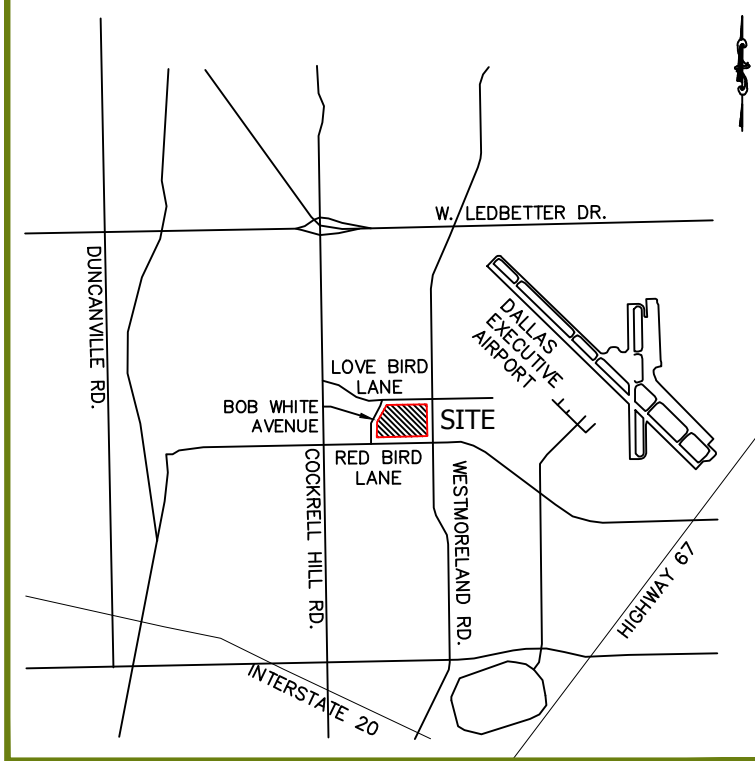




NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.9998657 was used for this project.
- According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and incorporated Areas, Panel #70 of 725, Map Number 4813C0470K, Map Revised Date: July 7, 2014, the subject property is located in Zone "X" (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create one lot from nine platted lots.
- The number of lots permitted by this plat is one.
- The existing structures on Lot 7, Block H of the subject property to remain.
- The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
- According to the City of Dallas Zoning Map, the subject property is located within Zoning District IR - Industrial / research district.
- Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- Coordinates shown derived from the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and no Projection.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Oncor Electric Delivery Company LLC, is the Owner of a 7.463 acre tract of land situated in the McKinney & Williams Survey, Abstract Number 1053, City of Dallas Block H/6044, City of Dallas, Dallas County, Texas, and being all of Lots 6 and 7, Block H, Red Bird Acres, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 8, Page 275, Plat Records, Dallas County, Texas (P.R.D.C.T.), same being described as Tract 2 in Special Warranty Deed to Dallas Power & Light Company (dba Oncor Electric Delivery Company LLC) as recorded in Volume 83082, Page 4639, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being all of Lots 9, 10, 11, 12, 13, 14, and 15, Block H of said Red Bird Acres addition, same being described in Special Warranty Deed to Oncor Electric Delivery Company LLC, as recorded in Document Number 202500245316, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 7.463 acre tract of land being more particularly described as follows:

BEGINNING at a found 1-inch bolt for the northeast corner of said Dallas Power & Light Company tract, same being the intersection of the south line of Love Bird Lane (50-foot width right-of-way), with the west line of Westmoreland Road (100-foot width right-of-way)(also known as Westmoreland Avenue, formerly known as Paradise Avenue);

THENCE South 00 degrees 56 minutes 57 seconds East, with the east line of said Dallas Power & Light Company tract, same being the west line of said Westmoreland Road, passing a found 3/8-inch iron rod for the southeast corner of said Dallas Power & Light Company tract, same being the northeast corner of said Oncor tract, at a distance of 305.60 feet, and continuing along the east line of said Oncor tract, same being the west line of said Westmoreland Road, in a total distance of 595.60 feet to a set "X" cut at the southeast corner of said Oncor tract, same being the intersection of the west line of said Westmoreland Road with the north line of Red Bird Lane (variable width right-of-way);

