















LEGEND

SQ. FT. = SQUARE FEET
DPL = DALLAS POWER AND LIGHT COMPANY
SWB = SOUTHWESTERN BELL TELEPHONE COMPANY
PKF = PK NAIL FOUND
F.K.A. = FORMERLY KNOWN AS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
C.M. = CONTROLLING MONUMENT
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

| LEGEND | |
|--------------------------------|--|
| 1. ROOF DRAIN | 25. MAIL BOX |
| 2. CABLE TV BOX | 26. SANITARY SEWER CLEAN OUT |
| 3. CABLE TV HANDHOLE | 27. SANITARY SEWER MANHOLE |
| 4. CABLE TV MARKER FLAG | 28. SANITARY SEWER MARKER SIGN |
| 5. CABLE TV MARKER SIGN | 29. SANITARY SEWER SEPTIC TANK |
| 6. CABLE TV VAULT | 30. SANITARY SEWER VAULT |
| 7. COMMUNICATIONS BOX | 31. STORM SEWER BOX |
| 8. COMMUNICATIONS HANDHOLE | 32. STORM SEWER DRAIN |
| 9. COMMUNICATIONS MANHOLE | 33. STORM SEWER MANHOLE |
| 10. COMMUNICATIONS MARKER FLAG | 34. STORM SEWER VAULT |
| 11. COMMUNICATIONS MARKER SIGN | 35. TRAFFIC BARRIER |
| 12. COMMUNICATIONS VAULT | 36. TRAFFIC BOLLARD |
| 13. ELEVATION BENCHMARK | 37. TRAFFIC BOX |
| 14. FIBER OPTIC BOX | 38. CROSS WALK SIGNAL |
| 15. FIBER OPTIC HANDHOLE | 39. TRAFFIC HANDHOLE |
| 16. FIBER OPTIC MANHOLE | 40. TRAFFIC MANHOLE |
| 17. FIBER OPTIC MARKER FLAG | 41. TRAFFIC MARKER SIGN |
| 18. FIBER OPTIC MARKER SIGN | 42. TRAFFIC SIGNAL |
| 19. FIBER OPTIC VAULT | 43. TRAFFIC VAULT |
| 20. MONITORING WELL | 44. UNIDENTIFIED BOX |
| 21. GAS HANDHOLE | 45. UNIDENTIFIED HANDHOLE |
| 22. GAS METER | 46. UNIDENTIFIED METER |
| 23. GAS MANHOLE | 47. UNIDENTIFIED MANHOLE |
| 24. GAS MARKER FLAG | 48. UNIDENTIFIED MARKER FLAG |
| 25. GAS TANK | 49. UNIDENTIFIED MARKER SIGN |
| 26. GAS VAULT | 50. UNIDENTIFIED TANK |
| 27. GAS VALVE | 51. UNIDENTIFIED VAULT |
| 28. TELEPHONE BOX | 52. UNIDENTIFIED VALVE |
| 29. TELEPHONE HANDHOLE | 53. TREE |
| 30. TELEPHONE MANHOLE | 54. WATER BOX |
| 31. TELEPHONE MARKER FLAG | 55. FIRE DEPT. CONNECTION |
| 32. TELEPHONE MARKER SIGN | 56. WATER HAND HOLE |
| 33. TELEPHONE VAULT | 57. FIRE HYDRANT |
| 34. PIPELINE MARKER SIGN | 58. WATER METER |
| 35. ELECTRIC BOX | 59. WATER MANHOLE |
| 36. FLOOD LIGHT | 60. WATER MARKER FLAG |
| 37. GUY ANCHOR | 61. WATER MARKER SIGN |
| 38. GUY ANCHOR POLE | 62. WATER VAULT |
| 39. ELECTRIC HANDHOLE | 63. WATER VALVE |
| 40. LIGHT STANDARD | 64. AIR RELEASE VALVE |
| 41. ELECTRIC METER | 65. WATER WELL |
| 42. ELECTRIC MANHOLE | 66. IRFC: 5/8" IRON ROD W/ "KHA" CAP SET |
| 43. ELECTRIC MARKER FLAG | 67. IRFC: IRON ROD WITH CAP FOUND |
| 44. ELECTRIC MARKER SIGN | 68. PKF: PK NAIL SET |
| 45. UTILITY POLE | 69. PKF: PK NAIL FOUND |
| 46. ELECTRIC TRANSFORMER | 70. IRFC: IRON ROD FOUND |
| 47. ELECTRIC VAULT | 71. IRFC: IRON PIPE FOUND |
| 48. HANDICAPPED PARKING | 72. ADF: ALUMINUM DISK FOUND |
| 49. SIGN | 73. XS: "X" CUT IN CONCRETE SET |
| 50. MARQUEE/BILLBOARD | 74. XF: "X" CUT IN CONCRETE FOUND |
| 51. BORE LOCATION | 75. P.O.B: POINT OF BEGINNING |
| 52. FLAG POLE | 76. P.O.C: POINT OF COMMENCING |
| 53. GREASE TRAP | |

GENERAL NOTES:

- The purpose of this plat is to create 2 lots from 1 existing lot for development.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (SFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Buildings to remain.

