STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS NEW NEST PROPERTIES LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING PART OF THE LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503 AND BEING A PORTION OF DALLAS CITY BLOCK NUMBER 4/8617 OF FRUITDALE ACRES, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 4, PAGE 79, MAP RECORDS, DALLAS COUNTY, TEXAS SAME ALSO, BEING THAT TRACT OF LAND CONVEYED TO NEW NEST PROPERTIES LLC BY TEXAS GENERAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN INSTRUMENT NUMBER 202600091520 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY LINE OF MALLORY DRIVE AND THE EASTERLY LINE OF SEAY DRIVE FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA GLEN BABLES AND RECORDED IN INST. NO. 201400072304 OF SAID OFFICIAL PUBLIC RECORDS BEARS S76°29'40"W, A DISTANCE OF 165.17 FEET;

THENCE N29°40'00"W WITH SAID EASTERLY LINE SAME BEING THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 205.06 FEET (DEED-204.92 FEET) TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HENRY J. MORGAN AS RECORDED IN VOL. 70213, PG. 1541 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD FOUND FOR CORNER BEARS N29°57'51"W, A DISTANCE OF 261.36 FEET;

THENCE N77°49'08"E DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHERLY LINE OF SAID HENRY MORGAN TRACT A DISTANCE OF 233.97 FEET (DEED-233.50 FEET) TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO MARTHA N. REVOCABLE JONES, RECORDED IN VOL. 86058, PG. 424 OF SAID DEED RECORDS;

THENCE S18°55'30"E WITH THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT SAME BEING THE WESTERLY LINE OF SAID MARTHA JONES TRACT A DISTANCE OF 192.41 FEET (DEED-195.96 FEET) TO A 1/2" IRON ROD FOUND ALONG THE AFOREMENTIONED NORTHERLY LINE OF MALLORY DRIVE, AND FROM WHICH A 1/2" YELLOW CAPPED IRON FOUND STAMPED BURNS BEARS S13°28'28"W, A DISTANCE OF 0.91 OF A FOOT;

THENCE S76°29'40"W WITH SAID NORTHERLY LINE A DISTANCE OF 195.00 FEET (DEED-194.65 FEET) TO THE POINT OF BEGINNING, CONTAING 41,556 SQUARE FEET OR 0.9540 ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, 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 Regulationsof the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinace 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.

WITNESS MY HAND THIS THE _____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.

REGISTERED PROFESSIONAL LAND SURVEYOR
S. EPHRAIM OSABUTEY
6063
TEXAS

Seth Ephraim Osabutey R.P.L.S. No. 6063

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared S. EPHRAIM OSABUTEY, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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, NEW NEST PROPERTIES LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BRANDON ELIAS ESTATES.** an addition to the City of Dallas, Dallas County, Texas, and does 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 accmodation of all public utilities using or desiring to use some. 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 growth 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, this the _____ day

of _____, 20__

NEW NEST PROPERTIES LLC REPRESENTATIVE

BY: _____
BRANDON ELIAS PRESIDENT

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared BRANDON ELIAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

_____
Notary Public for and in the State of Texas

My Commision expires:_____

Lien Holder's Subordination Agreement

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

BY: _____
NAME, TITLE

STATE OF TEXAS:
COUNTY OF DALLAS:

This instrument was acknowledged before me on this _____ day of _____, 20__ by _____(name of person who signed), as _____(title of officer-usually president or secretary of _____ (name of business) a _____(state of business, ie LLC, Corp, etc) on behalf of the _____ (LLC, Corp, etc)

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1. Purpose of the plat is to create three lots from an existing tract.

2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983. No scale, no projection

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

4. Existing structures to be demolished.

LEGEND

●	1/2" Iron Rod Found Unless Noted Otherwise
CM	Controling Monument
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
ROW	Right of Way
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
F.K.A.	Formerly Known As
	Boundary line
	Lot Line
	Concrete
	Gravel

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I,_____, Chairperson or I,_____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was July 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

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
NEW NEST PROPERTIES LLC
3501 EUCLID AVE
DALLAS, TEXAS 75205

GRAPHIC SCALE
0 15 30
(IN FEET)
1 inch = 30 ft.

PRELIMINARY PLAT
BRANDON ELIAS ESTATES

LOTS 1, 2, AND 3, BLOCK 44/8617
PART OF CITY OF DALLAS BLOCK 4/8617
0.9540 ACRE / 41,556 SQ. FT.
LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO PLAT-26-000176

DATE: 02/25/26 SCALE: 1" = 30' SHEET 1 OF 1