

GENERAL NOTES:

- 1. BASIS OF BEARINGS: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. The purpose of this plat is to create one recorded lot from nine previously recorded lots.
3. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. All buildings to be demolished.

SURVEYOR'S STATEMENT

I, Mark N. Peoples, 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 Professional 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.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be viewed or relied upon as a final survey document dated 8/22/2022.

Mark N. Peoples
Texas Registered Professional Land Surveyor No. 6443

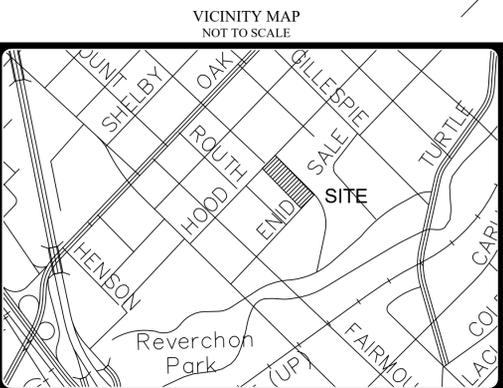
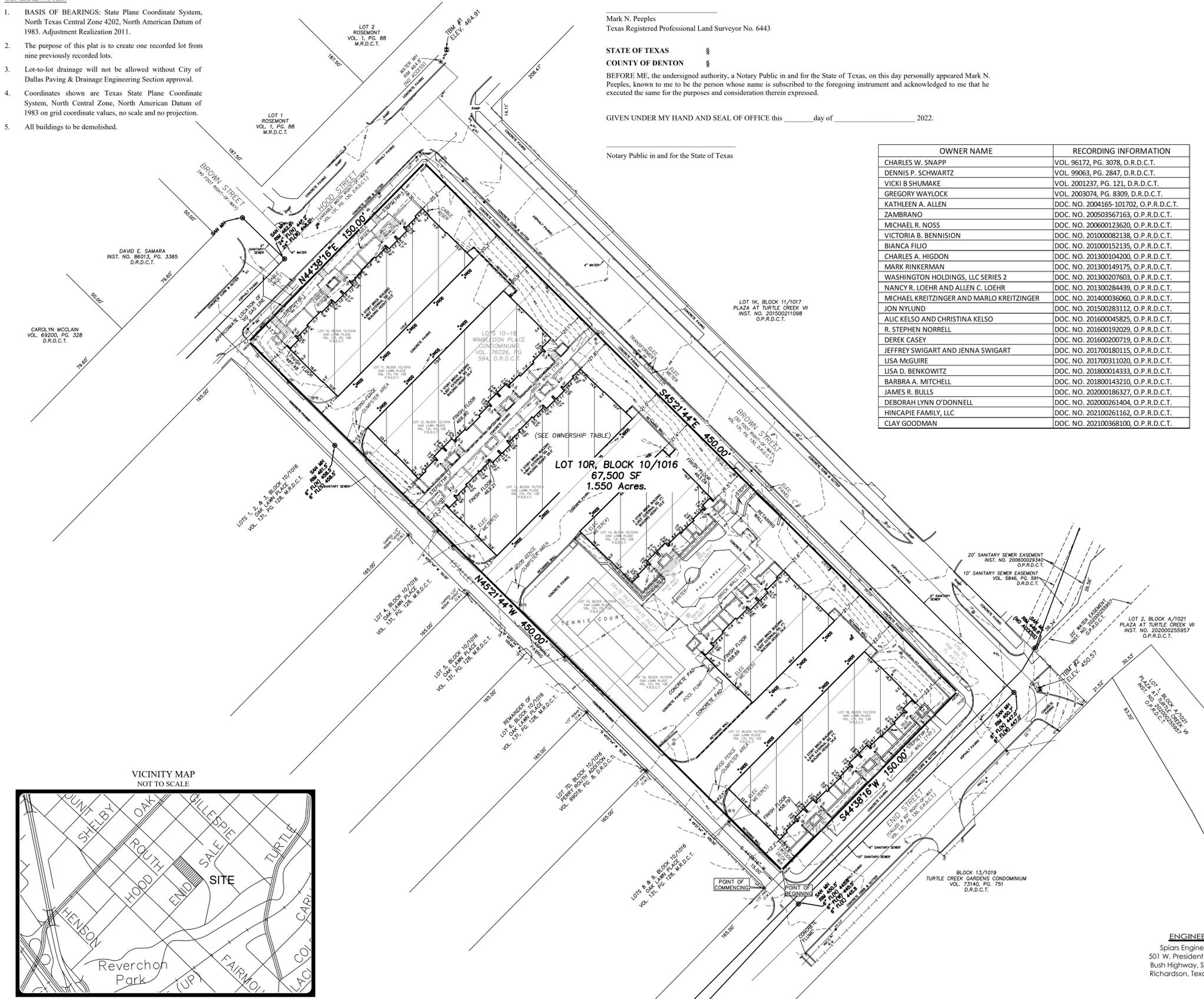
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2022.

