



LOCATION MAP  
NOT TO SCALE  
(MAPSCO 66-J)

LEGEND:

- CIRF - CAPPED IRON ROD FOUND
- CIRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND
- CM - CONTROLLING MONUMENT
- CONC. - CONCRETE
- DRWY. - DRIVEWAY
- PVMT. - PAVEMENT
- GM - GAS METER
- PP - POWER POLE
- OHL - OVERHEAD LINE
- TMH - TELEPHONE MANHOLE
- WM - WATER METER
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

AREA TABLE

	AREA SQ. FT.	AREA ACRES
LOT 13A	10,882	0.25
LOT 13B	10,882	0.25
LOT 14A	10,882	0.25
LOT 14B	10,882	0.25
TOTAL	43,528	1.00

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO LOTS INTO 4 EQUAL SIZE LOTS.

NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. NO STRUCTURES ON SITE

PRELIMINARY PLAT  
LAKEITH FOWLER ADDITION  
LOTS 13A, 13B, 14A AND 14B  
BLOCK E/6855

BEING  
A REPLAT OF  
LOTS 13 & 14, BLOCK E/6855  
THIRD INSTALLMENT OF  
GOLDMINE ADDITION  
VOLUME 11, PAGE 363, M.R.D.C.T.  
OUT OF

THE GEORGE L. HAASS SURVEY, ABSTRACT NO. 641  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-136

SHEET 1 OF 2  
MARCH 26, 2025

OWNER:  
WISEHOUSE INVESTMENT GROUP, LLC  
625 GARDENIA STREET  
DESOTO, TEXAS 75115  
ATTN: LAKEITH FOWLER  
E-MAIL: lakeith@icloud.com

SURVEYOR:  
**LIM** & ASSOCIATES, inc.  
engineering & surveying consultants  
TBPELS Engineering Firm F-3232  
TBPELS Surveying Firm 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 • Fax (214) 942-9881  
Email: LimAssoc@aol.com

OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS WISEHOUSE INVESTMENT GROUP, LLC is the Owner of a 43,528 Square Foot (1.00 Acres) tract of land situated in the George L. Haass Survey, Abstract No. 641, City of Dallas, Dallas County, Texas according to the Warranty Deeds with vendor's lien thereof recorded in Instrument Numbers 202400249937, 202400249858, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and the Correction Instrument recorded in Instrument 202500013427, also being all of Lots 13 and 14, Block E/6855 of Third Installment of Goldmine Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 11, Page 363, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found (Controlling Monument) at the most westerly corner of said Lot 14, said point also being the most southerly corner of Lot 15 of said Block E/6855, and said point also being in the northeasterly right–of–way line of Veterans Drive (a 50–foot right–of–way) (Volume 10, Page 441, M.R.D.C.T.);

THENCE North 59°14'44" East, departing the said northeasterly line of Veterans Drive, along the common line of said Lots 14 and 15, a distance of 205.32 feet to a 1/2–inch iron rod found (Controlling Monument) at the most northerly corner of said Lot 14, said point also being the most easterly corner of said Lot 15, said point also being the most westerly corner of Lot 8, of said Block E/6855;

THENCE South 30°35'53" East, along the common line of said Lots 14 and 8, at a distance of 106.00 feet passing through the most northerly corner of said Lot 13, said point also being the most southerly corner of said Lot 8, said point also being the most westerly corner of Lot 9, of said Block E/6855, continuing along the common line of said Lots 13 and 9, a total distance of 212.00 feet to a ½–inch iron rod found for corner at the most easterly corner of said Lot 13, said point also being the most northerly corner of Lot 12, of said Block E/6855;

THENCE South 59°14'44" West, along the common line of said Lots 13 and 12, a distance of 205.32 feet to a ½–inch iron rod found for corner at the most southerly corner of said Lot 13, said point also being the most westerly corner of said Lot 12; said also being in the said northeasterly right–of–way line of Veterans Drive;

THENCE North 30°35'53" West, along the said northeasterly right–of–way line of Veterans Drive, a total distance of 212.00 feet to the POINT OF BEGINNING and containing 43,528 square feet or 1.00 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WISEHOUSE INVESTMENT GROUP, LLC, acting through its duly authorized agent LaKeith Fowler, does hereby adopt this plat, designating the herein described property as LAKEITH FOWLER 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, 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.

\_\_\_\_\_  
LaKeith Fowler  
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 \_\_\_\_\_, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires:

SURVEYOR'S STATEMENT

I, DANIEL S. LIM, 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 \_\_\_\_\_, 2025

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.

\_\_\_\_\_  
DANIEL S. LIM, PE, RPLS, CFM  
TEXAS R.P.L.S. NO. 5322

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 Daniel S. Lim, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires:

CERTIFICATE OF APPROVAL	
I, <del>Tony Shidid</del> , Chairperson or <del>Brant Rubin</del> , 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.	
_____ Chair person or Vice Chairperson City Plan Commission Dallas, Texas	
Attest:	_____ Secretary

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MARCH 26, 2025

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625 GARDENIA STREET  
DESOTO, TEXAS 75115  
ATTN: LAKEITH FOWLER  
E-MAIL: lakeith@icloud.com



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