

VICINITY MAP

BEING a 5.093 acre tract of land situated in the J.B. Shade Survey, Abstract No. 1390 and the Franklyn Bowles Survey, Abstract No. 69, in the City of Dallas, Dallas County Texas, and being all of that certain called 5.086 acre tract in deed described in deed from Barberans, LLC. to Eleven Three Ten Properties, Ltd., and recorded in Instrument No. 201700186555, of the Deed Records, of Dallas County, Texas, said 5.093 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap found for corner at the Northwest corner of said 5.086 acre tract same being the Southwest corner of Lot 2, Block A/6613, of K.G. Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004169, Page 112 of Map or Plat Records and also being in the Northeast line of Harry Hines Boulevard a (164 foot wide Right-of-Way);

THENCE North 70°03'08" East with the North line of said 5.086 acre tract, same being the South line of said Lot 2 at a distance of 469.93 feet passing a 1/2" iron rod found for corner at the Southeast corner of said Lot 2, same being the Southwest corner of Lot 5, Block A/6613 of the Meherali Addition an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 200600135935, of said Map or Plat Records and continuing a total distance of 539.16 feet to a 1/2" iron rod found for corner at an ell corner in said North and South lines and also being in the common line of between the Franklin Bowles Survey, Abstract No. 69 and the J.B. Shade Survey, Abstract No. 1390;

THENCE South 01°33'20" West with said Abstract line, same being the West line of said Lot 5 a distance of 25.00 feet to a 5/8" capped iron rod "SANDS" set for corner at the Southwest corner of said Lot 5;

THENCE North 88°05'35" East continuing with the North line of said 5.086 acre tract of land, same being the South line of said Lot 5 a distance of 238.90 feet to a 1/2" iron rod found for corner at the Northeast corner of said 5.086 acre tract, same being the Southeast corner of said Lot 5 and also being in the West line of Denton Drive a (variable width Right-of-Way);

THENCE South 15°30'20" East with the East line of said 5.086 acre tract, same being the West line of said Denton Drive a distance of 286.87 feet to a 1/2" iron rod found for corner at the Southeast corner of said 5.086 acre tract, same being the Northeast corner of that certain called 1.0441 acre tract of land described in deed from Jack Keith Bell III et ux to Young Koo Lee, et ux and recorded in Volume 97112, Page 1066, of said Deed Records;

THENCE South 88°23'33" West with the South line of said 5.086 acre tract and the North line of said 1.0441 acre tract a distance of 310.19 feet to a 1/2" iron rod found for corner at an ell corner in said South line and being at the Northwest corner of said 1.0441 acre tract;

THENCE South 01°32'53" West with the West line of said 1.0441 acre tract at a distance of 71.24 feet passing the Southwest corner of said 1.0441 acre tract, same being the Northwest corner of that certain called 1.0441 acre tract of land described in deed from Jack Keith Bell III, et ux to Young Koo Lee, et ux, and recorded in Volume 2000043, Page 7644 of said Deed Records and continuing a total distance of 86.87 feet to a 1/2" capped iron rod "SANDS" set for corner at an ell corner in said South line, same being the Northeast corner of Lot 1, Block A/6564, of Gugno Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004014, Page 1, of said Deed Records;

THENCE North 89°59'18" West with the South line of said 5.086 acre tract and the North line of said Lot 1 a distance of 452.35 feet to a point for corner at the Southwest corner of said 5.086 acre tract, same being the Northwest corner of said Lot 1 and being in the East line of the above mentioned Harry Hines Boulevard;

THENCE North 15°29'45" West with the West line of said 5.086 acre tract and the East line of said Harry Hines Boulevard a distance of 212.71 feet back to the Point of Beginning and containing 2,218,535 square feet or 5.093 acres more or less.