| LINE TYPE LEGEND | |
|---|----------------------------|
|  | BOUNDARY LINE |
|  | ADJACENT PROPERTY LINE |
|  | EASEMENT LINE |
|  | BUILDING LINE |
|  | WATER LINE |
|  | SANITARY SEWER LINE |
|  | STORM SEWER LINE |
|  | UNDERGROUND GAS LINE |
|  | OVERHEAD UTILITY LINE |
|  | UNDERGROUND ELECTRIC LINE |
|  | UNDERGROUND TELEPHONE LINE |
|  | FENCE |
|  | CONCRETE PAVEMENT |
|  | ASPHALT PAVEMENT |

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **LOVERS TRADITION II, LP** is the owner of a tract of land situated in the William P. Carder Survey, Abstract No. 282, City Block 12/5408, City of Dallas, Dallas County, Texas and being all of a called 7.412 acre tract of land described in Warranty Deed to Lovers Tradition II, LP, recorded in Instrument No. 201300039721, Official Public Records, Dallas County, Texas, and being all of Lot 2A, Block 12/5406, Lovers Tradition Phase 2, an addition to the City of Dallas, recorded in Instrument No. 201500180889 of said Official Public Records, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for a southwest corner of said Lot 2A and a southwest corner of said 7.412 acre tract, and being the northwest end of a corner clip at the intersection of the east right-of-way line of Matilda Street (variable width right-of-way, Volume 68039, Page 1476 - Map Records, Dallas County, Texas) and the north right-of-way line of Milton Street (53-foot wide right-of-way, Volume 68039, Page 1476 of said Map Records)

THENCE North 00°04'09" East, with the west line of said Lot 2A and the west line of said 7.412 acre tract and said east right-of-way line of Matilda Street, a distance of 390.73 feet to an "X" cut in concrete for the most westerly northwest corner of said Lot 2A and the southwest corner of Lot 3A, Block 12/5406 of said Lovers Tradition, Phase 2;

THENCE South 89°09'53" East, departing said east right-of-way line of Matilda Street, with the most southerly north line of said Lot 2A and the south line of said Lot 3A, a distance of 253.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a common corner of said Lots 2A and 3A, said corner being an interior ell corner of said 7.412 acre tract;

THENCE North 00°50'07" East, with a west line of said Lot 2A and a west line of said 7.412 acre tract and the east line of said Lot 3A, a distance of 200.00 feet to an "X" cut in concrete found for the northwest corner of said Lot 2A and the northwest corner of said 7.412 acre tract and the northeast corner of said Lot 3A, in the south right-of-way line of Lovers Lane (100-foot wide right-of-way, formerly County Road No. 379);

THENCE South 89°09'51" East, with the north line of said Lot 2A and the north line of said 7.412 acre tract and said south right-of-way line of Lovers Lane, a distance of 366.58 feet to a 5/8" iron rod with cap stamped "BURY" found for the northeast corner of said Lot 2A and the northeast corner of said 7.412 acre tract and the northwest corner of Lot 1A, Block 12/5406, Lovers Tradition, Phase 1, an addition to the City of Dallas, recorded in Instrument No. 201300108258 of said Official Public Records;

THENCE departing said south right-of-way line of Lovers Lane, with the east lines of said Lot 2A and the east line of said 7.412 acre tract and the east lines of said Lot 1A, the following courses and distances:

South 00°50'07" West, a distance of 320.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
South 89°09'53" East, a distance of 20.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
South 00°50'07" West, a distance of 270.63 feet to a 5/8" iron rod with cap stamped "BURY" found for the southeast corner of said Lot 2A and the southeast corner of said 7.412 acre tract and the southwest corner of said Lot 1A, in said north right-of-way line of Milton Street;

THENCE South 89°55'37" West, with the south line of said Lot 2A and the south line of said 7.412 acre tract and said north right-of-way line of Milton Street, a distance of 624.30 feet to an "X" cut in concrete found for corner a southwest corner of said Lot 2A and a southwest corner of said 7.412 acre tract, at the southeast end of said corner clip;

THENCE North 45°00'07" West, with said corner clip, a distance of 14.12 feet to the **POINT OF BEGINNING** and containing 322,875 square feet or 7.4122 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LOVERS TRADITION II, LP**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **LOVERS TRADITION** 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, _____, 2025 .

LOVERS TRADITION II, LP

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

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 executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849

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 J. Andy Dobbs 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

PLACE COUNTY
RECORDING LABEL HERE

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
LOTS 2AR1 AND 2AR2, BLOCK 12/5406
LOVERS TRADITION
BEING A REPLAT OF LOT 2A, BLOCK 12/5406,
LOVERS TRADITION, PHASE 2
7.4122 ACRES SITUATED IN THE
WILLIAM P. CARDER, ABSTRACT NO. 282
CITY OF DALLAS, DALLS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000097 & S245-239

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: SARAH SCOTT, R.P.L.S.
PHONE: 469-718-8849
EMAIL: sarah.scott@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

OWNER:
LOVERS TRADITION II, LP
7701 LEMMON AVE, SUITE 220
DALLAS, TX 75209
CONTACT: JONATHAN PERLMAN
PHONE: 214-221-8200
EMAIL: jperlmanjr@thetradition.com

| Kimley»Horn | | | | | |
|--|-----------------|-------------------|-------------------|--------------------------|--|
| 2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 | | | FIRM # 10115500 | | Tel. No. (469) 718-8849 www.kimley-horn.com |
| Scale NA | Drawn by DWP | Checked by JAD | Date Sep. 2025 | Project No. 000000000 | Sheet No. 2 OF 2 |