

**GENERAL NOTES**

- The purpose of this plat is to merge 1 (one) lot of record, and the remainder of three (3) lots of record into one (1) lot.
- The bearings shown on this survey are based on GPS observations utilizing the AlITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The existing structures are to remain.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, MATTHEW RAABE, 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 documentation shown herein 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 **PRELIMINARY**, 2025.

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. #6402

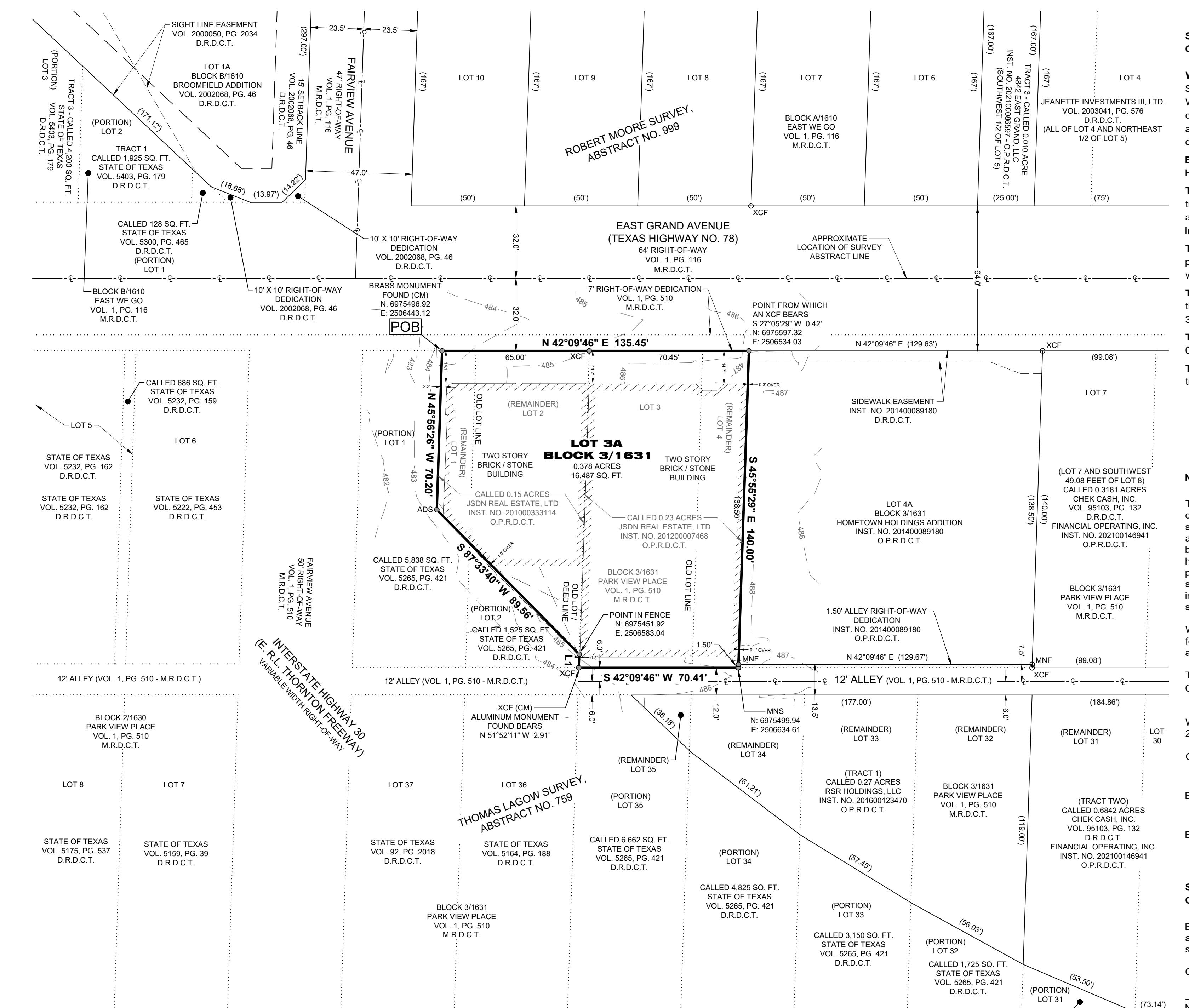
STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of 2025.

Notary Public in and for the State of Texas

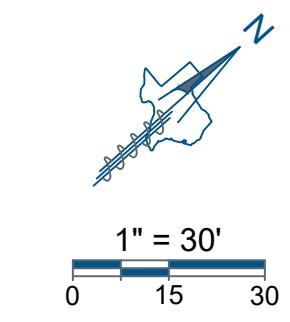
LEGEND	
POB	= POINT OF BEGINNING
( )	= RECORD PLAT CALL
ROW	= RIGHT-OF-WAY
SQ.FT.	= SQUARE FEET
(CM)	= CONTROLLING MONUMENT
MNF	= MAG NAIL W/ WASHER FOUND
MNS	= MAG NAIL WITH WASHER STAMPED "PVP" AND "RPLS 6402" SET
ADS	= 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "PVP" AND "RPLS 6402" SET
CIRF	= CAPPED IRON ROD FOUND
XCF	= 'X' CUT FOUND
VOL.	= VOLUME
PG.	= PAGE
INST. NO.	= INSTRUMENT NUMBER
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
—	= SUBJECT BOUNDARY LINE
— — —	= EASEMENT
— — —	= CENTERLINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°56'24" W	6.00'

