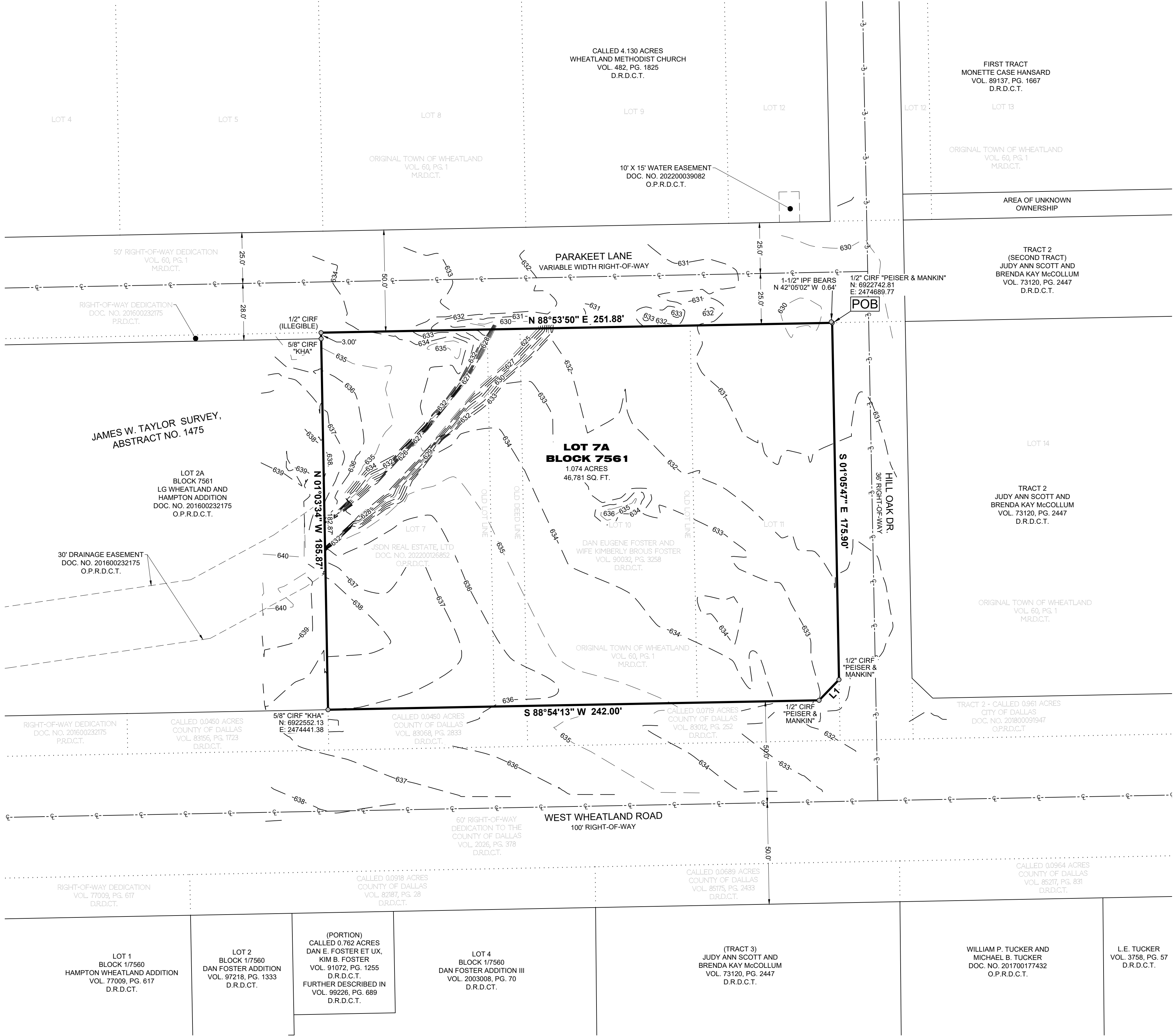


- GENERAL NOTES**
- The purpose of this plat is to create one lot of record from two existing tracts of land, or a portion of three (3) existing lots of record.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Controlling monuments: as shown.
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - This property is located in "Non-Shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0490K

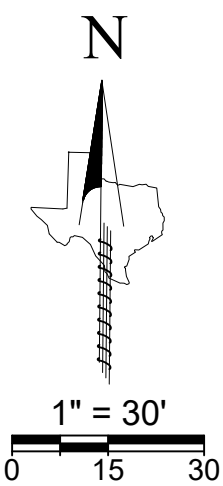


SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°54'13" W	14.14'

LEGEND			
●	Boundary Monument as noted	POB	Point of Beginning
()	Record Call	DOC. NO.	Document Number
ADS	3-1/4" Aluminum Disc stamped "PLAA" and "Eagle Surveying" set	D.R.D.C.T.	Deed Records, Dallas County, Texas
CIRS	1/2" iron rod with green plastic cap stamped "Eagle Surveying" set	M.R.D.C.T.	Map Records, Dallas County, Texas
SQ.FT.	Square Feet	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
XCF	"X" cut found in concrete	VOL.	Volume
RCIRF	Red Capped Iron Rod Found	PG.	Page
YCIRF	Yellow Capped Iron Rod Found	— — — — —	Subject Boundary Line
ADF	Aluminum disk found	— — — — —	EASEMENT
IRF	Iron Rod Found	— — — — —	CENTERLINE
		— — — — —	FLOOD LINE
		OLD LOT/DEED LINE



