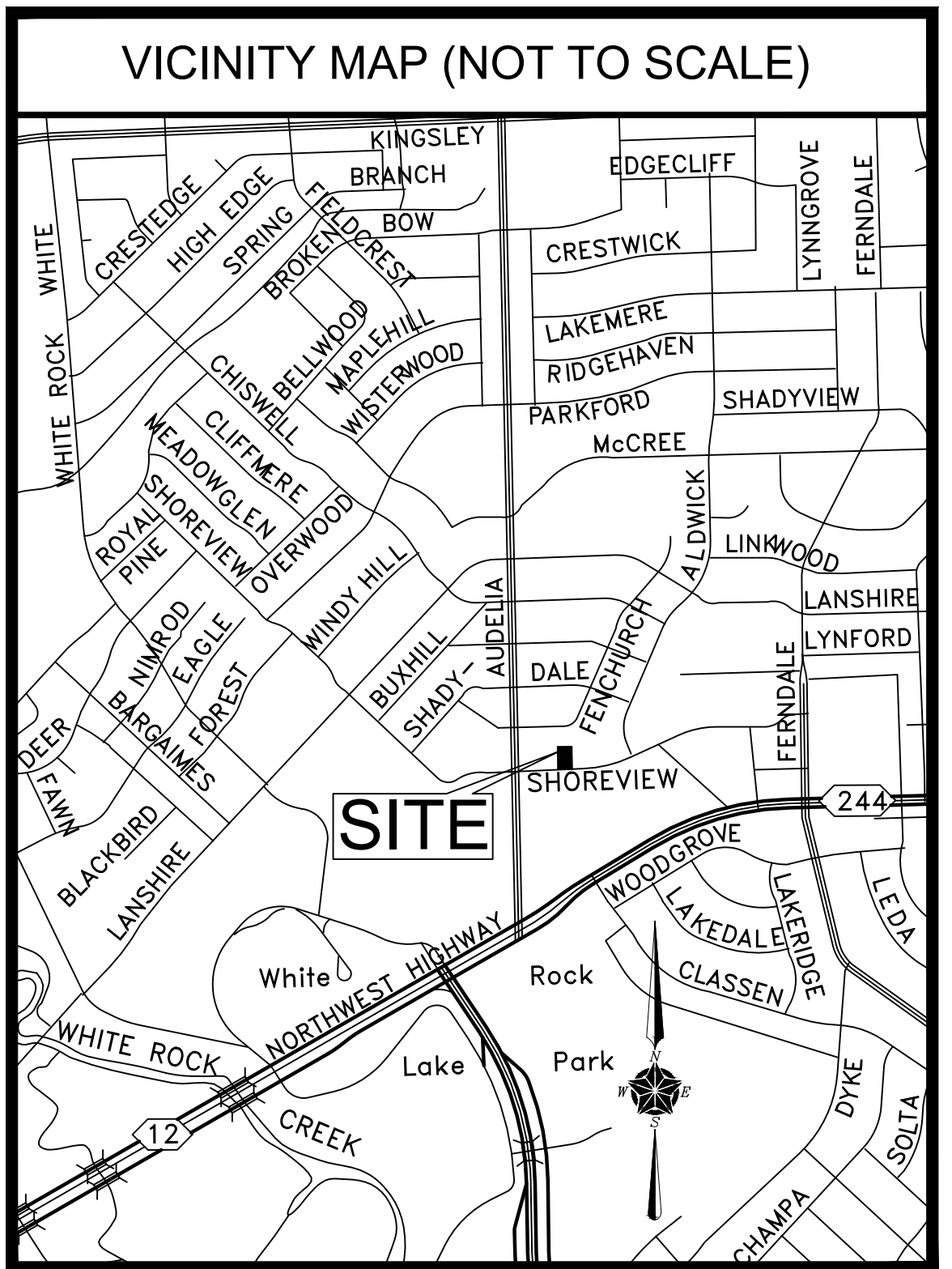
