

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **4029 LOVE BIRD LN, LLC** IS THE OWNER OF A 7.321 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 1-4 & 11-14, BLOCK F/6044 OF RED BIRD ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 275, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING ALL OF A CALLED 7.4837 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 4029 LOVE BIRD LN, LLC, RECORDED IN INSTRUMENT NUMBER 202400096149, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 7.321 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 7.4837 ACRE TRACT OF LAND, SAME BEING THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 14, BLOCK F/6044 AND THE MONUMENTED SOUTHWEST CORNER OF SAID LOT 15, BLOCK F/6044 AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF LOVE BIRD LANE (50 FOOT PUBLIC RIGHT-OF-WAY)

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOVE BIRD LANE THE FOLLOWING CALLS:

SOUTH 88°54'59" WEST, A DISTANCE OF 133.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°30'03", FOR AN ARC LENGTH OF 178.03 FEET; A CHORD BEARING OF NORTH 78°20'03" WEST, AND A CHORD DISTANCE OF 176.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 65°35'01" WEST, A DISTANCE OF 387.39 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOVE BIRD LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF BLUE BIRD AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND FROM WHICH A 5/8" BOLT FOUND BEARS NORTH 68°57'57" WEST, A DISTANCE OF 0.4 FEET AND A CARRIAGE BOLT FOUND BEARS SOUTH 40°17'15" WEST, A DISTANCE OF 3.9 FEET;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLUE BIRD AVENUE THE FOLLOWING CALLS:

NORTH 24°10'43" EAST, A DISTANCE OF 149.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°30'11", FOR AN ARC LENGTH OF 200.30, A CHORD BEARING OF NORTH 11°25'48" EAST, AND A CHORD DISTANCE OF 198.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 01°19'17" WEST, A DISTANCE OF 63.99 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLUE BIRD AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF FINCH AVENUE (53 FOOT PUBLIC RIGHT-OF-WAY)

THENCE, NORTH 88°55'57" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FINCH AVENUE, A DISTANCE OF 550.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, BLOCK F/6044, SAME BEING THE NORTHWEST CORNER OF LOT 5, BLOCK F/6044 OF SAID RED BIRD ACRES ADDITION AND FROM WHICH A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 10, BLOCK F/6044 OF SAID RED BIRD ACRES ADDITION BEARS NORTH 88°55'57" EAST, A DISTANCE OF 719.31 FEET;

THENCE, SOUTH 00°51'47" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FINCH AVENUE, A DISTANCE OF 598.75 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 318,903 SQUARE FEET OR 7.321 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **4029 LOVE BIRD LN, LLC** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **VANGUARD ADDITION**, 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 BUILDINGS, 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 _____, 2025.

4029 LOVE BIRD LN, LLC

BY: _____
LUIS DIAZ

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS DIAZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, MICHAEL J. MURPHY, 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 THE 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 _____, 2025.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

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
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 26, 2025

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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 _____, 2025.

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

PRELIMINARY PLAT
BLUE ADDITION
LOT 1, BLOCK F/6044

BEING ALL OF LOTS 1-4, AND 11-14, BLOCK F/6044 OF RED BIRD ACRES, RECORDED IN VOLUME 8, PAGE 275, M.R.D.C.T. MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-137
MARCH 27, 2025

OWNER\APPLICANT:
4029 LOVE BIRD LN, LLC
STANTEC CONSULTING SERVICES, INC.
133 BOSTON POST ROAD
WESTON, MASSACHUSETTS 02493
PH: (781) 232-7597
CONTACT: LUIS DIAZ

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194488