THENCE South 89 degrees 08 minutes 21 seconds West, with the south line of said Love Bird Lane, same being the north line of said Red Bird Lane, a distance of 484.22 feet to a set 5/8-inch iron rod with 3-inch aluminum monument stamped "LOVEBIRD SUB ADDITION LOT 1 BLOCK B/6510 DUNAWAY ASSOCIATES" at the southeast corner of a called 0.0872 acre tract of land described in Right-of-Way Deed to the County of Dallas as recorded in Volume 87051, Page 4932, D.R.D.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds West, with the south line of said Oncor tract, same being the north line of said Red Bird Lane, same being the east line of said 0.0872 acre tract, a distance of 10.00 feet to set 5/8-inch iron rod with 3-inch aluminum monument stamped "LOVEBIRD SUB ADDITION LOT 1 BLOCK B/6510 DUNAWAY ASSOCIATES" at the northeast corner of said 0.0872 acre tract;

THENCE South 89 degrees 08 minutes 21 seconds West, with the south line of said Oncor tract, same being the north line of said Red Bird Lane, same being the north line of said 0.0872 acre tract, a distance of 383.87 feet to a set 5/8-inch iron rod with 3-inch aluminum monument stamped "LOVEBIRD SUB ADDITION LOT 1 BLOCK B/6510 DUNAWAY ASSOCIATES" for the southwest corner of said Oncor tract, same being the northwest corner of said 0.0872 acre tract, same being the southeast corner of a tract of land described as Lot 8, Block H/6044 of said Red Bird Acres addition in General Warranty Deed (Cash) to Jesus Jaimes, Jr. as recorded in Document Number 202300054217, O.P.R.D.C.T.;

THENCE North 00 degrees 07 minutes 38 seconds West, with the west line of said Oncor tract, same being the east line of said Jesus Jaimes, Jr. tract, a distance of 290.37 to a found 1/2-inch iron rod with yellow cap stamped "CBG SURVEYING" at the northeast corner of said Oncor tract;

THENCE North 89 degrees 49 minutes 28 seconds East, over and across said Oncor tract, passing a found 1/2-inch iron rod at an interior corner of said Oncor tract, same being the southwest corner of a tract of land described as Lots 2, 3, 4, and 5, Block H of said Red Bird Acres addition in General Warranty Deed to Rafael Alfaro, a single person, as recorded in Document Number 201500161945, Official Public Records, Dallas County, Texas O.P.R.D.C.T., at a distance of 139.85 feet, and continuing along the northerly line of said Oncor tract, same being the south line of said Alfaro tract, in all a total distance of 623.90 feet to a found 1/2-inch iron rod for an interior corner of said Oncor tract, same being the southwest corner of said Dallas Power & Light Company tract, same being the southeast corner of said Alfaro tract;

THENCE North 00 degrees 54 minutes 27 seconds West, with the common line between the west line of said Dallas Power & Light Company tract, same being the east line of said Alfaro tract, a distance of 305.59 feet to a found 1-inch bolt for the northwest corner of said Dallas Power & Light Company tract, same being the northeast corner of said Alfaro tract, on the south line of said Love Bird Lane, from which a found 1/2-inch iron rod at a northwesterly corner of said Oncor tract bears South 89 degrees 49 minutes 28 seconds West, a distance of 479.96 feet, and a found 1/2-inch iron rod at the northwestern most corner of said Oncor tract, same being the intersection of the south line of said Love Bird Lane, and the east line of Bob White Avenue (50-foot width right-of-way) bears South 89 degrees 49 minutes 28 seconds West, a distance of 540.79 feet;

THENCE North 89 degrees 49 minutes 28 seconds East, with the common line between the north line of said Dallas Power & Light Company tract, same being the south line of said Love Bird Lane, a distance of 239.81 feet to the POINT OF BEGINNING and containing 7.463 acres or 325,108 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, ONCOR ELECTRIC DELIVERY COMPANY LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **LOVEBIRD SUB ADDITION, LOT 1, CITY BLOCK B/6510**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, ONCOR ELECTRIC DELIVERY COMPANY LLC certify that we are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas, Texas, this _____ day of _____, 20____.