- GENERAL NOTES:**
- Lot to lot drainage will not be allowed without Engineering Section approval.
  - Basis of Bearing-Based on the North line (N 88°57'47" E) of Lot 1R, of the Freemont Addition, an Addition to the City of Dallas Plat Books
  - The purpose of this plat is to create two lots.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North America Datum of 1983 on grid coordinates values, no scale and no projection.
  - There is Not an Storm Water within 150 foot of property. Subject property uses Septic.
  - No Structure onsite
  - Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.

**LEGEND & ABBREVIATIONA**

D.R.D.C.T.	Deed Records, Dallas County, Texas
CM	Controlling Monument
IRF	Iron Rod Found
CIRS	Iron Rod Set with Yellow Plastic Cap Stamped "SANDS"
R.O.W	Right-of-Way
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.P.R.D.C.T.	Map or Plat Records, Dallas County, Texas
Center Line of Road	-----
Waste Water	-----
Water Line	-----
Storm Drainage	-----
Water	(W)
Manhole	(M+)
Fire Hydrant	(FH)

Lot 1 Block A/6564  
Gugno Addition  
Vol. 2004014 Pg. 1  
D.R.D.C.T.

OWNER'S DEDICATION  
STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Eleven Three Ten Properties, LTD.**, does hereby adopt this plat, designating the herein described property as **Eleven Three Ten 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 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, clean outs, 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, Dallas county, Texas.

Witness, my hand at Dallas, Texas, this \_\_\_ day of \_\_\_\_\_, 2022

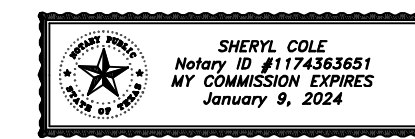
By: \_\_\_\_\_  
Steve Schott

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a 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 instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS



**SURVEYOR'S STATEMENT**

I, \_\_\_\_\_, 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 Land Surveying, 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 \_\_\_\_\_, 2022

PRELIMINARY NOT TO BE FILED FOR ANY PURPOSE

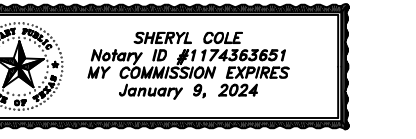
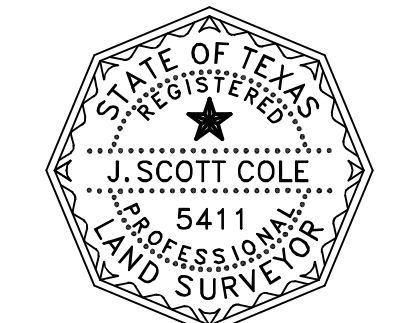
(Signature)  
J. Scott Cole  
Texas Registered Professional Land Surveyor No. 5411

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a 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 instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS



(For SPRG use only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG No. \_\_\_\_\_

File Number: S223-047

PURPOSE OF THE PLAT IS TO CREATE 2 LOTS.  
NO STRUCTURES WILL BE REMOVED OR ALTERED ON THE LOTS.

**SANDS SURVEYING CORPORATION**  
2221 Justin Rd. #-119-466  
Flower Mound Texas 75028  
PH: (214) 919-7883  
Texas Firm Registration No. 10014600  
www.ssctx.net

**PRELIMINARY PLAT**  
**ELEVEN THREE TEN ADDITION**  
**LOT 1 AND LOT 2**  
**5.093 Acres**  
in the  
**Franklyn Bowles Survey, Abstract No. 69 &**  
**J.B. Shade Survey, Abstract No. 1390**  
**City Block 6564 & 6612**  
**City of Dallas, Dallas County**  
**Texas**

OWNER:  
Eleven Three Ten Properties, Ltd.  
1515 Gunnison Trail,  
Lewisville, Texas 75077  
Steve Schott  
214-287-8385

SURVEYOR:  
SandS Surveying  
2221 Justin Rd. #-119-466  
Flower Mound Texas 7502  
8PH: (214) 919-7883  
Texas Firm Registration  
No. 10014600  
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