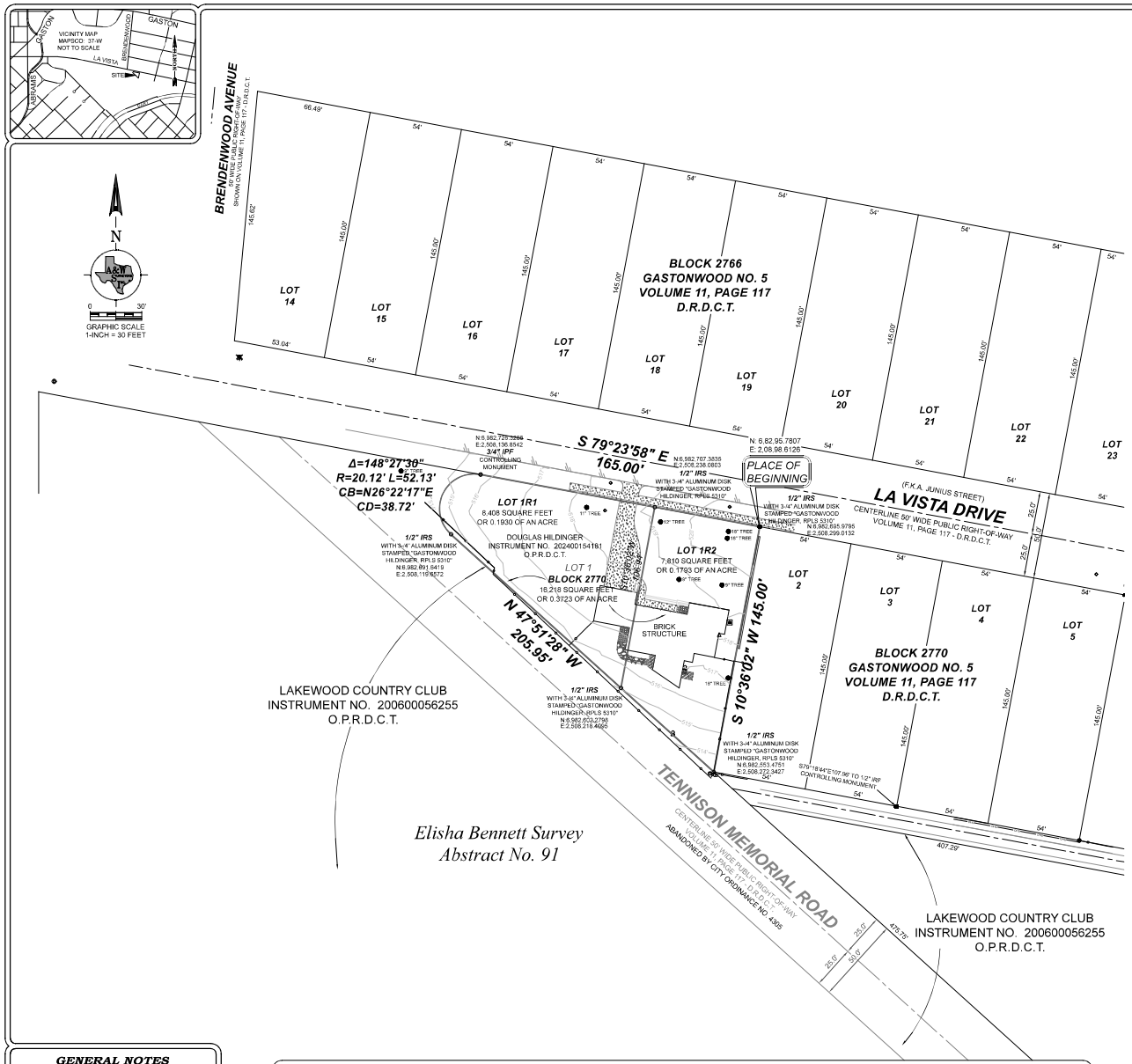

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, 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. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM ONE (1) PLATTED LOT.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.
7. STRUCTURES TO BE REMOVED.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P.E. POOL EQUIP	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Douglas Hildinger is the sole owner of a tract of land located in the ELISHA BENNETT SURVEY, Abstract No. 81, Dallas, Dallas County, Texas, and being all of Lot 1, Block 2770, of Gastonwood no. 5, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 11, Page 117, Map Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Douglas Hildinger, recorded in Instrument No. 202400154181, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Gastonwood Hildinger, RPLS 5310" set in the Southerly line of La Vista Drive, a 50' wide public right-of-way, at the North common corner of said Lot 1 and Lot 2 of said Block 2770;

THENCE South 10°36'02" West, along the common line of said Lots 1 and 2, a distance of 145.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Gastonwood Hildinger, RPLS 5310" set at the South common corner of said Lots 1 and 2, at the Northerly line of a 15' wide public alley right-of-way, at the Northeasterly line of a tract of land described in deed to Lakewood Country Club, recorded in Instrument No. 200600056255, Official Public Records, Dallas County, Texas;

THENCE North 47°51'28" West, along said Northeasterly line, a distance of 205.95' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Gastonwood Hildinger, RPLS 5310" set at the beginning of a curve to the right, having a radius of 20.12' and a chord bearing and distance of North 26°22'17" East, 38.72';

THENCE Northeasterly along said curve to the right and a Northerly line of said Lakewood Country Club, an arc distance of 52.13' to a 3/4" iron pipe found for corner in the said Southerly line of La Vista Drive;

THENCE South 79°23'58" East, along said Southerly line, a distance of 165.00' to the PLACE OF BEGINNING and containing 16,218 square feet or 0.3723 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

Witness my hand This _____ day of _____, 20____.

RELEASED 01-17-2025 FOR REVIEW PURPOSES ONLY
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.LS. 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

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Douglas Hildinger does hereby adopt this plat, designating the herein described property as ***GASTONWOOD HILDINGEER,*** an addition to the City of Dallas, Dallas County, Texas,and does 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 at Dallas, Texas, this the____ day of_____, 20___.

By: _____
Douglas Hildinger 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, Douglas Hildinger 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, 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

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: 6822 La Vista Drive ~

Owner: Douglas Hildinger
~ 6822 La Vista Drive, Dallas TX 75214 ~
~ 214-789-7321 ~

Job No. 24-1001	Drawn by: SJ	Date: 10-29-24	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT
GASTONWOOD HILDINGER
LOTS 1R1 AND 1R2, BLOCK 2770

BEING ALL OF LOT 1, BLOCK 2770
GASTONWOOD NO. 5

ELISHA BENNETT SURVEY, ABSTRACT NO. 91
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-079
ENGINEERING NO. DP____