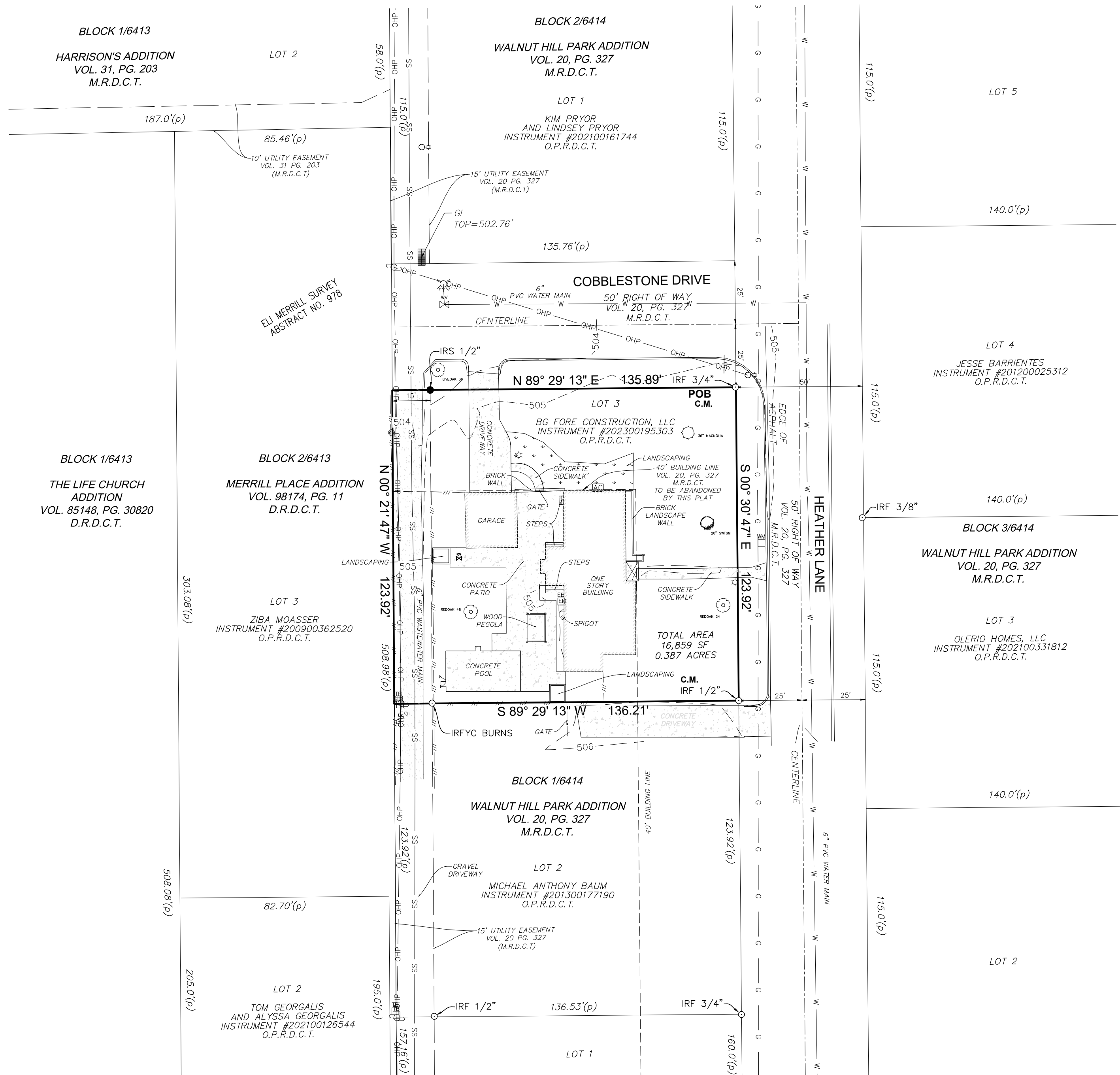


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Drawing: G:\My Drive\Survey\23113-10431\Heather Ln Dallas-Plat.dwg Saved By: 12147 Save Time: 1/4/2024 10:07 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BG Fore Construction, LLC, acting by and through it's duly authorized officer, Nate Gammill, does hereby adopt this plat, designating the herein described property as HEATHER 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 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.

