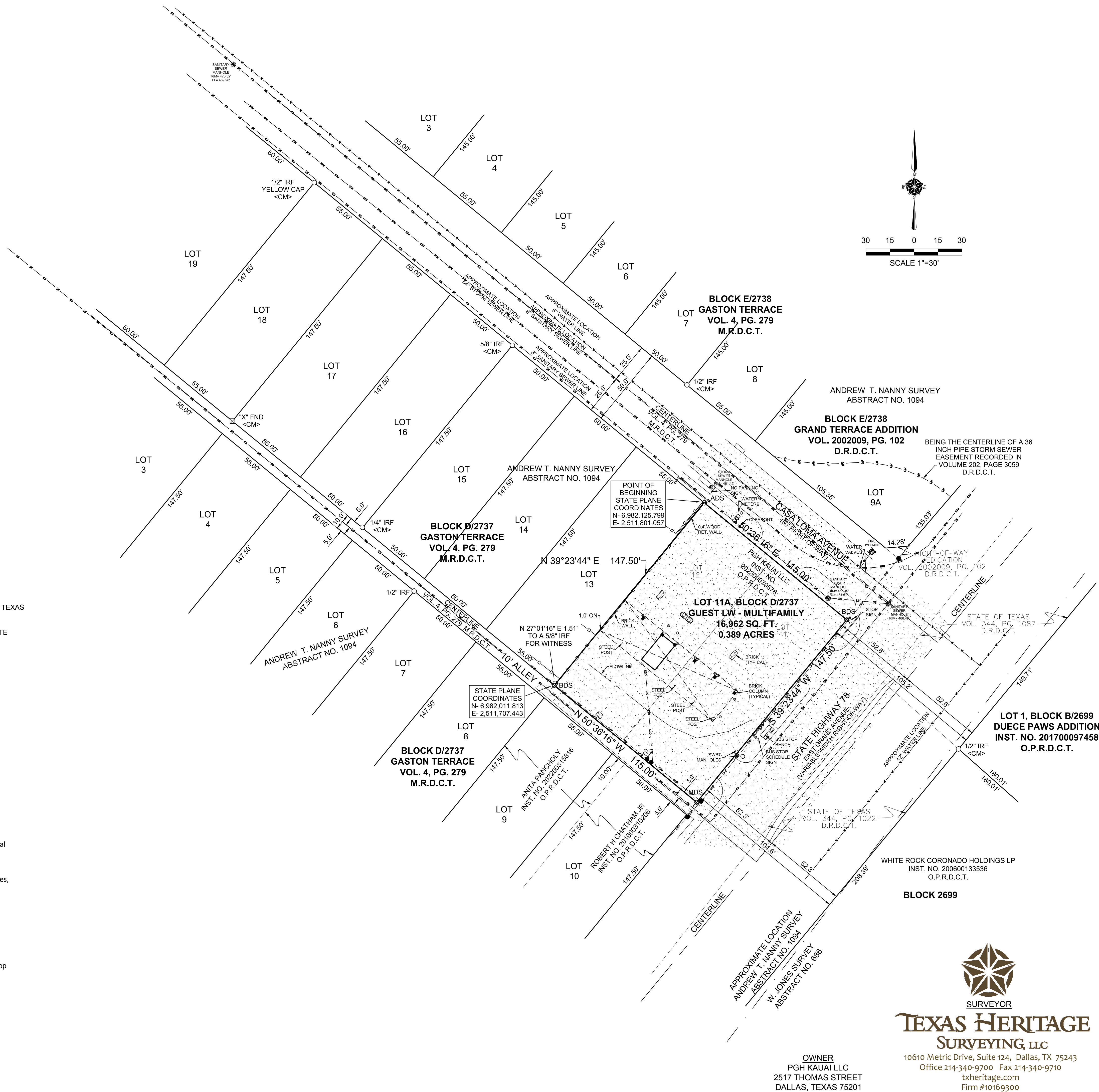


LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF IRON ROD FOUND
ADS 3-1/4" ALUMINUM DISK STAMPED "GUEST LW - MULTIFAMILY, TEXAS
BDS 1 1/2 INCH BRASS DISK STAMPED "GLWM, TEXAS HERITAGE
"X" FND "X" CUT FOUND IN CONCRETE
<CM> CONTROL MONUMENT

ABSTRACT LINE
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE SS
STORM SEWER LINE STM
WATER LINE W
OVERHEAD SERVICE LINE OES
OVERHEAD POWER LINE OHP
WOOD FENCE
OVERHEAD AWNING
CENTERLINE STORM SEWER

