



LOCATION MAP
NOT TO SCALE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°49'24"E	24.42'	L22	N51°06'20"E	54.35'
L2	S59°16'05"E	6.68'	L23	S44°49'29"E	18.21'
L3	N45°10'32"E	2.33'	L24	S15°40'08"E	7.08'
L4	S44°49'28"E	25.73'	L25	S45°10'32"W	6.48'
L5	S44°49'28"E	3.32'	L26	S44°49'28"E	29.23'
L6	S46°43'30"W	130.25'	L27	N51°06'20"E	53.73'
L7	S45°10'34"W	6.98'	L28	S52°24'18"W	20.41'
L8	S44°49'29"E	4.21'	L29	S45°23'47"W	25.34'
L9	S44°49'28"E	21.21'	L30	S56°29'33"W	21.62'
L10	S37°35'42"E	35.70'	L31	S74°34'55"W	1.07'
L11	S44°49'28"E	3.33'	L32	N45°10'32"E	13.04'
L12	S44°49'28"E	33.04'	L33	N44°49'28"E	20.43'
L13	N45°10'32"E	13.48'	L34	N45°10'32"E	18.00'
L14	S44°49'28"E	7.00'	L35	S44°49'28"E	68.56'
L15	S44°49'29"E	36.44'	L36	S45°10'32"W	36.05'
L16	N45°10'32"E	1.74'	L37	N44°49'28"E	27.47'
L17	N52°03'15"W	20.35'	L38	N56°29'25"E	17.40'
L18	N45°10'32"E	19.16'	L39	N51°08'57"E	6.31'
L19	N51°06'20"E	53.73'	L40	N45°11'01"E	44.84'
L20	N45°10'32"E	45.50'	L41	N15°40'08"W	103.06'
L21	N45°10'32"E	28.45'			

NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH 8 LOTS FROM PART OF 1 PLATTED LOT AND ALL OF 3 PLATTED LOTS.
- NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
- SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0345J, REVISED DATE AUGUST 23, 2001.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.

PRELIMINARY PLAT
HIGHFIELD PARTNERS PLACE
 LOTS 1-8, BLOCK 10/658
 0.390 ACRES
 A SHARED ACCESS DEVELOPMENT
 BEING A REPLAT OF
 PART OF LOT 11 AND
 ALL OF LOTS 12, 13 AND 14, BLOCK 10/658
 ROSS AVENUE ADDITION
 OUT OF THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-123

OWNER
 HIGHFIELD PARTNERS 1, LLC
 CONTACT: DAVID LLOYD
 5675 MIRAMAR DRIVE
 FRISCO, TEXAS 75034
 PH. (972) 849-5691
 EMAIL: david@lloyd.org

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2018-045 SHEET 1 OF 2

LOT AREAS		
LOT	AREA (sq. ft.)	AREA (ac.)
1	2257	0.052
2	1618	0.037
3	1734	0.040
4	1660	0.038
5	2784	0.064
6	3057	0.070
7	1693	0.039
8	2202	0.051

- LEGEND
- ⊙ POWER POLE
 - ⊙ SANITARY SEWER MAN HOLE
 - ⊙ SIGN
 - ⊙ STORM DRAIN MAN HOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - VOL. VOLUME
 - PG. PAGE
- INST. NO. INSTRUMENT NUMBER
 - OHE OVERHEAD ELECTRIC LINE
 - IRFC IRON ROD W/PLASTIC CAP FOUND
 - MCS 3-1/4" METAL CAP STAMPED "HIGHFIELD PARTNERS PLACE, RPLS 5867" SET IN CONCRETE
 - (C.M.) CONTROLLING MONUMENT
 - MCS 1/2" IRON ROD WITH 3-1/4" METAL CAP STAMPED "HIGHFIELD PARTNERS PLACE, RPLS 5867" SET
 - P.O.B. POINT OF BEGINNING

OWNER'S CERTIFICATION

WHEREAS Highfield Partners 1, LLC and David Lloyd are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, and City Block 658 of the Official Block Numbers of the City of Dallas, Dallas County, Texas, being all of Lots 12, 13 and 14 and part of Lot 11, Block 10/658, Ross Avenue Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 190, Page 90, Deed Records, Dallas County, Texas; also being all of that certain tract of land conveyed to Highfield Partners 1, LLC by General Warranty Deed recorded in Instrument Number 201800041766, Official Public Records, Dallas County, Texas and to David Lloyd by Guardian Deed recorded in Instrument No. 202100150007, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument with cap stamped "BDD DALLAS PEAK LAND ADDITION" found in the northeast right-of-way line of North Peak Street (a 60-foot wide right-of-way) at the west corner of said Highfield Partners 1, LLC tract and the south corner of Lot 1A, Block D/660, Dallas Peak Land Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 201600095551, Official Public Records, Dallas County, Texas;

THENCE N 45° 10' 32" E, departing said northeast right-of-way line of North Peak Street, with the southeast line of said Lot 1A, a distance of 169.92 feet to a concrete monument with cap stamped "BDD DALLAS PEAK LAND ADDITION" found at the north corner of said Highfield Partners 1, LLC tract and the west corner of a tract of land conveyed to F Z Homes, LLC by Special Warranty Deed recorded in Instrument Number 202000297869, Official Public Records, Dallas County, Texas;

THENCE S 44° 45' 41" E, departing said southeast line of Lot 1A and with the southwest line of said F Z Homes, LLC tract, at a distance of 50.00 feet passing a 1/2-inch iron rod with cap stamped "RUG INC" found at the east corner of said Highfield Partners 1, LLC tract and the north corner of said Lloyd tract and continuing for a total distance of 100.00 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "HIGHFIELD PARTNERS PLACE, RPLS 5867" set at the east corner of said Lloyd tract, same being the south corner of a tract of land conveyed to F Z Homes, LLC by Special Warranty Deed recorded in Instrument No. 202000297846, Official Public Records, Dallas County, Texas; from which a 5/8-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears N 07° 18' 30" E, a distance of 0.36 feet;

THENCE S 45° 10' 32" W, a distance of 170.20 feet to a 3-1/4 inch metal cap stamped "HIGHFIELD PARTNERS PLACE, RPLS 5867" set for corner in said northeast right-of-way line of North Peak Street at the south corner of said Lloyd tract;

THENCE N 44° 36' 02" W, with said northeast right-of-way line of North Peak Street, at a distance of 50.00 feet passing a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at south corner of said Highfield Partners 1, LLC tract and the west corner of said Lloyd tract, and continuing for a total distance of 100.00 feet to the **POINT OF BEGINNING** and containing 17,006 square feet or 0.390 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DAVID LLOYD and HIGHFIELD PARTNERS 1, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as HIGHFIELD PARTNERS PLACE 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 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 the ____ day of _____, 2023.

By: Highfield Partners 1, LLC

David Lloyd

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared David Lloyd, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

LLOYD DENMAN, P.E.
CHIEF ENGINEER OF DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

SURVEYOR'S STATEMENT

I, Candy Hone, 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 _____, 2023.

PRELIMINARY

RELEASED 4/6/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2023.

Notary Public, State of Texas

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