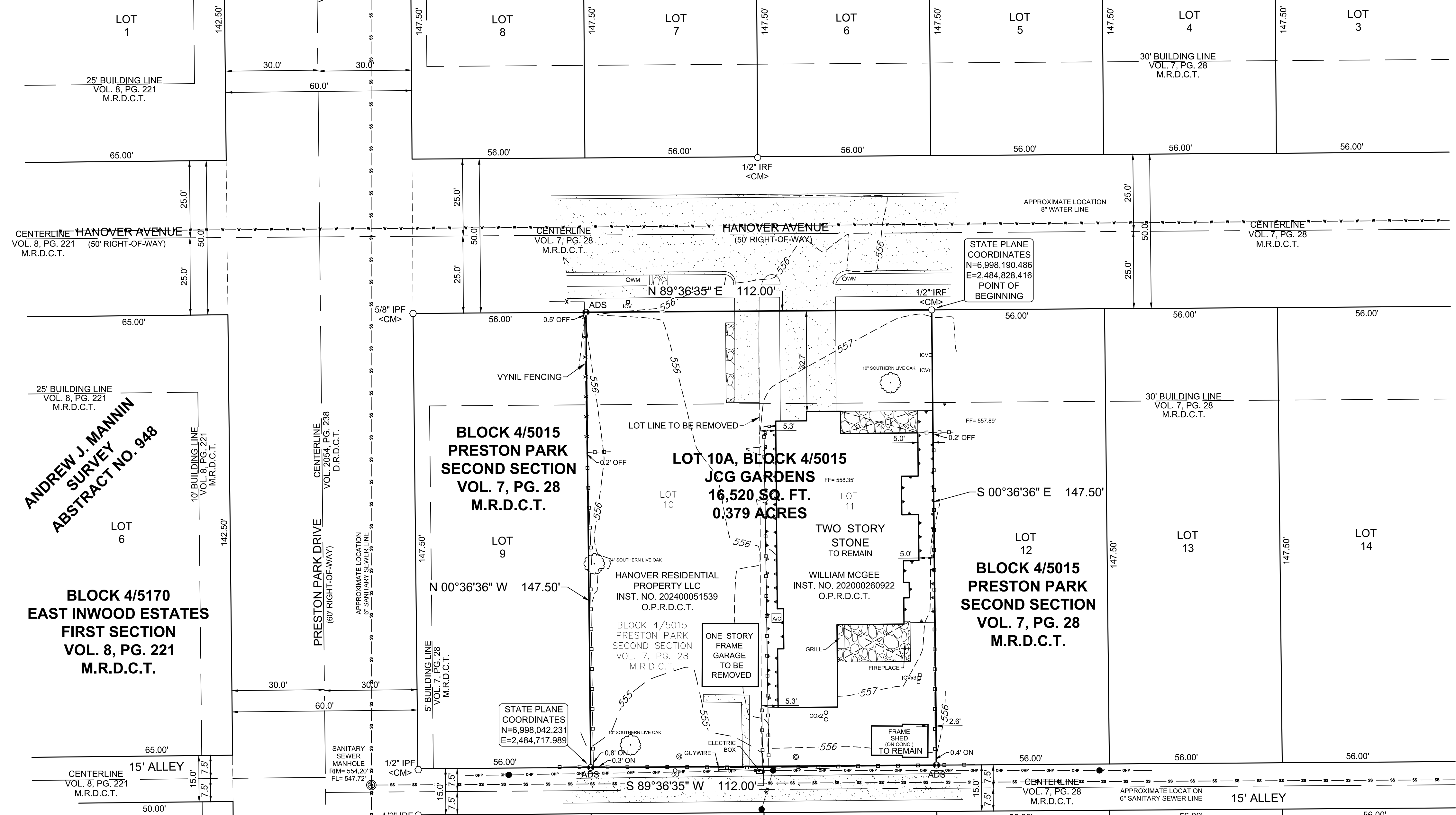