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

BG Fore Construction, LLC
Nate Gammill
Owner

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/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

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/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

LEGEND

- (C.M.) CONTROLLING MONUMENT
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
POB POINT OF BEGINNING
p, m PLATTED, MEASURED
VOL./PG. VOLUME/PAGE
O IRF IRON ROD FOUND (AS NOTED)
-OHP- OVERHEAD POWER LINE
-WF- WOOD FENCE
-WF- WIRE FENCE
S SANITARY SEWER CLEANOUT
-W- WATER LINE
-SS- SANITARY SEWER LINE
-G- GAS LINE
EB ELECTRIC BOX
TB TELEPHONE BOX
UP UTILITY POLE
EM ELECTRIC METER
MB MAILBOX
WM WATER METER
WV WATER VALVE
FH FIRE HYDRANT
ICV IRRIGATION CONTROL VALVE
FO FIBER OPTIC FLAG
LP LIGHT POWER POLE
L LAMP
GI GRATE INLET
S SIGN

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to remove the existing building line at Cobblestone Drive.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
5. All buildings to be removed.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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

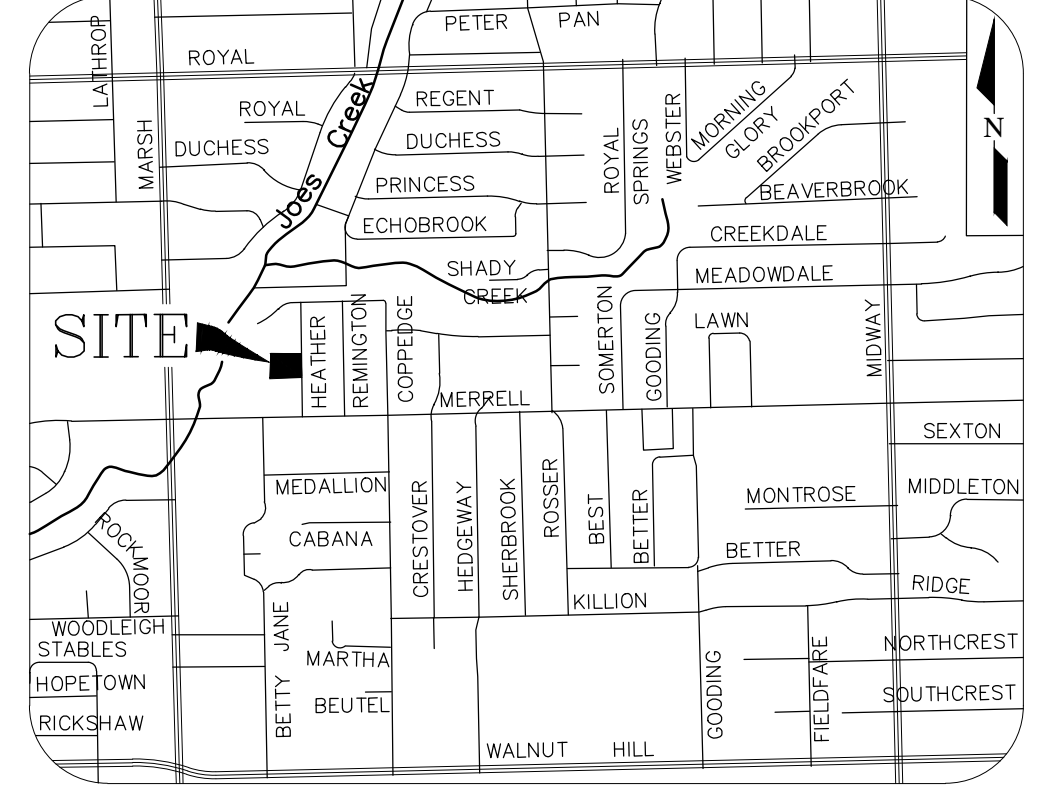
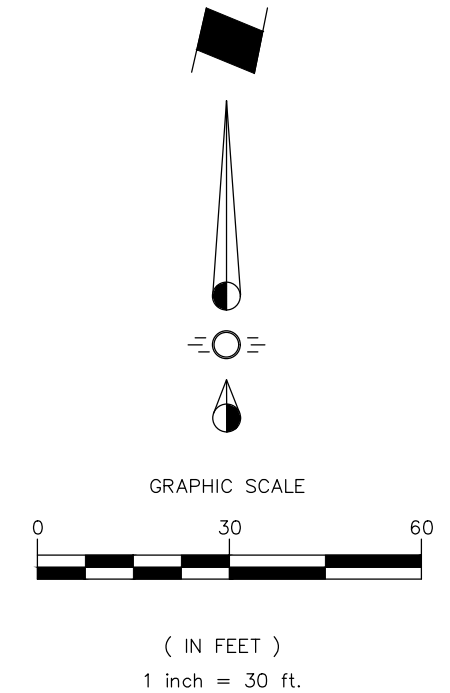
SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 ___ day of _____, 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS BG Fore Construction, LLC, is the owner of a 16,859 square foot or 0.387 acre tract of land, situated in the Eli Merrill Survey, Abstract Number 978, in the City and County of Dallas, Texas, being all of Lot 3, Block 1/6414, Walnut Hill Park Addition, an Addition to the City of Dallas, Texas, recorded in Volume 20, Page 327, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to BG Fore Construction, LLC, recorded in Instrument 202300195303, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found (Controlling Monument) at the Northeast corner of said Lot 3, Block 1/6414, and being the intersection of the South right of way line of Cobblestone Drive, a 50 foot right-of-way, with the West right of way line of Heather Lane, a 50 foot right-of-way;