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Ebanks  
210 S. Elm Street, Suite 104  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
JSDN Real Estate, LTD.  
Contact: Kim Foster  
2900 Amherst Ave.  
Dallas, TX 75225



### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, JSDN REAL ESTATE, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.378 acre tract of land out of the Thomas Lagow Survey, Abstract Number 759, situated in the City of Dallas, Dallas County, Texas, and being all of a called 0.15 acre tract of land conveyed to JSDN Real Estate, LTD. by Special Warranty Deed with Vendor's Lien of record in Instrument Number 20100033314 of the Official Public Records of Dallas County, Texas, and being all of a called 0.23 acre tract of land conveyed to JSDN Real Estate, LTD. by Special Warranty Deed with Vendor's Lien of record in Instrument Number 20120007468 of said Official Public Records, and being all of Lot 3 and a portion of Lots 1, 2 & 4, Block 3/1631, Park View Place, a subdivision of record in Volume 1, Page 510 of the Map Records of Dallas County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a brass monument found at the intersection of the Southeast right-of-way line East Grand Avenue (Texas Highway 78), and the North right-of-way line of Interstate Highway 30 (E. R.L. Thornton Freeway), being the West corner of said 0.15 acre tract;

THENCE, N42°09'46"E, along the Southeast right-of-way line of East Grand Avenue, being the common Northwest line of said Lots 1, 2, 3 & 4, said 0.15 acre tract and said 0.23 acre tract, passing an X-cut found at a distance of 65.00 feet for the North corner of said 0.15 acre tract and Lot 2, and the West corner of said 0.23 acre tract, and continuing along said course for a total distance of 135.45 feet to a point for corner, being the West corner of Lot 4A, Block 3/1631 of Hometown Holdings Addition, a subdivision of record in Instrument Number 201400089180 of said Official Public Records, also being the North corner of said 0.23 acre tract;

THENCE, S45°55'29"E, departing the Southeast right-of-way line of East Grand Avenue, along the Southwest line of said Lot 4A, being the common Northeast line of said 0.23 acre tract, passing a MAG nail with washer found, being the South corner of said Lot 4A at a distance of 138.50 feet, and continuing along said course for a total distance of 140.00 feet to a MAG nail with washer stamped "PVP" and "RPLS 6402" set in the Northwest right-of-way line of a 12-foot alley, being the East corner of said 0.23 acre tract;

THENCE, S42°09'46"W, along the Northwest right-of-way line of said 12-foot alley, being the common Southeast line of said 0.23 acre tract, a distance of 70.41 feet to an 'X' cut found at the intersection of the Northwest right-of-way line of said 12-foot alley and the North right-of-way line of Interstate Highway 30, being the South corner of said 0.23 acre tract and said Lot 3;

THENCE, N45°56'24"W, departing the Northwest right-of-way line of said 12-foot alley, along the North right-of-way line of Interstate Highway 30, being the common Southwest line of said 0.23 acre tract and said Lot 3, a distance of 6.00 feet to a point in a fence in same, being the East corner of said 0.15 acre tract;

THENCE, departing the Southwest line of said 0.23 acre tract and said Lot 3, along the North right-of-way line of Interstate Highway 30, being the common Southwest line of said 0.15 acre tract, the following two (2) courses and distances:

- S87°33'40"W, a distance of 89.56 feet to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "PVP" and "RPLS 6402" set;
- N45°56'26"W, a distance of 70.20 feet to the **POINT OF BEGINNING**, containing an area of 0.378 acres (16,487 square feet) of land, more or less.

### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JSDN REAL ESTATE, LTD., acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **PVP**, 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 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 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 \_\_\_\_\_, 2025.

OWNER: **JSDN REAL ESTATE, LTD.**

BY: **AUTHORIZED AGENT SIGNATURE**

BY: **AUTHORIZED AGENT, PRINTED NAME & TITLE**

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of 2025.

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

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 \_\_\_\_\_  
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, or \_\_\_\_\_ (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 \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_\_

**PRELIMINARY PLAT PVP**  
**LOT 3A, BLOCK 3/1631**  
BEING A REPLAT OF ALL OF LOT 3 AND THE REMAINDER OF LOTS 1, 2 & 4, BLOCK 3/1631, PARK VIEW PLACE, THOMAS LAGOW SURVEY, ABSTRACT NO. 759, CITY OF DALLAS, DALLAS COUNTY, TEXAS, PROJECT NO. PLAT-25-000147, CITY PLAN FILE NO. S-\_\_\_\_\_ CITY ENGINEERING NO. DP-\_\_\_\_\_

JOB NUMBER	2504.095
DATE	10/07/2025
REVISION	-
DRAWN BY	DJJ



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TX Firm # 10194177