

17.48 ACRES  
MILTON BUSH LLC  
INST. NO. 200900297325  
O.P.R.D.C.T.

16.12 ACRES  
IGLESIA EVANGELICA  
CRISTIANA ESPIRITUAL  
VOL. 98009, PG. 2492  
D.R.D.C.T.

ZONE A  
48113C0510K  
JULY 7, 2014

MATCH LINE "A"

BUTLER COURT

LOT 4  
0.193  
ACRES

LOT 3  
0.175  
ACRES

LOT 2  
0.173  
ACRES

LOT 1  
0.174  
ACRES

MEADOW PLACE ADDITION  
VOL. 16, PG. 183  
M.R.D.C.T.

MEADOW PLACE ADDITION  
VOL. 16, PG. 183  
M.R.D.C.T.

MEADOW PLACE ADDITION  
VOL. 16, PG. 183  
M.R.D.C.T.

LANSDOWNE DRIVE  
50' RIGHT OF WAY

3.053 ACRES  
JENARO L. PEREZ  
INST. NO. 20051248949  
O.P.R.D.C.T.

LOT 1, BLOCK C  
JUAN P. BINCON & CAMELIA PORCALLEO  
INST. NO. 20200124639  
O.P.R.D.C.T.

LOT 2, BLOCK C  
MARTIN A. MARTINEZ  
INST. NO. 20200384586  
O.P.R.D.C.T.

LOT 3, BLOCK C  
ODDIE COPELAND LIFE EST.  
INST. NO. 202000336334  
O.P.R.D.C.T.

LOT 4, BLOCK C  
COSME A. MARTINEZ  
INST. NO. 202000336334  
O.P.R.D.C.T.

LOT 5, BLOCK C  
COSME A. MARTINEZ  
INST. NO. 202000336334  
O.P.R.D.C.T.

LOT 1, BLOCK D  
RUBEN FAVELA  
INST. NO. 20200122522  
O.P.R.D.C.T.

LOT 2, BLOCK D  
MARISOL & ENRIQUE BARBOZA  
INST. NO. 20200241152  
O.P.R.D.C.T.

LOT 3, BLOCK D  
SHERI COOK  
INST. NO. 201900313810  
O.P.R.D.C.T.

LOT 4, BLOCK D  
BESSEY LAND  
INST. NO. 201100243252  
O.P.R.D.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.25	122.24	122.24	N 89°11'32" E	49°17'51"
C2	112.25	122.24	122.24	S 89°11'32" W	49°17'51"
C3	112.25	122.24	122.24	N 89°11'32" E	49°17'51"
C4	112.25	122.24	122.24	S 89°11'32" W	49°17'51"
C5	112.25	122.24	122.24	N 89°11'32" E	49°17'51"
C6	112.25	122.24	122.24	S 89°11'32" W	49°17'51"
C7	112.25	122.24	122.24	N 89°11'32" E	49°17'51"
C8	112.25	122.24	122.24	S 89°11'32" W	49°17'51"

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, GWENDOLYN M. SLEDGE, is the owner of a 2.949 acre tract of land, being part of Noah Henderson Survey, Abstract No. 583, City of Dallas Block 6650, Dallas County, Texas, and being all of the 2.949 acre tract of land as described in a General Warranty Deed from Iglesia Evangelica Cristiana Espiritual de Dallas to Gwendolyn M. Sledge as recorded in Instrument Number 202500184528, Official Public Records Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a capped iron rod found for a corner at the northeast corner of said 2.949 acre tract on the west line of Apache Lane, said Point of Beginning being at the existing southeast corner of a 0.69 acre tract as conveyed to Elda and Isidro Solis as recorded in Instrument number 20190006389, O.P.R.D.C.T.;  
THENCE S 00°38'51" E along the east line of said 2.949 acre tract and the west line of Apache Lane, a distance of 158.63 feet to a 3/8 inch iron rod found for a corner, said corner being in the beginning of a curve to the left, having a central angle of 04°57'51", a radius of 1646.52 feet with a chord bearing of S 03°07'47" E and a chord distance of 142.61 feet;  
THENCE in the Southeastly direction, along said curve to the left, the east line of said 2.949 acre tract and the west line of Apache Lane, an arc length of 142.66 feet to a 3/8 inch iron rod found for a corner;  
THENCE S 05°34'34" E along the east line of said 2.949 acre tract and the west line of Apache Lane, a distance of 45.57 feet to a 3/8 inch iron rod found for a corner, said corner being in the beginning of a curve to the right, having a central angle of 04°07'48", a radius of 1671.26 feet with a chord bearing of S 03°30'40" E and a chord distance of 120.44 feet;  
THENCE in the Southeastly direction, along said curve to the right, the east line of said 2.949 acre tract and the west line of Apache Lane, an arc length of 120.46 feet to a capped iron rod found for a corner at the southeast corner of said 2.949 acre tract;  
THENCE S 89°11'32" W along the south line of said 2.949 acre tract, a distance of 285.13 feet to a fence post for a corner at the southwest corner of said 2.949 acre tract, said corner being in the existing east line of a 16.12 acre tract as conveyed to Iglesia Evangelica Cristiana Espiritual as recorded in Volume 98009 at Page 2492, O.P.R.D.C.T.;  
THENCE N 00°49'21" W along the west line of said 2.949 acre tract and the east line of said 16.12 acre tract, a distance of 468.33 feet to a capped iron rod found for a corner at the northwest corner of said 2.949 acre tract;  
THENCE N 89°29'11" E along the north line of said 2.949 acre tract and the south line of said 0.69 acre tract, a distance of 270.45 feet to the Point of Beginning and containing 2.949 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GWENDOLYN M. SLEDGE, does hereby adopt this plat, designating the herein described property as MYRTLE TREE 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.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: Gwendolyn M. Sledge

