

LEGEND

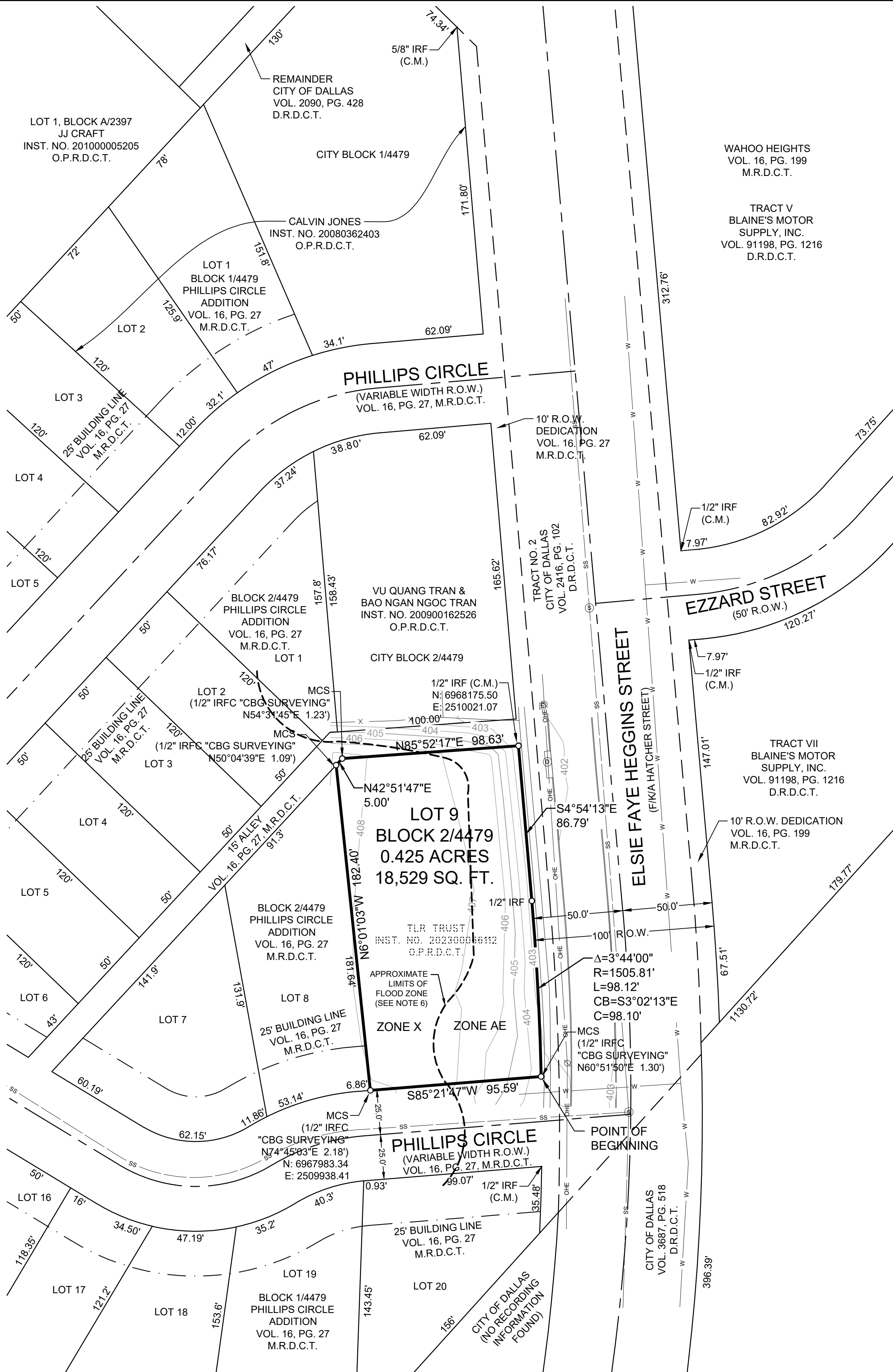
- ① SANITARY SEWER MANHOLE
- ② STORM SEWER MANHOLE
- ⊕ UTILITY POLE
- OHE OVERHEAD ELECTRIC LINE
- R.O.W. RIGHT-OF-WAY
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- MCS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "ELSIE FAYE ESTATE, RPLS 5867" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 1 UNPLATTED TRACT.
5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
6. SUBJECT PROPERTY IS IN "ZONE X" AND "ZONE AE" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0365K, REVISED DATE JULY 7, 2014. THE LOCATIONS OF SAID FLOOD ZONES ARE BASED ON SAID MAP, ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

