



SURVEYOR'S NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT OUT OF TWO (2) PLATTED LOTS.
5. STRUCTURES ON PROPERTY WILL BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Olerio Interests, LLC, is the sole owner of those tracts of land located in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, and being all of Lot 18 and all of Lot 19, Block C/2366, of Welch and Reynolds Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 11, Page 417, Map Records, Dallas County, Texas, and being those same tracts of land described in deed to Olerio Interests, LLC., as recorded in Instrument No. 202400211698, Official Public Records, Dallas County, Texas, and being described in deed to Olerio Interests, LLC., as recorded in Instrument No. 202100268899, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found in the Southeast line of Lovedale Avenue, a 50' right-of-way, at the West corner of Lot 17, of said Welch and Reynolds Addition;

THENCE South 45°20'35" East, along the Southwest line of said Lot 17, a distance of 139.78' to a 1/2" iron rod with a yellow plastic cap found in the Northwest line of an alley right-of-way, at the South corner of said Lot 17;

THENCE South 44°39'25" West, along said Northwest line, a distance of 120.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of Lot 20 of said Welch and Reynolds Addition;

THENCE North 45°20'35" West, along the Northeast line of said Lot 20, a distance of 139.97' to a 1/2" iron rod found in the Southeast right-of-way line of said Lovedale Avenue, at the North corner of said Lot 20;

THENCE North 44°16'25" East, a distance of 120.00' to the PLACE OF BEGINNING and containing 16,725 square feet or 0.384 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of University Park, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

PRELIMINARY, RELEASED FOR REVIEW 09-08-25
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Olerio Interests, LLC, do hereby adopt this plat, designating the herein described property as **WELCH AND REYNOLDS 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, THIS _____ DAY OF _____, 20__.

Olerio Interests, LLC. 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, Olerio Interests, LLC, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2154 & 2158 Lovedale Ave., Dallas, TX 75235 ~

Owner: Olerio Interests, LLC.
~ 6310 Lemmon Ave. Ste 202, Dallas, TX 75209 ~

Job No: 25-0834 | Drawn by: KW | Date: 9/8/2025 | Revised: _____
"A professional company operating in your best interest"

AMENDING PLAT
WELCH AND REYNOLDS ADDITION
LOT 1A, BLOCK C/2366

LOT 18 AND LOT 19, BLOCK C/2366
WELCH AND REYNOLDS ADDITION
MILES BENNETT SURVEY, ABSTRACT 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT - 25-000125