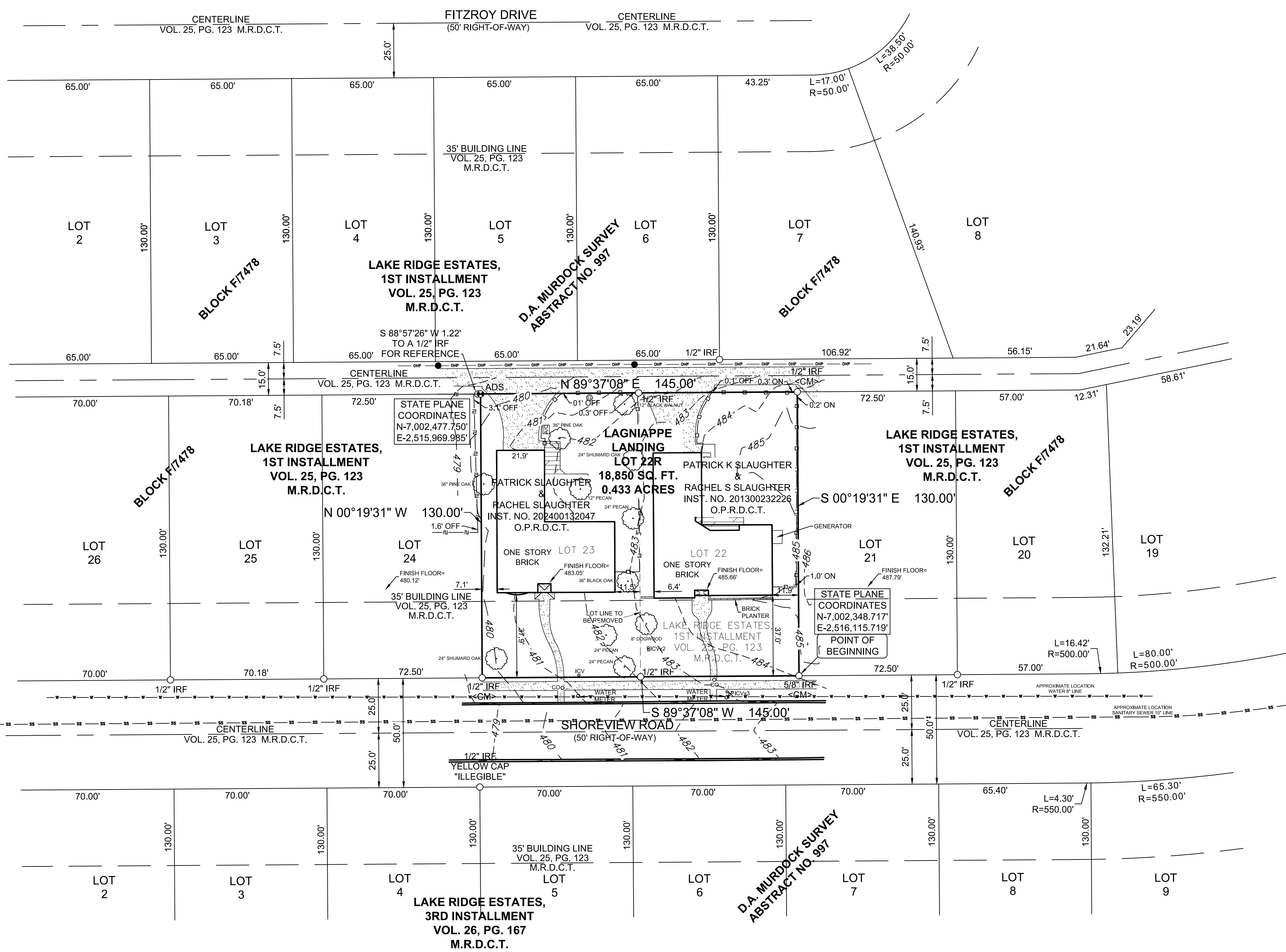