GENERAL NOTES:

- 1) The purpose of this replat is to create 1 lot out of 2 platted lots.
- 2) The maximum number of lots permitted by this replat is 1.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 6) Dallas Department of Water Benchmarks used:
#1068 Standard benchmark set 4' from end of curb southeast corner of Highland Road and San Cristobal Drive.
Northing= 6,980,948.234 Easting= 2,515,612.280 Elevation= 449.34'
#1420 Standard benchmark top of curb northeast corner of a Storm Sewer drop inlet southwest corner of Highland Road and Jim Miller Road.
Northing= 6,977,041.537 Easting= 2,521,524.159 Elevation= 524.90'
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0365K, with a date of identification of 12/04/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) Structure to be removed.
- 9) There are no trees on subject property.



TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY REPLAT
GUEST LW - MULTIFAMILY
LOT 11A, BLOCK D/2737
BEING A REPLAT OF
LOTS 11 & 12, BLOCK D/2737
GASTON TERRACE
SITUATED IN THE
ANDREW T. NANNY SURVEY,
ABSTRACT NO. 1094
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 234-182
ENGINEERING PLAN NO. _____

DATE: 12/28/2023 / JOB # 2301106-1 / SCALE= 1" = 30' / DRAWN: KO

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PGH KAUAI LLC, a Texas limited liability company, is the owner of a tract of land situated in the Andrew T. Nanny Survey, Abstract No. 1094, City of Dallas, Dallas County, Texas, being Lots 11 & 12, Block D/2737, Gaston Terrace, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 279, Map Records, Dallas County, Texas, same being that same tract of land as described in Special Warranty Deed with Vendor's Lien to PGH KAUAI LLC, a Texas limited liability company, recorded in Instrument Number 202300070576, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "GUEST LW - MULTIFAMILY, Texas Heritage Surveying & RPLS 5382" on a 1/2 iron rod for the east corner of Lot 13, Block F/2737 of said Gaston Terrace and lying in the southwest right-of-way line of Casa Loma Avenue (50' right-of-way);

THENCE South 50 degrees 36 minutes 16 seconds East, along the said southwest right-of-way line of Casa Loma Avenue, a distance of 115.00 feet to a 1 1/2 inch brass disk stamped "GLWM, Texas Heritage Surveying & RPLS 5382" set with a Mag Nail in concrete for the east corner of said Lot 11, Block D/2737, same being the intersection of the said southwest right-of-way line of Casa Loma Avenue and the northwest right-of-way line of State Highway No. 78 (East Grand Avenue)(variable width right-of-way);

THENCE South 39 degrees 23 minutes 44 seconds West, along the said northwest right-of-way line of State Highway No. 78, a distance of 147.50 feet to a 1 1/2 inch brass disk stamped "GLWM, Texas Heritage Surveying & RPLS 5382" set with a Mag Nail in concrete for the intersection of said northwest right-of-way line of State Highway No. 78 and the northeast right-of-way line of a 10 foot alley;

THENCE North 50 degrees 36 minutes 16 seconds West, along the said northeast right-of-way line of a 10 foot alley, a distance of 115.00 feet to a 1 1/2 inch brass disk stamped "GLWM, Texas Heritage Surveying & RPLS 5382" set with a Mag Nail in concrete for the south corner of said Lot 13, Block D/2737;

THENCE North 39 degrees 23 minutes 44 seconds East, along the southeast line of said Lot 13, Block D/2737, a distance of 147.50 feet to the POINT OF BEGINNING and containing 16,962 square feet or 0.389 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PGH KAUAI LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GUEST LW - MULTIFAMILY** 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 floodway 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 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 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 THIS ____ DAY OF _____, 2024.

PGH KAUAI LLC, a Texas limited liability company
BY: NPMAM LLC its Manager

Neal Morris, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Neal Morris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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
My commission expires:_____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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-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 the ____ day of _____, 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. (08/21/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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

My commission expires:_____

PLACE COUNTY

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, 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____ day of and same was duly approved on the ____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY REPLAT
GUEST LW - MULTIFAMILY
LOT 11A, BLOCK D/2737

BEING A REPLAT OF
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OWNER
PGH KAUAI LLC
2517 THOMAS STREET
DALLAS, TEXAS 75201

DATE: 12/28/2023 / JOB # 2301106-1 / SCALE= 1" = 30' / DRAWN: KO