Notary Public in and for the State of Texas

Table with 2 columns: OWNER NAME and RECORDING INFORMATION. Lists owners such as Charles W. Snapp, Dennis P. Schwartz, Vicki B. Shumake, Gregory Waylock, Kathleen A. Allen, Zambrano, Michael R. Noss, Victoria B. Bennisson, Bianca Filio, Charles A. Higdon, Mark Rinkerman, Washington Holdings, LLC Series 2, Nancy R. Loehr and Allen C. Loehr, Michael Kreitzinger and Marlo Kreitzinger, Jon Nylund, Alic Kelso and Christina Kelso, R. Stephen Norrell, Derek Casey, Jeffrey Swigart and Jenna Swigart, Lisa McGuire, Lisa D. Benkowitz, Barbara A. Mitchell, James R. Bulls, Deborah Lynn O'Donnell, Hincapie Family, LLC, and Clay Goodman with their respective recording document numbers.



STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS twenty six different deeds in the James A. Sylvester Survey, Abstract Number 1383, being all of Lots 10 through 18, Block 10/1016, Oak Lawn Place, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 131, Page 128, Map Records, Dallas County, Texas, being all of the following tracts of land:
Charles W. Snapp, Volume 96172, Page 3078, Deed Records, Dallas County, Texas;
Dennis P. Schwartz, Volume 99063, Page 2847, Deed Records, Dallas County, Texas;
Vicki B. Shumake, Volume 2001237, Page 121, Deed Records, Dallas County, Texas;
Gregory Waylock, Volume 2003074, Page 8309, Deed Records, Dallas County, Texas;
Kathleen A. Allen, Document Number 2004165-101702, Official Public Records, Dallas County, Texas;
Zambrano, Document Number 200503567163, Official Public Records, Dallas County, Texas;
Michael R. Noss, Document Number 200600123620, Official Public Records, Dallas County, Texas;
Victoria B. Bennisson, Document Number 20100082138, Official Public Records, Dallas County, Texas;
Bianca Filio, Document Number 201000152135, Official Public Records, Dallas County, Texas;
Charles A. Higdon, Document Number 201300104200, Official Public Records, Dallas County, Texas;
Mark Rinkerman, Document Number 201300149175, Official Public Records, Dallas County, Texas;
Washington Holdings, LLC Series 2, Document Number 201300207603, Official Public Records, Dallas County, Texas;
Nancy R. Loehr and Allen C. Loehr, Document Number 201300284439, Official Public Records, Dallas County, Texas;
Michael Kreitzinger and Marlo Kreitzinger, Document Number 201400036060, Official Public Records, Dallas County, Texas;
Jon Nylund, Document Number 201500283112, Official Public Records, Dallas County, Texas;
Alic Kelso and Christina Kelso, Document Number 201600045825, Official Public Records, Dallas County, Texas;
R. Stephen Norrell, Document Number 201600192029, Official Public Records, Dallas County, Texas;
Derek Casey, Document Number 201600200719, Official Public Records, Dallas County, Texas;
Jeffrey Swigart and Jenna Swigart, Document Number 201700180115, Official Public Records, Dallas County, Texas;
Lisa McGuire, Document Number 201700311020, Official Public Records, Dallas County, Texas;
Lisa D. Benkowitz, Document Number 201800014333, Official Public Records, Dallas County, Texas;
Barbra A. Mitchell, Document Number 201800143210, Official Public Records, Dallas County, Texas;
James R. Bulls, Document Number 202000186327, Official Public Records, Dallas County, Texas;
Deborah Lynn O'Donnell, Document Number 202000261404, Official Public Records, Dallas County, Texas;
Hincapie Family, LLC, Document Number 202100261162, Official Public Records, Dallas County, Texas;
and Clay Goodman, Document Number 202100368100, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot);