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.

Owner Signature

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.

Lien Holder Signature

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 **ONCOR ELECTRIC DELIVERY COMPANY LLC**, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE _____ BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE - DESCRIBED PROPERTY AS **LOVEBIRD SUB ADDITION, LOT 1, CITY BLOCK B/6510**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF DALLAS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE, EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF DALLAS. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS MY HAND THIS THE _____ DAY OF _____

BY: _____

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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER NAME AND ADDRESS

Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

ENGINEER NAME AND ADDRESS

Name: Halff
Address: 2380 Performance Drive, Bldg C, Suite 150, Richardson, TX 75082
Phone: 214-346-6200 Fax: 214-739-0095

SURVEYOR NAME AND ADDRESS

Name: Dunaway
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

SURVEYOR'S STATEMENT:

I, Robert Schurig, 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 _____, 20____.

Robert Schurig

Texas Registered Professional Land Surveyor No. 6885

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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

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 SPRG use only)

Reviewed by: _____

Date: _____

SPRG No. _____

Line Table		
Line Number	Bearing	Distance
L1	S00°56'57"E	10.00'
L2	S89°08'21"W	20.00'
L3	N44°05'42"E	28.26'
L4	S00°56'57"E	20.00'
L5	S00°56'56"E	15.00'
L6	N45°33'44"W	21.36'
L7	N89°49'28"E	15.00'
L8	S00°56'55"E	3.00'
L9	N00°54'27"W	3.00'
L10	S44°04'12"W	10.14'
L11	S00°56'10"E	6.02'
L12	S60°00'00"E	59.90'
L13	S21°52'45"W	41.96'
L14	S00°00'00"E	146.98'
L15	N90°00'00"E	151.04'
L16	N00°00'00"E	5.00'

Line Table		
Line Number	Bearing	Distance
L17	N90°00'00"E	48.03'
L18	N22°29'14"W	34.28'
L19	N00°00'00"E	41.72'
L20	N21°39'01"W	27.42'
L21	N04°53'33"W	8.99'
L22	N90°00'00"W	251.64'
L23	S10°07'37"W	9.49'
L24	S21°52'45"W	4.28'
L25	N60°00'00"W	58.39'
L26	S89°08'21"W	30.03'
L27	N00°00'00"W	120.25'
L28	N90°00'00"E	30.00'
L29	N89°59'18"E	12.00'
L30	S00°00'00"E	30.00'
L31	N90°00'00"W	12.00'
L32	S00°00'54"E	89.79'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	090°00'00"	10.00	15.71	N45°00'00"E 14.14'
C2	090°00'00"	60.01	94.26	N45°00'00"E 84.88'
C3	090°00'00"	30.00	47.13	N45°00'00"E 42.43'

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM = CONTROLLING MONUMENT
● = RECORD INFORMATION
● = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

LEGEND	
SYMBOL	DESCRIPTION
	ELECTRIC BOX
	ELECTRIC MANHOLE
	FIBER OPTIC VAULT
	FIRE HYDRANT
	GAS TEST SIGN
	GUY
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SIGN
	SIGNAL LIGHT
	STORM DRAIN MANHOLE
	TELEPHONE RISER
	TREE
	UTILITY MARKER
	UTILITY POLE
	WATER METER
	WATER VALVE
	EDGE OF ASPHALT
	OVERHEAD UTILITY
	FENCE LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	BURIED FIBER OPTIC

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
Lovebird Sub Addition
LOT 1, CITY BLOCK B/6510
REPLAT OF LOT 1, LOTS 6-7, & LOTS 9-15, BLOCK H
RED BIRD ACRES
Situated in the
McKinney & Williams Survey, Abstract No. 1053,
City of Dallas Block H/6044,
City of Dallas, Dallas County, Texas
(7.463 Acres or 325,108 Square Feet)

This plat was prepared in June 2026
CITY PLAN FILE NO. **Plat-26-000160**
ENGINEERING NO. _____