

LEGEND OF ABBREVIATIONS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 XCUT "X" CUT IN CONCRETE
 IRF IRON ROD FOUND
 AMON 3 & 1/4" ALUMINUM DISK STAMPED "SLYDES JM" AFFIXED TO 5/8" IRON ROD SET VOLUME AND PAGE SQUARE FEET

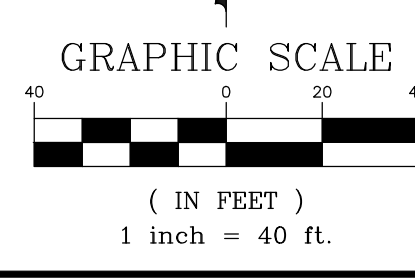
SYMBOLS LEGEND

⊙ SANITARY MANHOLE	⊙ WELL
⊙ SEWER CLEANOUT	⊙ GUY WIRE
⊙ STORM MANHOLE	⊙ POWER POLE
⊙ HYDRANT	⊙ MAST ARM W/ LIGHT
⊙ GATE VALVE	⊙ HAND HOLE/JUNCTION BOX
⊙ WATER METER	⊙ CABLE TV BOX
⊙ WATER MANHOLE	⊙ CABLE TV MANHOLE
⊙ STEEL/WOOD POST	⊙ FOUND MONUMENT (SEE LABEL)
⊙ SIGN	⊙ SET MONUMENT (SEE LABEL)
☀ CONIFEROUS TREE	▨ CONCRETE SURFACE
🌳 DECIDUOUS TREE	▨ ASPHALT SURFACE

LINE TYPE LEGEND

—	PROPERTY LINE
- - -	EASEMENT LINE
⋯	MAJOR CONTOUR
⋯	MINOR CONTOUR
—	FENCE LINE
—	BACK OF CURB & GUTTER LINE
—	GAS UNDERGROUND GAS LINE
—	PLUG UNDERGROUND ELECTRIC LINE
—	FO UNDERGROUND TELEPHONE LINE
—	POH OVERHEAD ELECTRIC POWER LINE
—	AL ABSTRACT LINE
—	SAN SANITARY SEWER
—	WAT WATERMAIN

- ### GENERAL NOTES
- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 4813C0400 K, DATED JULY 7, 2014.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (DIGEST TICKET NUMBER: 2181273743) (TABLE A, ITEM 11)
 - ADJACENT OWNERSHIP INFORMATION SHOWN PER DALLAS COUNTY APPRAISAL DISTRICT (DCAD).
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND WERE SCALED FROM GRID WITH A COMBINED SCALE FACTOR OF 1.00012.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS APPLIED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF A PREVIOUSLY PLATTED LOT.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 - ANY STRUCTURES NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 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.



OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, BYM INVESTMENTS, LLC IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE N. B. HARWOOD SURVEY, ABSTRACT NO. 612, IN DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A/6049 OF HAMPTON/LEDBETTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 89167, PAGE 1994 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING PART OF OFFICIAL CITY BLOCK NUMBER 6049, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO SAID BYM INVESTMENTS, LLC BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20220024890 AND TOGETHER WITH DEED RECORDED IN INSTRUMENT NUMBER 20220024890 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 & 1/4" ALUMINUM DISK STAMPED "SLYDES JM" AFFIXED TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 2A, BLOCK A/6049 OF HAMPTON/LEDBETTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2007024917, O.P.R.D.C.T., SAME BEING THE NORTHERMOST NORTHWEST CORNER OF SAID LOT 2 AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF W. LEDBETTER DRIVE (LOOP 12) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID W. LEDBETTER DRIVE, A DISTANCE OF 128.10 FEET TO A 3 & 1/4" ALUMINUM DISK STAMPED "SLYDES JM" AFFIXED TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHWEST CORNER OF A 5 FOOT RIGHT-OF-WAY DEDICATION FOR ALLEY AS DEDICATED BY SAID HAMPTON/LEDBETTER ADDITION (89167/1994), SAME BEING THE NORTHEAST CORNER OF SAID BYM INVESTMENTS, LLC TRACT;

