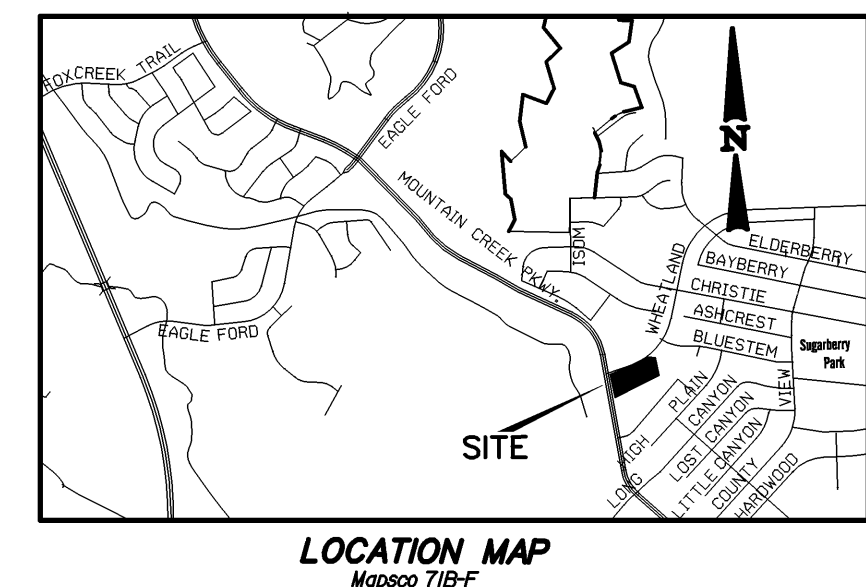
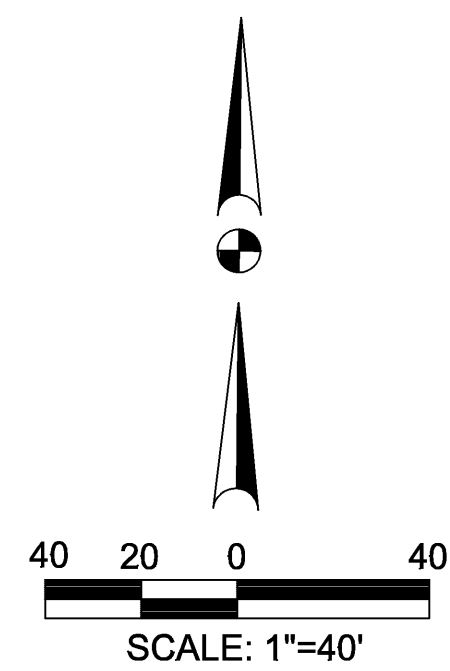


- LEGEND:**
- R.O.W. RIGHT-OF-WAY
 - I.R.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS THE CITY OF DALLAS is the Owner of the property situated in the City of Dallas, Dallas County, Texas, out of the Phillip Kimmell Survey, Abstract No. 723, and being a portion of Tract No. One, Block 8605, First Section, Green Hills, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 126, Page 2534, Deed Records, Dallas County, Texas (D.R.D.C.T.), said property also being out of a called 5.531 acre tract of land conveyed to the City of Dallas by Warranty Deed recorded in Volume 8107, Page 2493, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (iron rod set) at the northwesterly corner of said City of Dallas tract, said point also being the intersection of the easterly right-of-way line of Mountain Creek Parkway (a 100-foot right-of-way) (Volume 7756, Page 3373, D.R.D.C.T.) and the southeasterly right-of-way line of West Wheatland Road (a 100-foot right-of-way) (Volume 75170, Page 1565, D.R.D.C.T.), said point also being the beginning of a circular curve to the left having a radius of 890.00 feet and a chord that bears North 75°24'28" East, a distance of 166.57 feet;

THENCE Northeasterly, along the northwesterly line of said City of Dallas tract and the southeasterly right-of-way line of said West Wheatland Road, and along said curve to the left, through a central angle of 10°44'20", an arc distance of 166.81 feet to an iron rod set for the POINT OF BEGINNING of the herein described tract of land, said point also being the beginning of a circular curve to the left having a radius of 890.00 feet and a chord that bears North 75°24'28" East, a distance of 166.57 feet;

THENCE Northeasterly, continuing along the northwesterly line of said City of Dallas tract and the southeasterly right-of-way line of said West Wheatland Road, and along said curve to the left, through a central angle of 05°09'07", an arc distance of 80.03 feet to an iron rod set for corner;

THENCE South 22°32'15" East, over and across said City of Dallas tract, a distance of 150.00 feet to an iron rod set for corner;

THENCE South 67°27'45" West, continuing over and across said City of Dallas tract, a distance of 80.00 feet to an iron rod set for corner;

THENCE North 22°32'15" West, continuing over and across said City of Dallas tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 11,952 square feet or 0.274 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as PARK IN THE WOODS 2, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 and upon 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.

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

By: _____
Name: _____
Title: _____

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 _____ 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:

SURVEYOR'S STATEMENT

I, DANIEL S. LIM, 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DANIEL S. LIM
Texas Registered Professional Land Surveyor No. 5322

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 _____ 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:

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 0.274-ACRE LOT OUT OF A PLAT.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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____ 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

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: JASON NEY
TEL: 214-671-5012
E-MAIL: jason.ney@dallas.gov

LAND SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPE Reg. F-3232, TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
PARK IN THE WOODS 2
LOT 1, BLOCK C/8605
BEING A REPLAT OF
A PORTION OF TRACT NO. ONE
FIRST SECTION, GREEN HILLS
VOL. 126, PG. 2534
PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-061
DECEMBER 26, 2024