"ZONE AE" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS DETERMINED.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TLR TRUST**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ELSIE FAYE ESTATE**, 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, Texas.

WITNESS my hand this the ____ day of _____, 2025.

By: TLR Trust

Troy Rich, Trustee

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Troy Rich, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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

RELEASED 3/12/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TRL TRUST is the owner of that tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being a portion of Block 2/4479 of the Official Block Numbers of the City of Dallas, Dallas County, Texas; same being all of that tract of land conveyed to TRL Trust by General Warranty Deed recorded in Instrument No. 202300066112, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set for corner at the intersection of the north right-of-way line of Phillips Circle (a variable width right-of-way; 50-feet wide at this point; Volume 16, Page 27, Map Records, Dallas County, Texas) with the west right-of-way line of Elsie Faye Heggins Street (f/k/a Hatcher Street; Volume 16, Page 27, Map Records, Dallas County, Texas; Volume 2416, Page 102, Deed Records, Dallas County, Texas and Volume 16, Page 199, Deed Records, Dallas County, Texas); same being the southeast corner of said Block 2/4479; from which a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" bears N 60°51'50" E, a distance of 1.30 feet;

THENCE S 85°21'47" W, departing said west right-of-way line of Elsie Faye Heggins Street and with said north right-of-way line of Phillips Circle, a distance of 95.59 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set at the southeast corner of Lot 8, Block 2/4479, Phillips Circle Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 16, Page 27, Map Records, Dallas County, Texas; from which a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" bears N 74°45'03" E, a distance of 2.18 feet;

THENCE N 6°01'03" W, departing said north right-of-way line of Phillips Circle and with the east line of said Lot 8, a distance of 182.40 feet to a 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set for corner in the south line of a 15-foot wide alley right-of-way (Volume 16, Page 27, Map Records, Dallas County, Texas) at the northeast corner of said Lot 8; from which a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" bears N 50°04'39" E, a distance of 1.09 feet;

THENCE with the south line of said 15-foot wide alley, the following courses and distances:

N 42°51'47" E, a distance of 5.00 feet to a 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set for corner; from which a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" bears N 54°31'45" E, a distance of 1.23 feet;

N 85°52'17" E, a distance of 98.63 feet to a 1/2-inch iron rod found at the intersection of said south line of the 15-foot wide alley and said west right-of-way line of Elsie Faye Heggins Street;

THENCE with said west right-of-way line of Elsie Faye Heggins Street, the following courses and distances:

S 4°54'13" E, a distance of 86.79 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right;

In a southeasterly direction with said curve to the right, having a central angle of 3°44'00", a radius of 1505.81 feet, a chord that bears S 3°02'13" E, a distance of 98.10 feet and an arc length of 98.12 feet to the **POINT OF BEGINNING** and containing 18,529 square feet or 0.425 acres of land, more or less.

PLACE COUNTY RECORDING LABEL HERE

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 ELSIE FAYE ESTATE LOT 9, BLOCK 2/4479

OUT OF THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-121

OWNER

TLR TRUST
CONTACT: TROY RICH, TRUSTEE
1301 E. BARDIN ROAD #180533
ARLINGTON, TX 76018
PH. 405-312-2625
EMAIL: troy.l.rich@devcolgroup.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-047