COMMENCING from the southeast corner of Lot 9, Block 10/1016 of said Oak Lawn Place, same being a point at the intersection of the south right-of-way line of a 15 foot alley and the northwest right-of-way line of Enid Street (Called a 60 foot right-of-way (Volume 131, Page 130, Deed Records, Dallas County, Texas));

THENCE North 44 degrees 38 minutes 16 seconds East, over, across and upon said 15 foot alley, a distance of 15.00 feet to a 3/4 inch aluminum monument stamped "Oak Lawn WINDROSE" set for the southernmost corner of said Lot 18 and said point being THE POINT OF BEGINNING;

THENCE North 45 degrees 21 minutes 44 seconds West, departing the northwest right-of-way line of said Enid Street, with a north right-of-way line of said 15 foot alley, a distance of 450.00 feet to a 3/4 inch aluminum monument stamped "Oak Lawn WINDROSE" set for the westernmost corner of herein described property, said point lying at the intersection of the north right-of-way line of said 15 foot alley and the southeast right-of-way line of Hood Street (Variable Width right-of-way (Volume 131, Page 130, Deed Records, Dallas County, Texas));

THENCE North 44 degrees 38 minutes 16 seconds East, with the southeast right-of-way line of said Hood Street, a distance of 150.00 feet to a 3/4 inch aluminum monument stamped "Oak Lawn WINDROSE" set at the intersection of the southeast right-of-way line of said Hood Street and a southern right-of-way line of Brown Street (Called a 50 foot right-of-way (Volume 131, Page 130, Deed Record, Dallas County, Texas));

THENCE South 45 degrees 21 minutes 44 seconds East, with a south right-of-way line of said Brown Street, a distance of 450.00 feet to a 3/4 inch aluminum monument stamped "Oak Lawn WINDROSE" set at the intersection of a south right-of-way line of said Brown Street and the northwest right-of-way line of said Enid Street;

THENCE South 44 degrees 38 minutes 16 seconds West, with the northwest right-of-way line of said Enid Street, a distance of 150.00 feet to THE POINT OF BEGINNING and containing 67,500 square feet or 1.550 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That Charles W. Snapp, Dennis P. Schartz, Vicki B. Shumake, Gregory Waylock, Kathleen A. Allen, Zambrano, Michael R. Noss, Victoria B. Bennisson, Bianca Filio, Charles A. Higdon, Mark Rinkerman, Washington Holdings, LLC Series 2, Nancy R. Loehr and Allen C. Loehr, Michael Kreitzinger and Marlo Kreitzinger, Jon Nylund, Alic Kelso, Christina Kelso, R. Stephen Norrell, Derek Casey, Jeffrey Swigart and Jenna Swigart, Lisa McGuire, Lisa D. Benkowitz, Barbra A. Mitchell, James R. Bulls, Deborah Lynn O'Donnell, Hincapie Family, LLC, and Clay Goodman are the owners represented by Wimbleton Place Townhome Condominium Association, Inc., a Texas Non-Profit Corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lot 10R, Block 10/1016 Oak Lawn Place, 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 hereon. 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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.

WITNESS my hand at Dallas, Texas, this ___ day of ___, 2022.

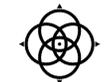
Owner - Wimbleton Place Townhome Condominium Association, Inc., a Texas non-profit Corporation

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles W. Snapp, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2022.

Notary Public in and for the State of Texas



WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 06/08/2022 CHECKED BY: M.P. JOB NO.: D57572
Last Revision Date: 06/08/2022

PRELIMINARY PLAT
OAK LAWN PLACE
LOT 10R, BLOCK 10/1016
Being a Replat of
Lots 10 - 18, Block 10/1016,
Oak Lawn Place, an addition
to the City of Dallas, as recorded in
Volume 131, Page 128, P.R.D.C.T.
City of Dallas, Dallas County, Texas

CITY PLAN FILE NO: S223-003