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gazelle Antonio Pichon Rose, Owner, 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATION

I, Donald S. Holder, 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 from 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 City Code 51A-8, Plat Regulations.

**PRELIMINARY FOR REVIEW PURPOSES ONLY**  
**THE PLAT WILL NOT BE RECORDED**

Donald S. Holder  
Registered Professional Land Surveyor No. 5266

THE STATE OF TEXAS §  
COUNTY OF HUNT §

BEFORE ME, the undersigned, a Notary Public in and for said State on this day personally appeared Donald S. Holder know to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

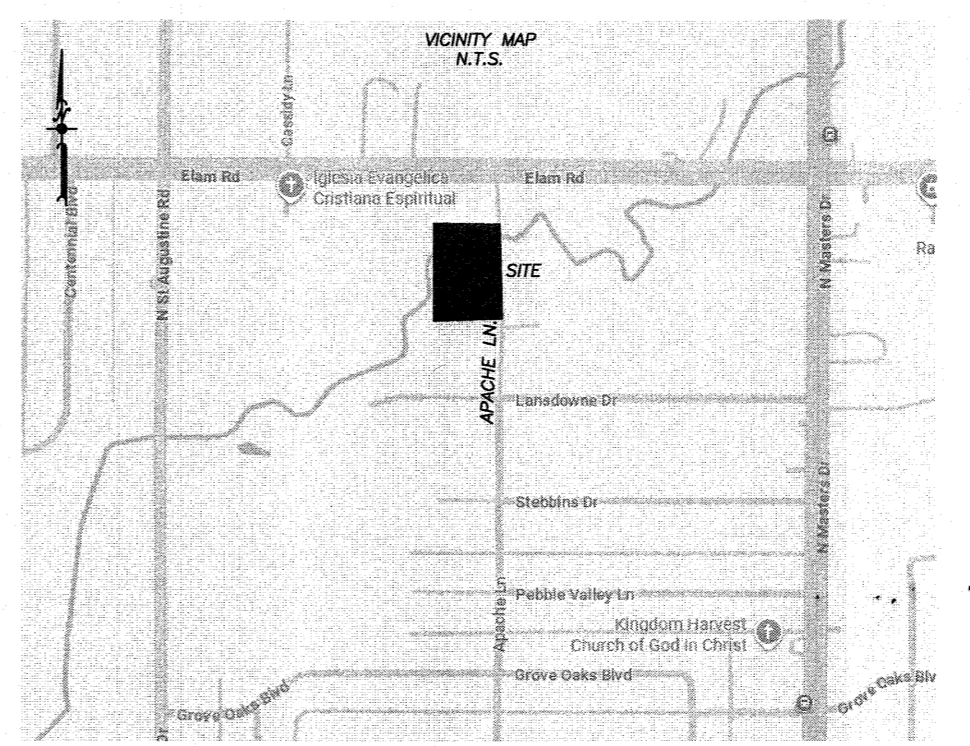
Notary Public in and for the State of Texas

NOTES:

- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
- The purpose of this plat is to create 6 platted lots from a tract of land for development.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
- Any structure new or existing may not extend across new property lines.
- Bearings are based on North Central Texas State Plane 4202 NAD83.
- According to the Flood Insurance Rate Map No. 48113C0510K dated July 7, 2014, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area EXCEPT AS SHOWN. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY  
This document shall not be recorded for any purpose and shall not be used or reviewed or relied upon as a final survey document  
Release date : 4/6/26  
Donald S. Holder R.P.L.S. No. 5266  
FOR REVIEW & COMMENT

Chairperson or 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



PERLIMINARY PLAT  
**MYRTLE TREE ESTATES**  
LOTS 1,2,3,4,5, & 6  
BLOCK 6650  
NOAH HENDERSON SURVEY,  
ABSTRACT NO. 583  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
ZONED R7.5  
APRIL, 2026  
PLAT-26-000112

OWNER:  
GWENDOLYN M. SLEDGE  
1213 RIO VERDE DRIVE  
DESOTO, TEXAS 75115