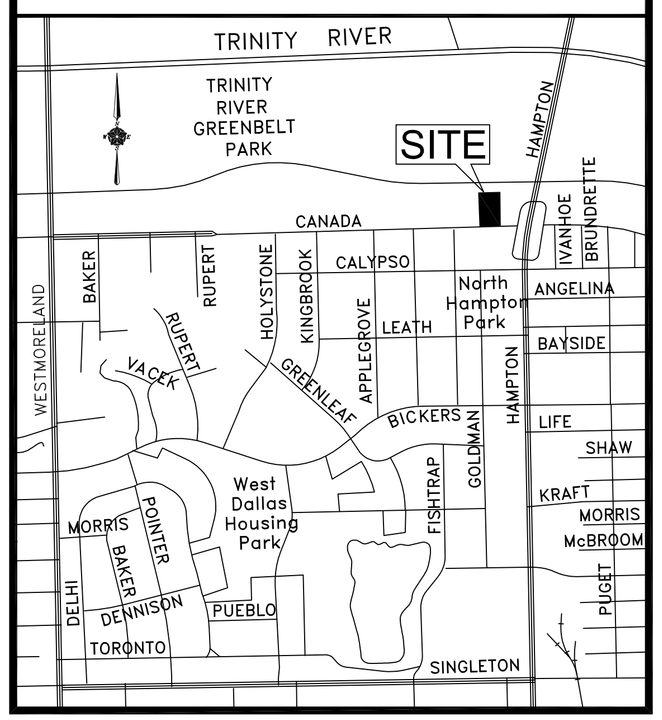
VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JOSEPH LOOMIS, is the owner of a tract of land in the Leven G. Coombs Survey, Abstract No. 289, City of Dallas, Dallas County, Texas, same being Lots 3 and 4, Block 19/7133, Weisenberger's Garden of Eden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 113, Map Records, Dallas County, Texas, and being those tracts of land as described in General Warranty Deed to JOSEPH LOOMIS, recorded in Instrument Number 202500041959, Official Public Records, Dallas County, Texas, (Lot 3) & General Warranty Deed to JOSEPH LOOMIS, recorded in Instrument Number 202500041972, Official Public Records, Dallas County, Texas, (Lot 4), and together being more particularly described by metes and bounds as follows;

BEGINNING at a Mag Nail set with brass washer stamped "LOOMIS ESTATES & RPLS 5382" for the southwest corner of Lot 2, Block 19/7133 of said Weisenberger's Garden of Eden, same lying in the north right-of-way line of Canada Drive (F.K.A. Ledbetter Drive)(100' right-of-way), same being the southwest corner of that tract of land described in General Warranty Deed to Long T. Trinh and Yen C. Trinh as recorded in Volume 2005108, Page 2094, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 02 minutes 18 seconds West, along the said north right-of-way line of Canada Drive, a distance of 120.00 feet to a Mag Nail set with brass washer stamped "LOOMIS ESTATES & RPLS 5382" for the southeast corner of Lot 5, Block 19/7133 of said Weisenberger's Garden of Eden;

THENCE North 00 degrees 28 minutes 29 seconds West, along the east line of said Lot 5, Block 19/7133, a distance of 233.51 feet to a 3 1/4 inch aluminum disk set stamped "LOOMIS ESTATES & RPLS 5382" on a 1/2 iron rod for the northeast corner of said Lot 5, Block 19/7133, same also lying in the south line of that tract of land described in Deed Record to Dallas County Flood Control District, City and County of Dallas Levee Improvement District No. 5 as recorded in Volume 68196, Page 138, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 28 minutes 29 seconds East, a distance of 2.42 feet for a point on line;

THENCE North 89 degrees 52 minutes 33 seconds East, along the south line of said City and County of Dallas tract, a distance of 120.00 feet to a 3 1/4 inch aluminum disk set stamped "LOOMIS ESTATES & RPLS 5382" for the northwest corner of said Lot 2, Block 19/7133 and said Trinh tract, from which a 1/2 inch iron rod found bears South 52 degrees 13 minutes 36 seconds East 1.91 feet for reference;

THENCE South 00 degrees 28 minutes 27 seconds East, along the west line of said Lot 2, Block 19/7133 and Trinh tract, a distance of 221.75 feet to the POINT OF BEGINNING and containing 26,715 square feet or 0.613 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH LOOMIS, does hereby adopt this plat, designating the herein described property as **LOOMIS ESTATES** 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 _____, 2025.

By:_____
JOSEPH LOOMIS

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 JOSEPH LOOMIS, 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 _____, 2025.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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 _____, 2025.

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. (07/11/2025)

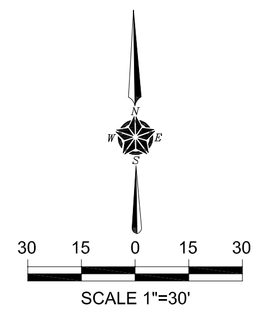
_____
J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