THENCE SOUTH 01 DEGREES 09 MINUTES 16 SECONDS EAST, WITH THE WEST LINE OF SAID ALLEY RIGHT-OF-WAY AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 334.62 FEET TO A 3 & 1/4" ALUMINUM DISK STAMPED "SLYDES JM" AFFIXED TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BYM INVESTMENTS, LLC TRACT;

THENCE SOUTH 88 DEGREES 50 MINUTES 44 SECONDS WEST, DEPARTING THE WEST LINE OF SAID ALLEY RIGHT-OF-WAY DEDICATION, OVER, ACROSS, AND UPON SAID LOT 2 AND WITH THE SOUTH LINE OF SAID BYM INVESTMENTS, LLC TRACT, A DISTANCE OF 262.98 FEET TO A 3 & 1/4" ALUMINUM DISK STAMPED "SLYDES JM" AFFIXED TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BYM INVESTMENTS, LLC TRACT;

THENCE NORTH 01 DEGREES 09 MINUTES 16 SECONDS WEST, WITH THE SOUTHERNMOST WEST LINE OF SAID BYM INVESTMENTS, LLC TRACT, A DISTANCE OF 80.76 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2A, SAME BEING AN INTERIOR CORNER OF SAID LOT 2;

THENCE NORTH 88 DEGREES 50 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 2A, A DISTANCE OF 135.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2A, SAME BEING AN INTERIOR CORNER OF SAID LOT 2;

THENCE NORTH 01 DEGREES 09 MINUTES 16 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 2A, A DISTANCE OF 248.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 53,382 SQUARE FEET OR 1.225 ACRES OF LAND, MORE OR LESS.

BEARINGS SYSTEM ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BYM INVESTMENTS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SLIDES 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 UTILITIES, 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 MANAGER. 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 PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHOWN 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 AND UPON 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 PURPOSES 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 OF 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 ORDINANCE, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS _____ DAY OF _____, 20____.

BY: BYM INVESTMENTS, LLC

 AUTHORIZED REPRESENTATIVE SIGNATURE

 AUTHORIZED REPRESENTATIVE PRINTED NAME

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 SURVEYOR'S STATEMENT

I, SCOTT R. BERGHERR, 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 LAND SURVEYING, 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 _____ DAY OF _____, 20____.

SCOTT BERGHERR, RPLS DATE: _____
 TX LICENSE NO. 6521
 FIRM NO. 10194666

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT R. BERGHERR, 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 CONSIDERATION THEREIN STATED.

GIVEN UPON 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.

CERTIFICATE OF APPROVAL

I, Tony Shiddiq, 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.

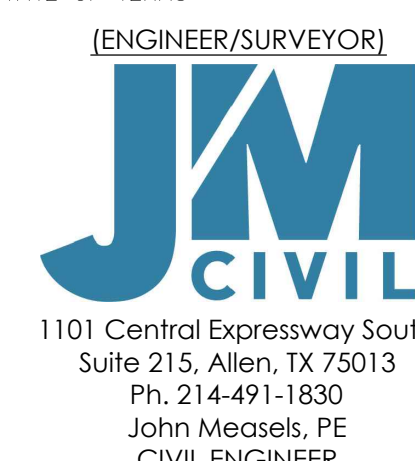
 Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas

Attest:

 Secretary

PRELIMINARY PLAT

SLYDES ADDITION
 1.225 ACRES OUT OF THE N.B. HARWOOD SURVEY, ABSTRACT NO. 612
 PART OF LOT 2, BLOCK A/6049, HAMPTON/LEDBETTER ADDITION
 CITY OF DALLAS BLOCK A/6049, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 234-085



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 John Measels, PE
 CIVIL ENGINEER