



LEGEND			
○	IPF IRON PIN FOUND	R.P.R.	REAL PROPERTY RECORD
●	IPS IRON PIN SET	M.R.	MAP RECORD
○	CP CALCULATED POINT	Vol.	VOLUME
○	TBM TEMPORARY BENCHMARK	Pg.	PAGE
○	SEWER MANHOLE	No.	NUMBER
○	CLEAN OUT	RB	REBAR
○	WATER METER	w/CAP	WITH REBAR CAP
○	FIRE HYDRANT	---	PROPERTY BOUNDARY LINE
○	WATER VALVE	---	ROAD RIGHT OF WAY LINE
○	BACK FLOW PREVENTER	---	ADJOINING PROPERTY LINE
○	POWER POLE	---	EASEMENT BOUNDARY LINE
○	LIGHT POLE	---	OLD PLAT LINE
○	TRANSFORMER	---	ROAD CENTERLINE
○		SS	SANITARY SEWER LINE
○		W	WATER LINE

STANDARD NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- The basis of bearings for this survey is Texas State Plane Coordinates, North Central Zone, based on North American Datum of 1983, 2011 translation.
- The basis of elevations for this survey is NAVD88.
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48113C0330K, with a date of identification of August 23, 2001, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Zone "X" is determined to be outside the 0.2% annual chance floodplain.
- The Property has direct access to West Mockingbird Lane & Cedar Springs Road, both dedicated public streets or highways.
- The purpose of this plat is to combine three lots into one lot.
- Coordinates shown are Texas State Plane Coordinates, North Central Zone, based on North American Datum of 1983, 2011 translation, no scale and no projection.
- The site is within the 70 DNL Contour of Dallas Love Field Airport and this noise level may require special construction standards for certain uses per the Dallas Building Code.
- The property is subject to an Aviation Easement and Release created by plat recorded in Map Record Volume 88010, Page 24, Official Records of Dallas County, Texas.
- Grayed out structures on Lots 1D & 2 are to be removed, as shown, consisting of the following. On Lot 1D, the Metal Canopy, Pylon Sign, Shed, & Dumpster Area to be removed. On Lot 2, the Building, Dumpster Area, Pylon Sign, Waterline, and Sanitary Sewer Line to be removed.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL

DEDICATION STATEMENT:

NOT THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WEICHEL FARM LIMITED PARTNERSHIP, a Texas limited partnership, acting herein by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as CFA Mockingbird Revised, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and floodway management areas shown hereon. The easements shown 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 dealing 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at 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 the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of 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 _____ 2024.

WEICHEL FARM LIMITED PARTNERSHIP,
a Texas Limited Partnership

By: DOODIES'S CORNERS, LLC
a Texas limited liability company
General Partner

By: John R. Sears, Jr.
Manager

NOTARY CERTIFICATE:

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____ 20____

Notary Signature _____ Notary Stamp _____

OWNER CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Weichel Farm Limited Partnership, a Texas limited Partnership is the sole owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, and being all of Lot 1D, Block a/2571, CFA Mockingbird, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20160094862, Official Records of Dallas County, Texas, and being a tract of land conveyed to Weichel Farm Limited Partnership, by Special Warranty Deed recorded in Volume 94250, Page 2009, Deed Records of Dallas County, Texas, and being conveyed by Special Warranty Deed recorded in Instrument Number 200816610, Official Records of Dallas County, Texas, and being all of Lots 2 & 3, Block a/2571, Elm W. Knight Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 88010, Page 24, Map Records of Dallas County, Texas, and being tracts of land conveyed to Weichel Farm Limited Partnership by Special Warranty Deed recorded in Volume 94250, Page 2009, Deed Records of Dallas County, Texas, and being conveyed by Special Warranty Deed recorded in Instrument Number 20080002719, Official Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found at the westernmost corner of Lot 3, Block A/2571, Elma W. Knight Subdivision, also being the northern most corner of a tract of land conveyed to MD Corner, L.P., by Special Warranty Deed recorded in Instrument Number 202300030763, Official Records, Dallas County, Texas, on the southeastern right of way line of West Mockingbird Lane (variable width public right of way);

Thence along the southeastern right of way line of West Mockingbird Lane the following three (3) courses to wit:

- North 44°10'16" East for 84.08 feet to a found 1/2" rebar with cap;
- North 44°23'58" East for 205.89 feet to a found Scribed "X" in concrete;
- North 44°18'20" East for 174.54 feet to a point at the mitered intersection of the southeastern right of way line of West Mockingbird Lane and the southwestern right of way line of Cedar Springs Road (variable width public right of way)

Thence leaving the southeastern right of way line of West Mockingbird Lane and along the southwestern right of way line of Cedar Springs Road the following three (3) courses to wit:

- North 84°43'08" East for 24.14 feet to a found 1/2" rebar with cap;
- South 86°35'37" East for 19.67 feet to a found 1/2" rebar with cap;
- South 50°27'00" East for 125.02 feet to a found 1/2" rebar with cap at the northernmost corner of a tract of land conveyed to Viceroy Cedar, L.P. by Special Warranty Deed recorded in Instrument Number 20080008555, Official Records, Dallas County, Texas;

Thence leaving the southwestern right of way line of Cedar Springs Road and along the northwestern line of Viceroy Cedar, LP the following five (5) courses to wit:

- South 44°02'00" West for 214.76 feet to a found 1/2" rebar with cap;
- North 46°36'56" West for 48.23 feet to a found iron pipe;
- South 44°10'49" West for 21.79 feet to a found 1/2 rebar with cap;
- South 44°02'00" West for 184.02 feet to a point;
- South 44°02'00" West for 84.08 feet to a point on the northeastern line of the aforesaid tract of land conveyed to MD Corner, L.P.;

Thence leaving the northwestern line of the Viceroy Cedar, LP tract and along the northeastern line of MD Corner, L.P. North 46°04'13" West for 109.36 feet to the Point of Beginning, and containing 63,677 square feet or 1.462 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS

I, Fulton V. Clinkscales, Jr., 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 Land Surveying, 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

Fulton V. Clinkscales, Jr.
Texas Registered Professional Land Surveyor No. 6012

PRELIMINARY

NOTARY CERTIFICATE:

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____ 20____

Notary Signature _____ Notary Stamp _____

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

PRELIMINARY PLAT CFA MOCKINGBIRD REVISED

Lot 1E, Block A/2571
A Recombination of
Lot 1D, Block A/2571
CFA Mockingbird
&
Lots 2 & 3, Block A/2571
Elma W. Knight Subdivision
Miles Bennett Survey, Abstract No. 52
City of Dallas, Dallas County, Texas
City Plan File No. 5234-103
Engineering Plan No.

WEICHEL FARM LIMITED PARTNERSHIP
3333 Leo Parkway, Suite 750
Dallas, TX 75219
John Sears
(704)758-1000

FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers & Land Surveyors
201 2nd AVE EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
info@freeland-nc.com
Contact: Van Clinkscales
DWG. NO. H440896(Preli) DATE: April 1, 2024