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

**PRELIMINARY PLAT
OTW**
LOT 7A, BLOCK 7561
BEING A PORTION OF LOTS 7, 10 & 11, BLOCK 7561
ORIGINAL TOWN OF WHEATLAND
RECORDED IN VOLUME 60, PAGE 1, M.R.D.C.T.
BEING 1.074 ACRES IN THE
JAMES W. TAYLOR SURVEY, ABSTRACT No. 1475,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-040
CITY ENGINEERING NO. _____

PAGE 1 OF 2

JOB NUMBER	2304.011
DATE	11/08/2024
REVISION	-
DRAWN BY	DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **JSDN REAL ESTATE, LTD, DAN EUGENE FOSTER** and **KIMBERLY BROUS FOSTER**, are the owners of a 1.074 acre tract of land out of the James W. Taylor Survey, Abstract Number 1475, Situated in the City of Dallas, Dallas County, Texas, and being all of a tract of land conveyed to JSDN Real Estate, Ltd. by General Warranty Deed of record in Document Number 202200126852, Official Public Records, Dallas County, Texas, and all of a tract of land conveyed to Dan Eugene Foster and wife, Kimberly Brous Foster by Warranty Deed with Vendor's Lien of record in Volume 90032, Page 3258, Deed Records, Dallas County, Texas, and being a portion of Lots 7, 10 and 11 of the Original Town of Wheatland, a subdivision of record in Volume 60, Page 1 of the Map Records of Dallas County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "PEISER & MANKIN" found at the intersection of the South right-of-way line of Parakeet Lane, a 50 foot wide public right-of-way, and Hill Oak Drive, a 36 foot wide public right-of-way, being the Northeast corner of said Foster tract. From which a 1-1/2" iron pipe found bears N42°05'02"W, a distance of 0.64 feet;

THENCE, S01°05'47"E, along the West right-of-way line of Hill Oak Drive, being the common East line of said Foster tract, a distance of 175.90 feet to a 1/2-inch iron rod with a red plastic cap stamped "PEISER & MANKIN" found at the intersection of the North right-of-way line of West Wheatland Road, a 100 foot wide public right-of-way, and the East right-of-way line of Hill Oak Drive, being the Easternmost Southeast corner of said Foster tract;

THENCE, along the North right-of-way line of West Wheatland Road, being the common South line of said Foster tract, in part the common South line of said JSDN Real Estate tract, the following two (2) courses and distances:

- S43°54'13"W, a distance of 14.14 feet to a 1/2-inch iron rod with a red plastic cap stamped "PEISER & MANKIN" found for the Southernmost Southeast corner of said Foster tract;
- S88°54'13"W, a distance of 242.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said JSDN Real Estate tract, being the Southeast corner of Lot 2A, Block 7561, LG Wheatland And Hampton Addition, a subdivision of record in Document Number 201600232175 of said Official Public Records;

THENCE, N01°03'34"W, departing the North right-of-way line of West Wheatland Road, along the West line of said JSDN Real Estate tract, being the common East line of said Lot 2A, passing a 5/8-inch iron rod with a red plastic cap stamped "KHA" found in the South right-of-way line of Parakeet Lane, for the Northeast corner of said Lot 2A at 182.87 feet, and continuing along said course for a total distance of 185.87 feet to a 1/2-inch iron rod with an illegible red plastic cap found for the Northwest corner of said JSDN Real Estate tract;

THENCE, N88°53'50"E, along the South right-of-way line of Parakeet Lane, being the common North line of said JSDN Real Estate tract, in part the North line of said Foster tract, a distance of 251.88 feet to the **POINT OF BEGINNING**, containing an area of 1.074 acres, or 46,781 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, **DAN EUGENE FOSTER** and **KIMBERLY BROUS FOSTER**, do hereby adopt this plat, designating the herein described property as **OTW**, 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 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 the _____ day of _____, 2024.

OWNER: **JSDN REAL ESTATE, LTD**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
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 _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

OWNER: **KIMBERLY BROUS FOSTER**

BY: _____
SIGNATURE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Kimberly Brous Foster, 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 _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

OWNER: **DAN EUGENE FOSTER**

BY: _____
SIGNATURE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Dan Eugene Fodster, 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 _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That 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 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 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 _____, 2024.

Notary Public in and for the State of Texas

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.

Attest:

Secretary

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

PRELIMINARY

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PRELIMINARY PLAT
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LOT 7A, BLOCK 7561
BEING A PORTION OF LOTS 7, 10 & 11, BLOCK 7561
ORIGINAL TOWN OF WHEATLAND
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