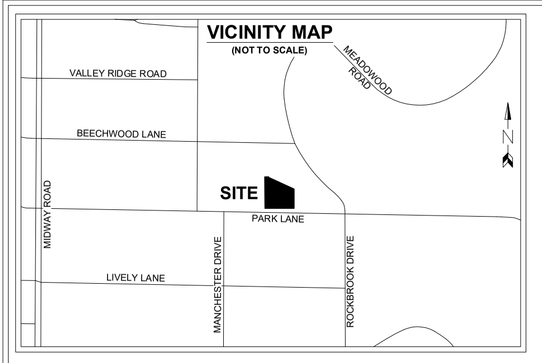

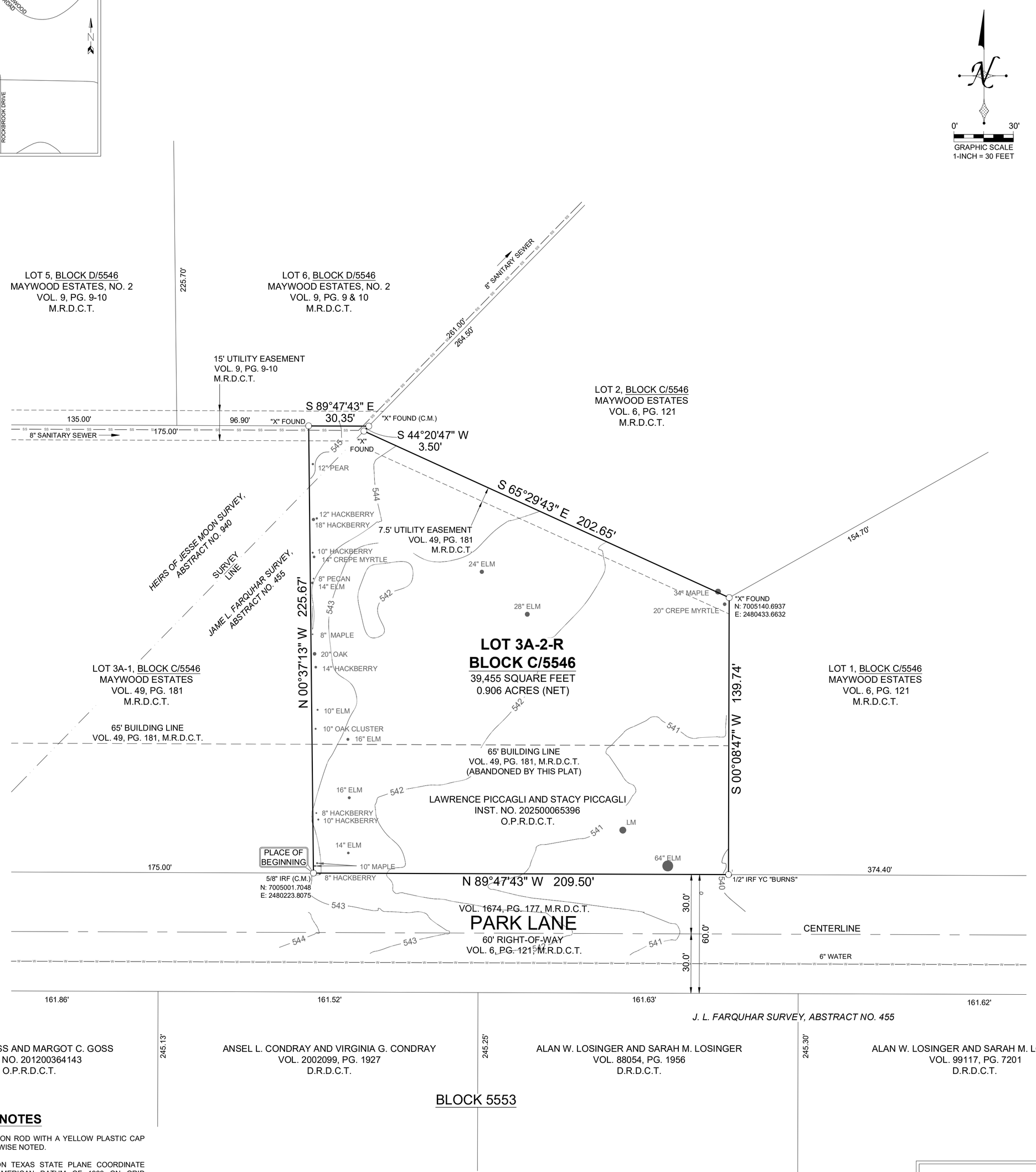

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Lawrence Piccagli and Stacy Piccagli, are the sole owners of a tract of land located in the JAMES L. FARQUHAR SURVEY, Abstract No. 455, City of Dallas, Dallas County, Texas, being Lot 3A-2, Block C/5542, Maywood Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 49, Page 181, Map Records, Dallas, County, Texas, , and being the same tract of land described in General Warranty Deed to Lawrence Piccagli and Stacy Piccagli, recorded in Instrument No. 202500065396, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the North line of Park Lane, a 60 foot right-of-way, at the Southeast corner of Lot 3A-1, Block C/5542, of said Maywood Estates, and being the Southwest corner of said Lot 3A-2;

THENCE North 00 deg. 37 min. 13 sec. West, a distance of 225.67 feet to an "X" found in the South line of Lot 6, Block D/5546, of Maywood Estates, No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 9, Pages 9 and 10, Map Records, Dallas County, Texas, at the common Northerly corner of said Lots 3A-1 and 3A-2, Block C/5542;

THENCE South 89 deg. 47 min. 43 sec. East, a distance of 30.35 feet to an "X" found in the Northwest line of Lot 2, Block C/5546, of Maywood Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 6, Page 121, Map Records, Dallas County, Texas, at the Southeast corner of said Lot 6, Block D/5546;

THENCE South 44 deg. 20 min. 47 sec. West, a distance of 3.50 feet to an "X" found at the Southwest corner of said Lot 2, Block C/5546;

THENCE South 65 deg. 29 min. 43 sec. East, a distance of 202.65 feet to an "X" found at the South corner of said Lot 2, Block C/5546, same being the Northwest corner of Lot 1, of said Block C/5546, and being the Northeast corner of said Lot 3A-2;