THENCE South 00 degrees 30 minutes 47 seconds East, with the West right of way line of said Heather Lane, a distance of 123.92 feet to a 1/2 inch iron rod found (Controlling Monument) for the Southeast corner of said Lot 3, same being the Northeast corner of Lot 4, Block 1/6414;

THENCE South 89 degrees 29 minutes 13 seconds West, with the common line between said Lots 3 and 4, at 121.21 feet passing a 1/2 inch iron rod found with yellow cap stamped "Burns", continuing for a total distance of 136.21 feet to the Southwest corner of said Lot 3 and the Northwest corner of said Lot 4, same being in the East line of Merrill Place Addition, an Addition to the City of Dallas, Texas, recorded in Volume 98174, Page 11, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 21 minutes 47 seconds East, with the common line between said Lot 3 and said Merrill Place Addition, a distance of 123.92 feet to the Northwest corner, said point being in the South right of way line of said Cobblestone Drive;

THENCE North 89 degrees 29 minutes 13 seconds East, with the South right of way line of said Cobblestone Drive, at 15.00 feet passing a 1/2 inch iron rod with orange cap stamped "ARA 6671" set, continuing for a total distance of 135.89 feet to the POINT OF BEGINNING, containing 16,859 square feet or 0.387 acres of land more or less.

CERTIFICATE OF APPROVAL
I, Tony Shidid, 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
Secretary

OWNER:
JAMES RIVERA
THERESA M. RIVERA
10431 HEATHER LANE
DALLAS, TX 75229

SURVEYOR
ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
HEATHER ADDITION
LOT 3R, BLOCK 1/3414

A REPLAT OF LOT 3, BLOCK 1/6414
WALNUT HILL PARK ADDITION
0.387 ACRES SITUATED IN THE
ELI MERRILL SURVEY, ABSTRACT NO. 978
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-042