



- GENERAL NOTES:
- BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
  - THE COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM 5.9963 ACRES.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS, ART. 14.1601 GENERAL PROVISIONS.
  - NO STRUCTURES EXISTING ON THIS SITE.
  - IMPROVEMENTS HAVE BEEN SHADDED FOR CLARITY.

LEGEND			
	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MARKER FLAG
	GAS MARKER FLAG		UNIDENTIFIED MARKER SIGN
	GAS SIGN		UNIDENTIFIED POLE
	GAS TANK		UNIDENTIFIED TANK
	GAS VAULT		UNIDENTIFIED VAULT
	GAS VALVE		UNIDENTIFIED VALVE
	TELEPHONE BOX		TREE
	TELEPHONE HANDHOLE		WATER BOX
	TELEPHONE MANHOLE		FIRE DEPT. CONNECTION
	TELEPHONE MARKER FLAG		WATER HAND HOLE
	TELEPHONE MARKER SIGN		FIRE HYDRANT
	TELEPHONE VAULT		WATER METER
	PIPELINE MARKER SIGN		WATER MANHOLE
	ELECTRIC BOX		WATER MARKER FLAG
	FLOOD LIGHT		WATER MARKER SIGN
	GUY ANCHOR		WATER VAULT
	GUY ANCHOR POLE		WATER VALVE
	ELECTRIC HANDHOLE		AIR RELEASE VALVE
	LIGHT STANDARD		WATER WELL
	ELECTRONIC METER		
	ELECTRIC MANHOLE		
	ELECTRIC MARKER FLAG		
	ELECTRIC MARKER SIGN		
	UTILITY POLE		
	ELECTRIC TRANSFORMER		
	ELECTRIC VAULT		
	HANDICAPPED PARKING		
	SIGN		
	MARQUEE BILLBOARD		
	BORE LOCATION		
	FLAG POLE		
	GREASE TRAP		

**OWNERS CERTIFICATE**  
**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**WHEREAS, 4414 LANGDON LLC,** is the owner of a tract of land situated in the William F. Newton Survey, Abstract No.1084, City of Dallas, Dallas County, Texas, part of City of Dallas Block 8284, and being all of a called 5.995 acre tract of land described in Special Warranty Deed with Vendor's Lien to 4414 Langdon LLC, recorded in Instrument No. 202500020370 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with red plastic cap stamped "KHA" found for the northeast corner of Lot 6, Block A/8284, Bonnie View Trailer Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 202400107311 of said Official Public Records and the northwest corner of said 5.995 acre tract, in the southeast right-of-way line of Langdon Road (a 150-foot wide right-of-way);

**THENCE** with said southeast right-of-way line of Langdon Road, North 58°33'45" East, a distance of 631.37 feet to a 3/8" iron pipe found for the northeast corner of said 5.995 acre tract, and being the most northerly northwest corner of a called 10.99 acre tract of land described in Special Warranty Deed to CAPA Concrete, Inc., recorded in Instrument No. 201800309702 of said Official Public Records;

**THENCE** departing said southeast right-of-way line of Langdon Road, with the east line of said 5.995 acre tract and a west line of said 10.99 acre tract, South 19°36'27" East, a distance of 397.30 feet to a 5/8" iron rod with green cap stamped "YR 10194700" found for the southeast corner of said 5.995 acre tract and an interior ell corner of said 10.99 acre tract;

**THENCE** with the south line of said 5.995 acre tract and a north line of said 10.99 acre tract, South 58°59'35" West, a distance of 761.61 feet to a point for the southwest corner of said 5.995 acre tract and a northwest corner of said 10.99 acre tract, in the east line of said Lot 6;

**THENCE** with said east line of said Lot 6 and the west line of said 5.995 acre tract, the following courses and distances:

North 08°05'34" East, a distance of 162.04 feet to a point for corner;  
North 18°34'26" West, a distance of 64.50 feet to a point for corner;  
North 07°05'34" East, a distance of 128.90 feet to a point for corner;  
North 23°04'26" West, a distance of 95.46 feet to the **POINT OF BEGINNING** and containing 261,198 square feet or 5.9963 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **4414 LANGDON LLC,** a Texas limited liability company, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LANGDON HOLDINGS ADDITION,** an addition to the City of Dallas and City of Lancaster, 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness our hands at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: **4414 LANGDON LLC,**  
a Texas limited liability company;

VILCO PROPERTIES, LLC, Manager of 4414 Langdon LLC

By: \_\_\_\_\_  
Richard C. Vilven Jr., Manager

**STATE OF \_\_\_\_\_** §  
**COUNTY OF \_\_\_\_\_** §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Richard C. Vilven Jr., 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

NORTH

GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

VICINITY MAP

NOT TO SCALE

LINE TYPE LEGEND

---	BOUNDARY LINE	
---	ADJACENT PROPERTY LINE	
---	EASEMENT LINE	
---	BUILDING LINE	
---	WATER LINE	
---	SS	SANITARY SEWER LINE
---	SC	STORM SEWER LINE
---	GAS	UNDERGROUND GAS LINE
---	OHL	OVERHEAD UTILITY LINE
---	USE	UNDERGROUND ELECTRIC LINE
---	TEL	UNDERGROUND TELEPHONE LINE
---	FENCE	FENCE
---	CONCRETE PAVEMENT	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT	ASPHALT PAVEMENT

**SURVEYOR'S STATEMENT**  
I, Andy J. Dobbs, 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 & (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\_\_.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226  
469-718-8849

**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 J. Andy Dobbs 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 \_\_\_\_\_, 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

**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

PRELIMINARY PLAT  
**LANGDON HOLDINGS ADDITION**  
**LOT 1, BLOCK A/8284**  
BEING 5.9963 ACRES OUT OF CITY OF DALLAS BLOCK 8284  
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-094  
WASTEWATER NO. WW \_\_\_\_\_  
PAVING AND DRAINAGE NO. PD \_\_\_\_\_

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Feb. 2025	060051500	1 OF 1

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 469-718-8849  
CONTACT: ANDY DOBBS, R.P.L.S.  
ANDY.DOBBS@KIMLEY-HORN.COM

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC.  
2600 N. CENTRAL EXPRESSWAY, SUITE 400  
RICHARDSON, TEXAS 75080  
PHONE: 972-778-1780  
CONTACT: DAN GALLAGHER, P.E.  
DAN.GALLAGHER@KIMLEY-HORN.COM

**OWNER:**  
4414 LANGDON LLC  
1619 NAVARRO DRIVE  
ALLEN, TX 75013  
PHONE: 972-740-2310  
CONTACT: RICHARD C. VILVEN JR.