THENCE South 00 deg. 08 min. 47 sec. West, a distance of 139.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found in the said North line of Park Lane, at the Southwest corner of said Lot 1, Block C/5546, and being the Southeast corner of said Lot 3A-2;

THENCE North 89 deg. 47 min. 43 sec. West, along said North line, a distance of 209.50 feet to the PLACE OF BEGINNING and containing 39,455 square feet or 0.906 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lawrence Piccagli and Stacy Piccagli, do hereby adopt this plat, designating the herein described property as: **MAYWOOD ESTATES**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

_____
Name:
Title: Owner

_____
Name:
Title: 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas
My commission expires:

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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY PLAT FOR
REVIEW PURPOSE ONLY

_____
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, 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
My commission expires:

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

SURVEYOR'S NOTES

1. ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. 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.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO ABANDON THE 65 FOOT BUILDING LINE ON LOT 3A-2, BLOCK C/5546, MAYWOOD ESTATES.

6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0330J, DATED 08/23/2001, ZONE X.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
YC	YELLOW PLASTIC CAP

PROPERTY ADDRESS: 4531 PARK LANE, DALLAS, TX 75220

OWNER: LAWRENCE PICCAGLI AND STACY PICCAGLI
ADDRESS: *4415 GLENLEIGH DR., DALLAS, TX 75220*
PHONE: 214-534-0923

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202408874-04 PREPARATION DATE: 01/02/2026 DRAWN BY: TD

PRELIMINARY PLAT
LOT 3A-2-R, BLOCK C/5546
MAYWOOD ESTATES

39,455 SQUARE FEET OR 0.906 ACRES OF LAND
BEING LOT 3A-2, BLOCK C/5546, MAYFLOWER ESTATES
CITY OF DALLAS, DALLAS COUNTY, TEXAS
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY PLAN FILE NO. S___-___

PLAT-26-000031