



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Douglas R. Ralston and Denton Walter, LP, are the owners of a 227,458 square foot tract of land situated in the Dickerson Parker Survey, Abstract No. 1113 in City Block 5773, same being Lot 1, Block A/5773, Shorecrest Outdoor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Instrument Number 201800281062, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Douglas R. Ralston, by Special Warranty Deed with Vendor's Lien recorded in Volume 2001024, Page 2952, Deed Records, Dallas County, Texas, and a tract of land conveyed to Denton Walter, L.P. by Special Warranty Deed recorded in Volume 2005038, Page 7328, Deed Records, Dallas County, Texas, and being a tract of land conveyed to Denton Walter, L.P. by Deed without Warranty, recorded in Instrument Number 201700338526, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for corner, said corner being the East corner of a tract land conveyed to Company Aytch Investments, LLC, by Deed recorded in Instrument Number 201300092431, Official Public Records, Dallas County, Texas, and intersecting the Southwest Right-of-Way line of D.A.R.T. (a Variable width Right-of-Way), by Deed Recorded in Volume 90177, Page 4219, Deed Records, Dallas County, Texas;

North 42 degrees 12 minutes 50 seconds East, along the Southeast line of said Aytch Investments tract, a distance of 138.26 feet to a 1/2-inch iron rod found for corner and the following courses and distances;

South 53 degrees 44 minutes 53 seconds East, a distance of 194.91 feet to a 1/2-inch iron rod found for corner;

South 36 degrees 29 minutes 50 seconds East, a distance of 368.09 feet to a 3-14" aluminum disk stamped "SVA & 5513" over 1/2-inch iron rod set for corner, said corner being a tangent curve to the right, having a radius of 480.09 feet, a delta of 39 degrees 18 minutes 45 seconds, a chord bearing and distance of South 56 degrees 09 minutes 12 seconds West 322.98 feet;

THENCE along the Southeast of said Aytch Investments and said curve to the right, an arc length 329.40 feet to a 3-14" aluminum disk stamped "SVA & 5513" over 1/2 inch iron rod set for corner, said corner being a west corner of said Aytch tract, said corner being in the Southwest Right-of-Way line of D.A.R.T. (Variable width Right-of-Way), according to the map records thereof recorded in Volume 88083, Page 4905, Map Records, Dallas County, Texas;

THENCE North 70 degrees 38 minutes 49 seconds East, along the Southwest Right-of-Way of said D.A.R.T., a distance of 109.85 feet to a 1/2-inch iron rod found for corner, said corner being an ell corner of a tract land conveyed to Missouri Pacific Railroad Company, by Deed recorded in Volume 92046, Page 1581, Deed Records, Dallas County, Texas, witness 3/8 inch iron rod found, which a 5/8" iron rod found for witness bears South 37 degrees 42 minutes 43 second East, a distance of 0.99 feet;

THENCE South 36 degrees 25 minutes 24 seconds West, along the Northwest line of said Missouri Pacific Railroad Company, a distance of 391.13 feet to a 5/8-inch iron rod found for corner;

THENCE South 53 degrees 34 minutes 36 seconds East, along the Northwest line of said Missouri Pacific Railroad Company, a distance of 1.45 feet to a 5/8-inch iron rod set for corner;

THENCE South 36 degrees 26 minutes 22 seconds West, along the Northwest line of said Missouri Pacific Railroad Company, a distance of 400.00 feet to a 1/2-inch iron rod stamped "Crawford" found for corner, same being in the East corner of a tract of land conveyed to The Salvation Army, by Deed recorded in Volume 97137, Page 3659, Deed Records, Dallas County, Texas;

THENCE North 53 degrees 34 minutes 36 seconds West, along the Northeast line of said Salvation Army tract, a distance of 173.41 feet to a 5/8-inch iron rod found for corner, said corner being an ell corner of said Salvation Army tract of land;

THENCE South 36 degrees 26 minutes 10 seconds West, along the Northwest line of said Salvation Army tract, a distance of 389.56 feet to a "X" found for corner, said corner being an ell corner of said Salvation Army tract of land;

THENCE North 53 degrees 28 minutes 12 seconds West, along a Northeast line of said Salvation Army tract, a distance of 49.66 feet to a 1/2-inch iron rod found for corner, said corner being in the Southeast Right-of-Way line of a Shorecrest Drive, said corner being in a non-tangent curve to the left, having a radius of 720.00 feet, a delta of 31 degrees 43 minutes 10 seconds, a chord bearing and distance of North 05 degrees 13 minutes 13 seconds West 393.53 feet, which a 1/2-inch iron rod found for witness bears South 53 degrees 32 minutes 25 second East, a distance of 6.91 feet;

THENCE along the Southeast Right-of-Way line of said Shorecrest Drive and said curve to the left, an arc length 398.60 feet to the POINT OF BEGINNING and containing 227,458 square feet or 5.22 acres of land.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- XF = X CUT FOUND IN CONCRETE
- ESMT. = EASEMENT
- ACF = ALUMINUM CAP FOUND
- ACS = 3-1/4 INCH ALUMINUM CAP STAMPED "SVA SURVEYING AND RPLS 5513" SET OVER 1/2 INCH IRON ROD
- PFC = POINT FOR CORNER

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 LOT & 2 TRACTS OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL STRUCTURE WILL REMAIN ON THIS PLAT.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Douglas R. Ralston and Denton Walter, LP and acting by and through their duly authorized manager, Douglas Walter do hereby adopt this plat, designating the herein described property as **SHORECREST VIEW 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 of 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 _____, 2024.

BY: _____
Douglas R. Ralston (Owner)
Benjamin Ralston (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Denton Walton, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
Douglas R. Ralston (Owner)
Benjamin Ralston (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Denton Walton, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
Denton Walter, LP, (Owner)
Denton Walton (Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Denton Walton, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 _____, 2024.

RELEASED FOR REVIEW ON 07/22/2024. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 _____, 2024.

Notary Public in and for the State of Texas

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

SHEET 2 OF 2

PRELIMINARY PLAT
SHORECREST VIEW ADDITION
LOT 1R, BLOCK A/5773,
227,457.82 SQ.FT. / 5.22 ACRES
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-163

OWNER: DOUGLAS R. RALSTON
AND DENTON WALTER,
LP
Manager: BENJAMIN RALSTON,
P.O. BOX 540758
DALLAS TEXAS, 75354
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