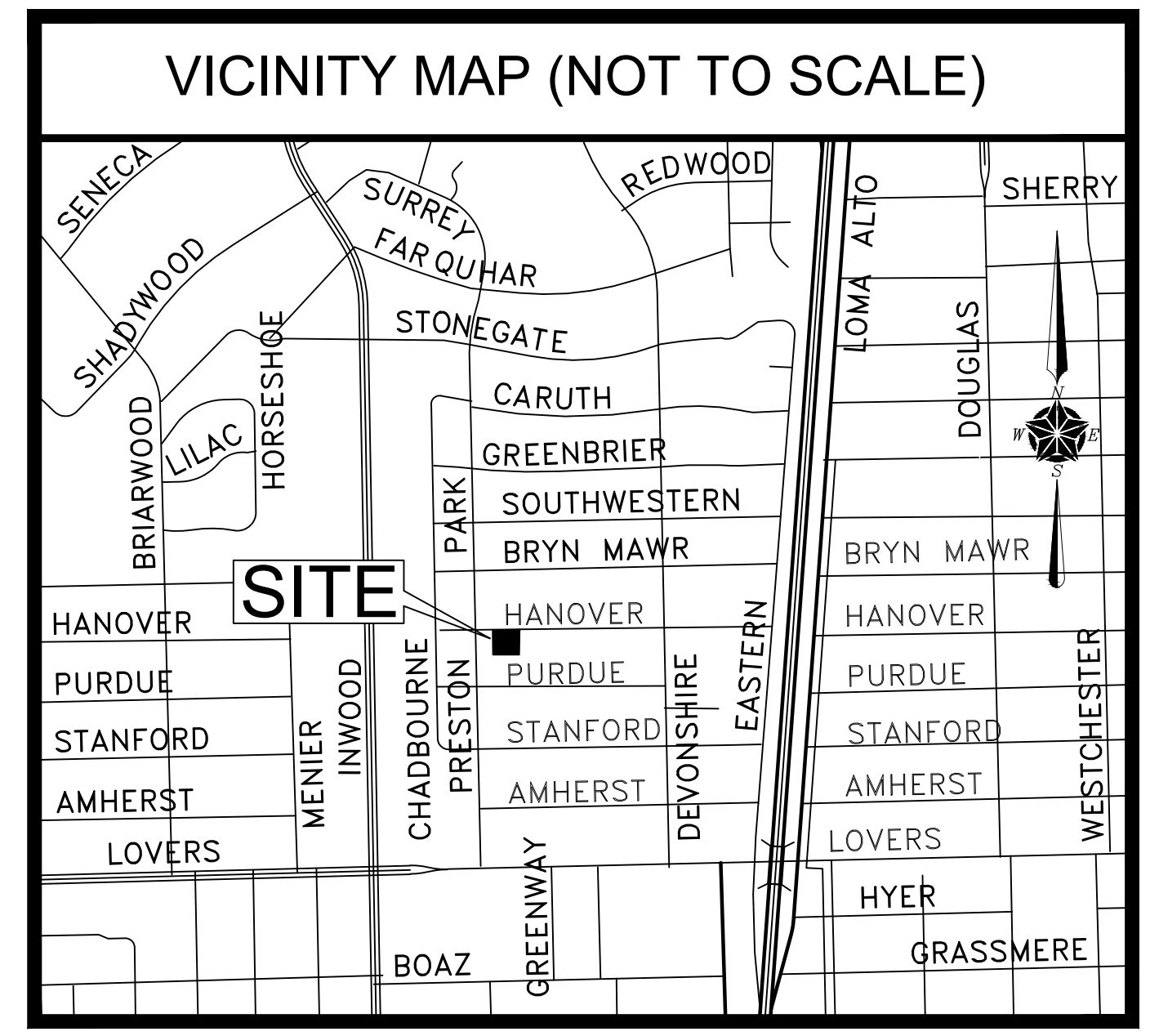


