



- 1) The purpose of this plat is to create one lot out of part of one tract of land.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- 6) Dallas Department of Water Benchmarks used:  
City of Dallas Benchmark No. 58-C-2  
Square on Y inlet on east side of Lolita Drive, between Barclay Street and Cordell Drive in front of #2248 Lolita Drive.  
Northing: 6,961,315.835; Easting: 2,527,984.467  
  
City of Dallas Benchmark No. 58-D-1S  
Standard water department benchmark on top of concrete curb at centerline of storm sewer inlet on the northeast corner of the intersection of Pleasant Drive and Jennie Lee Lane, 20.50 feet east of centerline of Pleasant Drive and 54.50 feet north of centerline of Jennie Lee Lane.  
Northing: 6,926,517.715; Easting: 2,528,399.466
- 7) TxDOT approval may be required for any driveway modification or new access point(s).
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48114-0170K, with a date of identification of 07/24/2005, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 9) There are no structures on subject property.
- 10) Trees are as shown.

**PRELIMINARY PLAT**  
**DUTCH BUCKNER**  
**LOT 3A, BLOCK E/6184**  
BEING PART OF CITY BLOCK E/6184  
SITUATED IN THE  
WILLIAM A. PRUITT SURVEY,  
ABSTRACT NO. 1161  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-228 & PLAT-25-000079  
ENGINEERING PLAN NO. DP



SURVEYOR

**TEXAS HERITAGE**  
**SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

OWNER  
FROST BANK  
A TEXAS STATE BANK  
111 W HOUSTON STREET  
SAN ANTONIO, TEXAS 78205-2114

DATE: 08/06/2025 / JOB # 1603739-8 / SCALE= 1" = 50' / DRAWN: KO  
PAGE 1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, Frost Bank, a Texas state bank, is the owner of a tract of land situated in the William A. Pruitt Survey, Abstract No. 1161, in the City of Dallas, Dallas County, Texas, and being a part of Block E/6184, City of Dallas, Dallas County, Texas, being part of Lots 3 and 4, Block E/6184 of Bruton Estates, an unrecorded addition to the City of Dallas, Dallas County, Texas, and also being part of that same tract of land described in General Warranty Deed to Frost Bank, a Texas state bank as recorded in Instrument Number 202500067354 Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at 1/2 inch iron rod found at the former intersection of the south right-of-way line of Jennie Lee Lane (F.K.A. Memory Lane)(50 foot right-of-way) and the east right-of-way line of Buckner Boulevard (Loop 12)(F.K.A. County Road No. 424)(variable width right-of-way), same being the northwest corner of U. S. Realty Holdings Addition, an addition to the City of Dallas, Dallas County, Texas, according to plat thereof recorded in Instrument Number 201600281842, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 28 minutes 29 seconds East, along the former east right-of-way line of said Buckner Boulevard, being 3.5 feet west of the existing east right-of-way line of Buckner Boulevard and west line of Lot 1A, Block C/6193 of said U.S. Realty Holdings Addition, passing at a distance of 155.15 feet, a Mag Nail found for the southwest corner of said U. S. Realty Holdings Addition, same being the northwest corner of a tract of land described in Warranty Deed to Ronald G. Adley and Liana K. Adley, Co Trustee of the Adley Family Trust recorded in Volume 2005093, Page 6451, Deed Records, Dallas County, Texas, continuing along the east line of said Buckner Boulevard, a distance of 80.00 feet, passing a 2 inch brass disc stamped "PIA & RPLS 5390" found with mag nail for the northwest corner of the herein described tract, continuing along the east right-of-way line of said Buckner Boulevard for a total distance of 362.29 to an "X" cut in concrete found, same being the POINT OF BEGINNING;

THENCE North 89 degrees 33 minutes 06 seconds East, departing the said east right-of-way line of Buckner Boulevard, traversing said Lot 3, Block E/6184, a distance of 29.99 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR" for the start of a tangent curve to the right having a radius of 43.00 feet, a delta angle of 41 degrees 07 minutes 52 seconds and a chord bearing and distance of South 69 degrees 49 minutes 57 seconds East 30.21 feet;

THENCE along said curve to the right, continuing to traverse said Lot 3, Block E/6184, an arc distance of 30.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR" for the start of a tangent curve to the left having a radius of 43.00 feet, a delta angle of 41 degrees 07 minutes 01 seconds and a chord bearing and distance of South 69 degrees 49 minutes 36 seconds East 30.20 feet;

THENCE along said curve to the left, continuing to traverse said Lot 3, Block E/6184, an arc distance of 30.86 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR" for the end of said curve;

THENCE South 89 degrees 36 minutes 55 seconds East, continuing to traverse said Lot 3, Block E/6184, a distance of 294.09 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR"

THENCE South 00 degrees 25 minutes 24 seconds East, continuing to traverse said Lot 3, Block E/6184 and across said Lot 4, Block E/6184, a distance of 90.32 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR" in the north line of that tract described in Warranty Deed to Benjamin Martinez Ramirez, Jr. recorded in Instrument Number 202300238460, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 33 minutes 08 seconds West, along the north line of said Ramirez tract, a distance of 380.53 feet to a 2 inch brass disc stamped "PIA & RPLS 5690" set with mag nail, said corner being the northwest corner of said Ramirez tract, and being in the said east right-of-way line of Buckner Boulevard;

THENCE North 00 degrees 28 minutes 29 seconds West, along the said east right-of-way line Buckner Boulevard, a distance of 111.95 feet back to the POINT OF BEGINNING and containing 35,689 square feet or 0.819 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FROST BANK, A TEXAS STATE BANK, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DUTCH BUCKNER** 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, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Frost Bank, a Texas state bank

By: \_\_\_\_\_  
Robert Goudge - Executive Vice President

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert Goudge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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

SURVEYOR'S STATEMENT

I, J.R. JANUARY, 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 \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (08/20/2025)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

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 J.R. JANUARY, 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 Shiddi, 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



**TEXAS HERITAGE**  
**SURVEYING, LLC**

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