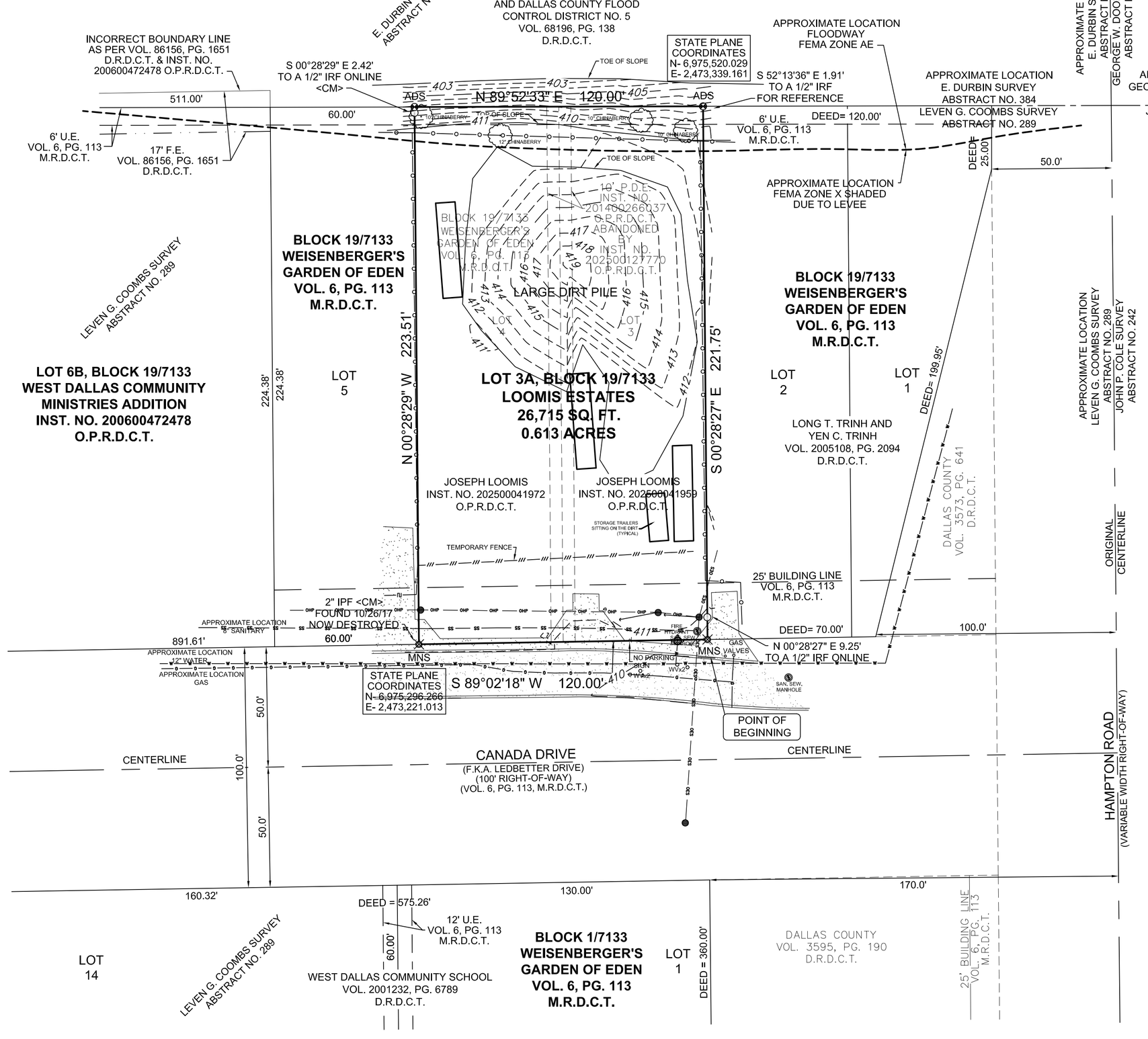
STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2025.

_____
Notary Public in and for the State of Texas





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
IPF ○	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "LOOMIS ESTATES & RPLS 5382" SET ON AN IRON ROD FOR CORNER
MNS	MAG NAIL SET WITH BRASS WASHER STAMPED "LOOMIS ESTATES & RPLS 5382" FOR CORNER
<CM>	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
F.E.	FLOODWAY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT

ABSTRACT LINE
FLOODWAY LINE
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE — SS —
GAS LINE — G —
WATER LINE — W —
OVERHEAD SERVICE LINE — OES —
OVERHEAD POWER LINE — OHP —
CHAINLINK FENCE
WROUGHT IRON FENCE
TEMPORARY FENCE

GENERAL NOTES:

1) The purpose of this plat is to create one lot out of two existing platted lots.

2) The maximum number of lots permitted by this plat is one.

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:
#1245 A square is cut on top of a concrete curb at the center of a storm sewer drop inlet at the southwest corner of the intersection of Baker Street and Canada Drive. Northing- 6,975,132.987 Easting- 2,468,734.912 Elevation= 407.55'
#1247 A square is cut on top of a concrete curb at the midpoint at the southeast corner of intersection of Nomas Street and Furey Street. Northing- 6,971,167.143 Easting- 2,467,311.303 Elevation= 416.41'

7) Subject property is located within an area having a Zone Designation "X SHADED" protected by levee & "FLOODWAY AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0340J, with a date of identification of 07/08/2025, 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) Structures on subject property to be removed.

9) Trees are as shown.

PLACE COUNTY
RECORDING LABEL HERE

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

Attest:
_____
Secretary

OWNER
JOSEPH LOOMIS
4719 COLE AVE.
APT 304
DALLAS, TEXAS 75205-3683

SURVEYOR
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
LOOMIS ESTATES
LOT 3A, BLOCK 19/7133
BEING A REPLAT OF
LOTS 3 & 4, BLOCK 19/7133
WEISENBERGER'S GARDEN OF EDEN
LEVEN G. COOMBS SURVEY
ABSTRACT NO. 289
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000047 & S245-211
ENGINEERING PLAN NO. DP_____

DATE: 07/07/2025 / JOB # 1703629-3 / SCALE= 1" = 30' / DRAWN: KO