LEGEND

M.R.D.C.T.	MAP 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
ADS	3-1/4" ALUMINUM DISK STAMPED "LAGNIAPPE LANDING & RPLS 5382" SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT ALSO KNOWN AS
<CM>	CONTROL MONUMENT
a.k.a.	ALSO KNOWN AS
EASEMENT LINE	---
BOUNDARY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
GAS LINE	G
WATER LINE	W
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
WROUGHT IRON FENCE	⌈

- GENERAL NOTES:**
- 1) The purpose of this plat 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 and Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
 - 5) Trees are as shown.
 - 6) Structures to be removed off subject properties.
 - 7) City of Dallas Water Dept. benchmarks used:
#659 27-V-2S Water dept. bench mark set on curb midpoint northwest corner of Ferndale Road and Linkwood Drive. N= 7,003,886.970' E= 2,517,839.443' Listed Elevation= 558.19' Actual Elevation= 557.88'
#660 27-V-3S Water dept. bench mark set on curb midpoint southwest corner of Ferndale Road and Shoreview Road. N= 7,002,707.850' E= 2,517,798.133' Elevation= 540.19'
 - 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. 48113C0355K, with a date of identification of 05/30/2024, 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.



OWNER
PATRICK K SLAUGHTER
RACHEL S SLAUGHTER
9835 SHOREVIEW ROAD
DALLAS, TEXAS 75238-4305

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

PRELIMINARY REPLAT
LAGNIAPPE LANDING
LOT 22R, BLOCK F/7478
BEING A REPLAT OF
LOTS 22 & 23, BLOCK F/7478
LAKE RIDGE ESTATES, 1ST INSTALLMENT
SITUATED IN THE D.A. MURDOCK SURVEY,
ABSTRACT NO. 997
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 234-168
ENGINEERING PLAN NO. 311T-

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **PATRICK K SLAUGHTER and RACHEL S SLAUGHTER a.k.a. PATRICK SLAUGHTER and RACHEL SLAUGHTER, a married couple,** are the owners of a tract of land situated in the D.A. Murdock Survey, Abstract No. 997, City of Dallas, Dallas County, Texas, being Lots 22 & 23, Block F/7478, Lake Ridge Estates, 1st Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 25, Page 123, Map Records, Dallas County, Texas, and being that tract of land (Lot 22) described in Warranty Deed with Vendor's Lien to Patrick K Slaughter and Rachel S Slaughter, recorded in Instrument No. 201300232226, Official Public Records, Dallas County, Texas, combined with that tract of land (Lot 23) described in General Warranty Deed to Patrick Slaughter and Rachel Slaughter, a married couple, recorded in Instrument No. 202400132047, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of Lot 21, Block F/7478 of said Lake Ridge Estates, 1st Installment, same lying in the north right-of-way line of Shoreview Road (50' right-of-way);

THENCE South 89 degrees 37 minutes 08 seconds West, along the said north right-of-way line of Shoreview Road, a distance of 145.00 feet to a 1/2 inch iron rod found for the southeast corner of Lot 24, Block F/7478 of said Lake Ridge Estates, 1st Installment;

THENCE North 00 degrees 19 minutes 31 seconds West, along the east line of said Lot 24, Block F/7478, a distance of 130.00 feet to a 3 1/4 aluminum disk set stamped "LAGNIAPPE LANDING & RPLS 5382" on a 1/2 inch iron rod for the northeast corner of said Lot 24, Block F/7478, same lying in the south right-of-way line of a 15 foot alley, from which a 1/2 inch iron rod found bears South 88 degrees 57 minutes 26 seconds West 1.22 feet for reference;

THENCE North 89 degrees 37 minutes 08 seconds East, along the said south right-of-way line of a 15 foot alley, a distance of 145.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 21, Block F/7478;

THENCE South 00 degrees 19 minutes 31 seconds East, along the west line of said Lot 21, Block F/7478, a distance of 130.00 feet to the PLACE OF BEGINNING and containing 18,850 square feet of 0.433 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **PATRICK K SLAUGHTER and RACHEL S SLAUGHTER a.k.a. PATRICK SLAUGHTER and RACHEL SLAUGHTER, a married couple,** do hereby adopt this plat, designating the herein described property as **LAGNIAPPE LANDING** 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).

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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

By: _____
PATRICK K SLAUGHTER a.k.a. PATRICK SLAUGHTER - 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 **PATRICK K SLAUGHTER a.k.a. PATRICK SLAUGHTER**, 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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

By: _____
RACHEL S SLAUGHTER a.k.a. RACHEL SLAUGHTER - 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 **RACHEL S SLAUGHTER a.k.a. RACHEL SLAUGHTER**, 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. (07/17/2024)

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

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



OWNER
PATRICK K SLAUGHTER
RACHEL S SLAUGHTER
9835 SHOREVIEW ROAD
DALLAS, TEXAS 75238-4305

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