



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	21.56'	N89°16'11"E
L2	1.12'	S32°40'31"W

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	12.25'	111.00'	6°19'18"	S87°18'09"E 12.24'
C2	11.52'	110.00'	6°00'02"	N87°36'49"W 11.51'

- 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
  - MAG NAIL MAG NAIL
  - 1/2" IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - <CM> CONTROL MONUMENT
  - 1/2" IRF YELLOW CAP "TXHS" MONUMENTS SET ON PREVIOUS TITLE JOB DATED 03/25/2026
- ABSTRACT LINE**
- EASEMENT LINE**
- BUILDING LINE**
- BOUNDARY LINE**
- CENTERLINE**
- SANITARY SEWER LINE** SS
- WATER LINE** W
- OVERHEAD SERVICE LINE** OES
- OVERHEAD POWER LINE** OHP
- WOOD FENCE**
- CHAINLINK FENCE**
- WROUGHT IRON FENCE**

- GENERAL NOTES:**
- 1) The purpose of this replat is to create two lots out of one platted lot.
  - 2) The maximum number of lots permitted by this plat is two.
  - 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 proper City of Dallas Engineering Division approval.
  - 6) Dallas Department of Water Benchmarks used:
    - #957 A square is cut in concrete curb in center of storm sewer drop inlet on south side of Gaston Avenue and at west property line of Richmond Avenue projected. Northing- 6,984,302.592 Easting- 2,505,783.741 Elevation= 551.41'
    - #959 A square is cut on center of 11" x 3" inlet at back of curb on south side of Wood Boulevard in front of house #6434. Northing- 6,984,926.094 Easting- 2,505,600.633 Elevation= 568.51'
  - 7) Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48113C0465L, with a date of identification of 04/12/2021, 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.

**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
WESTLAKE HERITAGE LLC  
5930 ROYAL LANE BOX 357  
DALLAS, TEXAS 75230

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #0169300

**PRELIMINARY REPLAT**  
**WESTLAKE HERITAGE**  
**LOTS 11-ER & 11-ER1, BLOCK 1/8606**  
BEING A REPLAT OF  
LOT 11-E, BLOCK B/2978  
AMENDED B.E. MILLER SUBDIVISION  
BENJAMIN F. ANDREWS SURVEY,  
ABSTRACT NO. 35  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PLAT-26-000118

DATE: 04/15/2026 / JOB # 2600500-2 / SCALE= 1" = 30' / DRAWN: KO  
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **WESTLAKE HERITAGE LLC**, a Texas limited liability company, is the owner of a tract of land in the Benjamin F. Andrews Survey, Abstract No. 35, City of Dallas, Dallas County, Texas, being Lot 11-E, Block B/2978, Amended B.E. Miller Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003090, Page 9, Deed Records, Dallas County, Texas, and being that same tract of land as described in Special Warranty Deed with Vendor's Lien to WESTLAKE HERITAGE LLC, a Texas limited liability company, recorded in Instrument Number 202600074018, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southeast corner of Lot 11-B, Block B/2978, of said B.E. Miller Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77219, Page 3209, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of Westlake Avenue (40 foot right-of-way);

THENCE North 01 degrees 16 minutes 25 seconds West, along the east line of said Lot 11-B, Block B/2978, a distance of 185.16 feet to a 1/2 inch iron pipe found for an angle point in the east line of Lot 11-A, Block B/2978 of said B.E. Miller Subdivision;

THENCE North 29 degrees 55 minutes 54 seconds East, along the east line of said Lot 11-A, Block B/2978, a distance of 43.51 feet to a 1/2 inch iron pipe found for an angle point in the east line of Lot 11-A, Block B/2978;

THENCE North 01 degrees 30 minutes 55 seconds West, continuing along the east line of said Lot 11-A, Block B/2978, a distance of 94.93 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 11-A, Block B/2978, same lying in the south right-of-way line of Meadowlake Avenue (50' right-of-way);

THENCE North 89 degrees 43 minutes 56 seconds East, along the south right-of-way line of Meadowlake Avenue, a distance of 153.56 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northwest corner of Lot 11-C, Block B/2978, of said Amended B.E. Miller Subdivision;

THENCE South 03 degrees 23 minutes 18 seconds East, along the west line of said Lot 11-C, Block B/2978, a distance of 159.47 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an angle point;

THENCE South 02 degrees 44 minutes 43 seconds West, continuing along the west line of said Lot 11-C, Block B/2978, a distance of 159.47 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner for bot Lot 11-C & 11-E, Block B/2978;

THENCE North 89 degrees 16 minutes 11 seconds East, along the southmost north line of said Lot 11-E, Block B/2978, a distance of 21.56 feet to a 1/2 inch iron rod found with red plastic cap stamped "illegible" for the start of a tangent curve to the right having a radius of 111.00 feet, a delta angle of 06 degrees 19 minutes 18 seconds and a chord bearing and distance of South 87 degrees 18 minutes 09 seconds East 12.24 feet;

THENCE along said curve to the right, an arc distance of 12.25 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the end of said curve and being the southmost northeast corner of said Lot 11-E, Block B/2978, any lying in the west line of Lot 10, Block B/2978, Subdivision of Part of Block 2978, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 32, Page 3, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found with red plastic cap stamped "4888" bears North 23 degrees 52 minutes 38 seconds East 0.95 feet for reference;

THENCE South 32 degrees 40 minutes 31 seconds West, along the west line of said Lot 10, Block B/2978, a distance of 1.12 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said Lot 10, Block B/2978, same lying in the said north right-of-way line of Westlake Avenue, for the start of a tangent curve to the left having a radius of 110.00 feet, a delta angle of 06 degrees 00 minutes 02 seconds and a chord bearing and distance of North 87 degrees 36 minutes 49 seconds West 11.52 feet;

THENCE along said curve to the right and along the said north right-of-way line of Westlake Avenue, an arc distance of 11.52 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE South 89 degrees 23 minutes 11 seconds West, along the said north right-of-way line of Westlake Avenue, a distance of 192.26 feet to the POINT OF BEGINNING and containing 53,733 square feet or 1.234 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WESTLAKE HERITAGE LLC**, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WESTLAKE HERITAGE** 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 \_\_\_\_\_, 2026.

**WESTLAKE HERITAGE LLC**, a Texas limited liability company

By: \_\_\_\_\_  
AMBER HARRIS - OWNER

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 AMBER HARRIS, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 \_\_\_\_\_, 2026.

**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. (04/22/2026)**

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

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**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

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DALLAS, TEXAS 75230

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