



JOHN JENKINS AND
KRISTI JENKINS,
HUSBAND AND WIFE
INSTRUMENT NO. 201100242883
O.P.R.D.C.T.

KHANH C NGUYEN AND
ALISON HILL FARMER
VOLUME 97226, PAGE 1701
D.R.D.C.T.

JAMES A. ELAND AND
EMILY H. ELAND, HUSBAND AND WIFE
INSTRUMENT NO. 201800137370
O.P.R.D.C.T.

**BLOCK H/2814
LAKESHORE HILLS ADDITION
VOLUME 18, PAGE 311
M.R.D.C.T.**

**BLOCK H/2814
PASADENA
VOLUME 4, PAGE 59
M.R.D.C.T.**

LOT 26

LOT 27

LOT 26

LOT 25

WHITE ROCK ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(VOLUME 18, PAGE 311, M.R.D.C.T.)

"X" FND
N: 6,984,731.82
E: 2,510,633.27

"X" FND
N: 6,984,713.83
E: 2,510,638.47

15' UNDEFINED
EASEMENT
7.5' EITHER SIDE
VOL. 18, PG. 311

**LOT 1A
BLOCK 3/2748**
8,930 SQUARE FEET
OR 0.205 OF AN ACRE

30' B. L.
CREATED BY
THIS PLAT

WILDGROVE AVENUE
50' RIGHT-OF-WAY
(VOLUME 18, PAGE 311, M.R.D.C.T.)

3/8" IRF
N: 6,984,646.83
E: 2,510,548.55

3/8" IPF
N: 6,984,597.26
E: 2,510,588.15

PLACE OF
BEGINNING

**BLOCK H/2814
LAKESHORE HILLS ADDITION
VOLUME 18, PAGE 311
M.R.D.C.T.**

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Craig A. Lashley, is the sole owner of Lot 1, Block 3/2748, Lakeshore Hills Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 18, Page 311, Map Records of Dallas County, Texas, and being all that tract of land described in deed to Craig A. Lashley, as recorded in Document No. 202400179475, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron pipe found for corner on the Northeast right-of-way line of Wildgrove Avenue, being the Southwest corner of Lot 2 of said Lakeshore Hills Addition, and being the South corner of said tract described herein;

THENCE North 45 degrees 00 minutes 41 seconds West, along said Wildgrove Avenue, a distance of 70.00 feet to a 3/8 inch iron rod found for corner at the intersection of the Northeast right-of-way line of said Wildgrove Avenue and the Southeast right-of-way line of White Rock Road,

THENCE North 44 degrees 59 minutes 19 seconds East, along said White Rock Road, a distance of 120.29 feet to an "X" found for corner being the Southwest corner of Lot 27 of said Lakeshore Hills Addition;

THENCE South 73 degrees 54 minutes 11 seconds East, a distance of 67.85 feet to an "X" found for corner being the Northwest corner of said Lot 2;

THENCE South 41 degrees 01 minutes 48 seconds West, a distance of 153.44 feet to the PLACE OF BEGINNING and containing 8,930 square feet or 0.205 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2025.

PRELIMINARY, FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Craig A. Lashley does hereby adopt this plat, designating the herein described property as **LAKESHORE HILLS REVISED**, 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: _____
Craig A Lashley Owner

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 Craig A. Lashley 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public in and for The State of Texas

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 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

LEGEND

1/2" IP FOUND	UTILITY POLE	SAN. SEW. MH.	STONE COLUMN
X-FOUND	FIRE HYDRANT	STORM DRAIN MH.	BRICK COLUMN
X-SET	SAN. SEW. MANHOLE	SAN. SEW. CO.	TELE. BOX
1/2" IR FOUND	WATER METER	METAL RET. WALL	CONCRETE
1/2" IR SET	BARBED WIRE FENCE	STONE RET. WALL	GRAVEL
3/8" IR FOUND	IRON FENCE	BUILDING LINE	BRICK
"MAG" NAIL FOUND	CHAINLINK FENCE	EASEMENT	STONE
STM. DRN. MANHOLE	WOOD FENCE	BOUNDARY	WOOD DECK
A.C. PAD	ASPHALT	COVERED AREA	TURF

GENERAL NOTES

- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE 15' BUILDING LINE AND EXTEND THE 30' BUILDING LINE TO THE SOUTHEAST LINE OF WHITE ROCK ROAD.
- STRUCTURE ON PROPERTY TO REMAIN.

**BLOCK 2/2748
LAKESHORE HILLS ADDITION
VOLUME 18, PAGE 2309
M.R.D.C.T.**

LOT 24

LOT 23



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 7103 WILDGROVE AVENUE, DALLAS, TX, 75214~

Owner: Craig A. Lashley
~ 7103 Wildgrove Avenue, Dallas, TX 75214 ~

Job No. 25-1277

Drawn by: KW

Date: 10/21/2025

Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

**LAKESHORE HILLS ADDITION
LOT 1A, BLOCK 3/2748**

BEING 8,930 SQUARE FEET OR 0.205 OF AN ACRE
IN CITY BLOCK 3/2748

LOCATED IN THE

ANDREW T. NANNY SURVEY, ABSTRACT NO. 1094
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000181