**BLOCK 5/5171
EAST INWOOD ESTATES
FIRST SECTION
VOL. 8, PG. 221
M.R.D.C.T.**

**BLOCK 5/5015
PRESTON PARK
SECOND SECTION
VOL. 7, PG. 28
M.R.D.C.T.**

**ANDREW J. MANNIN SURVEY
ABSTRACT NO. 948**



- GENERAL NOTES:**
- 1) The purpose of this replat is to create one lot out of two platted lots.
 - 2) The maximum number of lots permitted by this plat is one.
 - 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - 6) Structure to be removed off Lot 10, Block 4/5015, and will remain on Lot 11, Block 4/5015.
 - 7) City of Dallas Water Dept. benchmarks used:
#754 34-C-2 City benchmark set on southeast corner of 3x3 wye inlet 40' north of Stanford Avenue and 15' west of Travida Street. N= 6,997,467.954 E= 2,481,372.125 Elevation= 526.36'
#755 34-D-1 Square cut on concrete curb of Storm Sewer drop inlet on the northwest corner of Bryn Mawr Drive and Preston Park Drive. N= 6,998,587.267 E= 2,484,667.201 Elevation= 560.07'
 - 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 08/09/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - 9) Trees are as shown.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, 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

- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - IRF ○ IRON ROD FOUND
 - IPF ○ IRON PIPE FOUND
 - ADS ● 3-1/4" ALUMINUM DISK STAMPED "JCG GARDENS & RPLS 5382" SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT
 - <CM> GRAVEL
 - EASEMENT LINE
 - BUILDING LINE
 - BOUNDARY LINE
 - CENTERLINE
 - SANITARY SEWER LINE SS
 - WATER LINE W
 - OVERHEAD SERVICE LINE OES
 - OVERHEAD POWER LINE OHP
 - WOOD FENCE

**ANDREW J. MANNIN SURVEY
ABSTRACT NO. 948**

OWNER
HANOVER RESIDENTIAL
PROPERTY LLC
5510 HANOVER AVENUE
DALLAS, TEXAS 75209-3426

OWNER
WILLIAM MCGEE
5510 W HANOVER AVENUE
DALLAS, TEXAS 75209-3426

**TEXAS HERITAGE
SURVEYING, LLC**
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

**PRELIMINARY REPLAT
JCG GARDENS
LOT 10A, BLOCK 4/5015
BEING A REPLAT OF
LOTS 10 & 11, BLOCK 4/5015
PRESTON PARK, SECOND SECTION
SITUATED IN THE ANDREW J. MANNIN SURVEY,
ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY
PLAN FILE NO. S 234-196
ENGINEERING PLAN NO. 3111-**

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **WILLIAM MCGEE & HANOVER RESIDENTIAL PROPERTY LLC**, are the owners of a tract of land situated in the Andrew J. Mannin Survey, Abstract No. 948, City of Dallas, Dallas County, Texas, being Lots 10 & 11, Block 4/5015, Preston Park, Second Section, an addition to the City of Dallas, Dallas County, Texas, and being that tract of land (Lot 10) described in General Warranty Deed to Hanover Residential Property LLC, recorded in Instrument No. 202400051539, Official Public Records, Dallas County, Texas, along with that tract of land (Lot 11) described in General Warranty Deed to William McGee, recorded in Instrument No. 202000260822, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 12, Block 4/5015 of said Preston Park, Second Section, same lying in the south right-of-way line of Hanover Avenue (50' right-of-way);

THENCE South 00 degrees 36 minutes 36 seconds East, along the west line of said Lot 12, Block 4/5015, a distance of 147.50 feet to a 3 1/4 aluminum disk set stamped "JCG GARDENS & RPLS 5382" on a 1/2 inch iron rod for the southwest corner of said Lot 12, Block 4/5015, same lying in the north right-of-way line of a 15 foot alley;

THENCE South 89 degrees 36 minutes 35 seconds West, along the said north right-of-way line of a 15 foot alley, a distance of 112.00 feet to a 3 1/4 aluminum disk set stamped "JCG GARDENS & RPLS 5382" on a 1/2 inch iron rod for the southeast corner of said Lot 9, Block 4/5015;

THENCE North 00 degrees 36 minutes 36 seconds West, along the east line of said Lot 9, Block 4/5015, a distance of 147.50 feet to a 3 1/4 aluminum disk set stamped "JCG GARDENS & RPLS 5382" on a 1/2 inch iron rod for the northeast corner of said Lot 9, Block 4/5015, same lying in the said south right-of-way line of Hanover Avenue;

THENCE North 89 degrees 36 minutes 35 seconds East, along the said south right-of-way line of Hanover Avenue, a distance of 112.00 feet to the PLACE OF BEGINNING and containing 16,520 square feet of 0.379 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **WILLIAM MCGEE & HANOVER RESIDENTIAL PROPERTY LLC**, do hereby adopt this plat, designating the herein described property as **JCG GARDENS** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

By: _____
WILLIAM MCGEE - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared WILLIAM MCGEE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

HANOVER RESIDENTIAL PROPERTY LLC

By: _____
WILLIAM MCGEE - Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared WILLIAM MCGEE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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.

Dated this the ____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (08/12/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

<p>PLACE COUNTY RECORDING LABEL HERE</p>
<p>CERTIFICATE OF APPROVAL I, <u>Tony Shidid</u>, Chairperson or <u>Brent Rubin</u>, 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.</p> <p style="text-align: center;">_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p> <p>Attest: _____ Secretary</p>

OWNER
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DALLAS, TEXAS 75209-3426

OWNER
WILLIAM MCGEE
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