



1. Basis of bearing is State Plane Coordinate system, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 2. Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 3. The purpose of this plat is to move the lot line between Lots 8 and 9 as shown.
 4. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and no Projection.

LEGEND	
AC ~ AIR CONDITIONER	
C/O ~ CLEAN OUT	
GM ~ GAS METER	
N.T.S. ~ NOT TO SCALE	
OVERHEAD ELECTRIC LINE	
P.P. ~ POWER POLE	
ICV ~ IRRIGATION CONTROL VALVE	
WM ~ WATER METER	
VOL. ~ VOLUME	
PG. ~ PAGE	
C.M. ~ CONTROLLING MONUMENT	
FIR ~ FOUND IRON ROD	
P.O.B. ~ POINT OF BEGINNING	
PL ~ PROPERTY LINE	
CL ~ CENTER LINE	
D.R.D.C.T. ~ DEED RECORDS OF DALLAS COUNTY, TEXAS	
M.R.D.C.T. ~ MAP RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T. ~ OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
KSC-4125 ~ KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125	

TREE LEGEND:	
COMMON NAME	SCIENTIFIC NAME
AMERICAN ELM	ULMUS AMERICANA
HACKBERRY	CELTIS
PECAN	CARYA ILLINOINENSIS

SURVEYORS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2025.

"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"
 Notary Public

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Tyrone Property 32, LLC**, do hereby adopt this plat, designating the herein described property as **Ledbetter Hills 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 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 _____, 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"

By: **Michael Sengsoursy**
 Owner

OWNERS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **Michael Sengsoursy**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2025.

"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"
 Notary Public

SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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 _____, 2025.

"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"

Kurtis R. Webb
 Texas Registered Professional Land Surveyor No. 4125

"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"
 Notary Public

OWNER'S CERTIFICATE:

State of Texas:
 County of Dallas:

WHEREAS, **Tyrone Property 32, LLC**, is the sole owner of a 0.464 acre tract of land situated in the John T. Metcalf Survey, Abstract No. 885, in the City of Dallas and being a part of Lot 8 and all of Lot 9, Block C/8698, of Ledbetter Hills Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 18, Page 235, of the Map Records of Dallas County, Texas (here after referred to as M.R.D.C.T.), and being described in the General Warranty Deed in Instrument No. 202500012149, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pipe found at the northwest corner of said Lot 9, and the northeast corner of Lot 10, of said Block C/8698, said point also being in the south line of Tyrone Drive (60' right-of-way, of said Ledbetter Hills Addition, Volume 18, Page 235, M.R.D.C.T.);

THENCE N. 89°19'49" E., with the north line of said Lots 8 and 9 and the south line of said Tyrone Drive, a distance of 134.88 feet to a 1/2 inch iron rod with cap marked "KSC 4125" found in the north line of said Lot 8;

THENCE S. 00°40'11" E., over and across said Lot 8, a distance of 150.00 feet to a 1/2 inch iron rod with cap marked "KSC 4125" found in the south line of said Lot 8 and in the north line of Lot 36 said Block C/8698;

THENCE S. 89°19'49" W., with the south line of said Lots 8 and 9 and the north line of said Lot 36 and Lot 35 of said Block C/8698, a distance of 134.88 feet to a point for corner from which a 1/2 inch iron rod found bears S. 58°07'51" E., 0.14 feet;

THENCE N. 00°40'11" W., with the common line of said Lots 9 and 10, a distance of 150.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 20,232 square feet or 0.464 acres of land, more or less.

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

PRELIMINARY PLAT
LED BETTER HILLS ADDITION
LOT 9-A AND 9-B, BLOCK C/8698
 BEING A REPLAT OF A PART OF LOT 8 AND ALL OF LOT 9, BLOCK C/8698 LED BETTER HILLS ADDITION IN THE JOHN T. METCALF SURVEY, ABSTRACT NO. 885 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000046 & S245-213
 20,232 SQ. FT. OR 0.464 ACRES

RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.

OWNER:
TYRONE PROPERTY 32, LLC
MICHAEL SENESOURY
 4825 SUNNYBROOK DRIVE
 PLANO, TX 75093
 PH# (817) 965-4767
 EMAIL: MICHAEL@SENXTL.COM

PREPARED BY:
KEETON SURVEYING COMPANY
 H.B. KEETON M.S. KEETON
 2037 DALWORTH STREET
 GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
 E-MAIL: ksc4019@sbcbglobal.net