

OWNER'S DEDICATION:

STATE OF TEXAS §  
COUNTY OF DALLAS §  
CITY OF DALLAS §

THAT, LOVERS LANE PROPERTIES, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 4R, BLOCK B/4991, PHANTOM WBR, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS--OF-WAY SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BY: LOVERS LANE PROPERTIES, LLC

SIGNATURE \_\_\_\_\_

NAME AND TITLE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
CITY OF \_\_\_\_\_ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: \_\_\_\_\_

PROPERTY DESCRIPTION:

BEING A 0.533 ACRE TRACT OF LAND SITUATED IN THE WILSON BAKER SURVEY, ABSTRACT NO. 54, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 4 & LOT 5, BLOCK B/4991, AIRWAY HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME (VOL.) 6, PAGE (PG.) 159, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT LYING ON SOUTH RIGHT-OF-WAY LINE OF LOVERS LANE, A 65-FOOT PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION AND THE WEST RIGHT-OF-WAY LINE OF TAOS ROAD, A 60-FOOT PUBLIC RIGHT OF WAY, SAID POINT BEING THE SOUTHEAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF DALLAS IN DEED RECORDED IN VOL. 4158, PG. 315, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE SOUTH 00 DEGREES 45 MINUTES 38 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID TAOS ROAD, A DISTANCE OF 35.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY AS DEPICTED IN SAID AIRWAY HEIGHTS PLAT;

THENCE SOUTH 45 DEGREES 02 MINUTES 16 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID TAOS ROAD, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 141.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 4, FROM WHICH A 1/2-INCH IRON ROAD FOUND FOR THE SOUTHWEST CORNER OF LOT 3, SAID BLOCK B/4991, BEARS SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST, 65.00 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 12-FOOT ALLEY, A DISTANCE OF 107.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4 AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE;

THENCE NORTH 00 DEGREES 45 MINUTES 38 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 135.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4 AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE;

THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, A DISTANCE OF 209.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,223 SQUARE FEET OR 0.533 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.  
DATE OF PLAT OR MAP: \_\_\_\_\_

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 12/10/2025

MARK N. PEEPLES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443  
STATE OF TEXAS

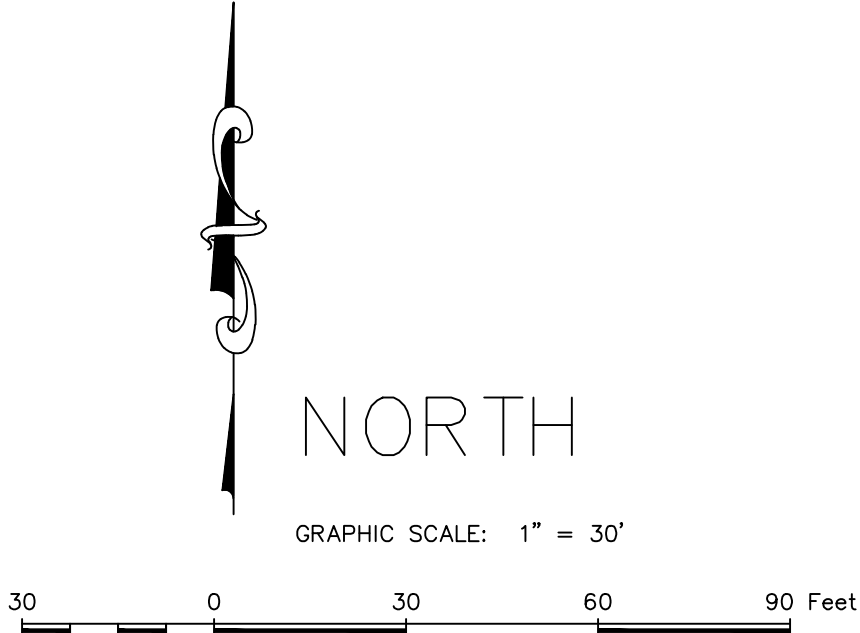
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
CITY OF \_\_\_\_\_ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: \_\_\_\_\_



OWNER:

LOVERS LANE PROPERTIES, LLC  
CONTACT: ALEX PERRY  
PHONE: (214) 926-0158  
400 S. RECORD STREET, SUITE 1600  
DALLAS, TEXAS 75209

SURVEYOR:

FLANAGAN LAND SURVEYING  
CONTACT: MARK PEEPLES, RPLS  
PHONE: (817) 704-0480  
306 W 7TH ST. SUITE 303  
FORT WORTH, TEXAS 76102

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

**FLANAGAN**  
SURVEYING

Fort Worth, Texas | P: 817.704.0480 | flanagan-lls.com | TBPELS Firm No. 10194766  
Contact: Mark Peebles, R.P.L.S.

PRELIMINARY PLAT  
PHANTOM WBR  
LOT 4R, BLOCK B/4991

REPLAT  
OF  
LOT 4 & LOT 5, CITY BLOCK B/4991  
AIRWAY HEIGHTS  
WILSON BAKER SURVEY  
ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILED BY: WG	CHECKED BY: MNP	JOB NO. 6098
DRAWN BY: NCR	DATE: 12/02/2025	SHEET NO. 1 OF 1