



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 47°26'08\" | 41.02' |

NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM LOT 4, BLOCK 6263.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0505J, DATED 08/23/2001, ZONE X.

LEGEND

D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.C.T.
C.M.
VOL.
PG.
INST. NO.
IRF
YC
ADS

DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CONTROLLING MONUMENT
VOLUME
PAGE
INSTRUMENT NUMBER
IRON ROD FOUND
YELLOW CAP STAMPED "BURNS SURVEYING"
3-1/4" ALUMINUM DISK SET STAMPED "L.L.S AND R.P.L.S. 3691"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS JR Development Group, LLC is the owner of a 0.454 acre tract of land situated in the George Markham Survey, Abstract Number 980, City of Dallas, Dallas County, Texas, same being Lot 4, Block 6263, Schmidts Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 21, Page 217, Map Records, Dallas County, Texas, same being that tract of land conveyed to JR Development Group, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 202200157623, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with 3-1/4 inch aluminum cap stamped "L.L.S. and 3691" for corner, said corner being at the intersection of the South Right-of-Way line of Carter Road (a variable width Right-of-Way) according to Volume 21, Page 217 Map Records, Dallas County, Texas, and Volume 72015, Page 2212, Map Records, Dallas County, Texas, and the West Right-of-Way line of Jim Miller Road (a variable width Right-of-Way) according to Volume 80028, Page 130, Deed Records, Dallas County, Texas and Volume 21, Page 217, Map Records, Dallas County, Texas;

THENCE South 00 degrees 55 minutes 28 seconds East, along the West Right-of-Way line of said Jim Miller Road, a distance of 123.97 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum cap stamped "L.L.S. and 3691" for corner, said corner lying along the West Right-of-Way line of said Jim Miller Road, same lying along the North Right-of-Way line of a 15 foot alley, from which a 3/8 inch iron rod found bears South 54 degrees 52 minutes 48 seconds East, a distance of 1.85 feet for reference;

THENCE South 89 degrees 04 minutes 32 seconds West, along the North Right-of-Way line of said 15 foot alley, a distance of 130.01 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum cap stamped "L.L.S. and 3691" for corner, said corner lying along the North line of said 15 foot alley, from which a 3/8 inch iron rod found bears South 52 degrees 42 minutes 45 seconds East, a distance of 2.14 feet for reference;

THENCE North 47 degrees 26 minutes 08 seconds West, along the Northeast Right-of-Way line of said 15 foot alley, a distance of 41.02 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the North Right-of-Way line of said 15 foot alley, same being the Southeast corner of Lot 3, Block 6263 of said Schmidt Subdivision;

THENCE North 00 degrees 55 minutes 28 seconds West, along the East line of said Lot 3, a distance of 100.46 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of said Lot 3, same lying along the South Right-of-Way line of said Carter Road;

THENCE South 89 degrees 13 minutes 58 seconds East, along the South Right-of-Way line of said Carter Road, a distance of 159.84 feet to the PLACE OF BEGINNING and containing 19,864 square feet or 0.454 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JR Development Group, LLC, acting by and through their duly authorized agent, Jean Rogers, does hereby adopt this plat, designating the herein described property as: **LONG LEGACY SUBDIVISION, LOT 4R1 AND 4R2, BLOCK 6263**, 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 shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 _____, Texas, This _____ day of _____, 20__.

Name: JR Development Group, LLC (Owner)
Agent: Jean Rogers

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 Jean Rogers, 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.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS

I, BARRY S. RHODES, 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 _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall
not be recorded for any purpose."

BARRY S. RHODES
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

OWNER: JR DEVELOPMENT GROUP, LLC
ADDRESS: 1517 GAILBROOK LANE, DALLAS, TEXAS 75228
PHONE: 214-927-3491
PROPERTY ADDRESS:
7040 CARTER ROAD, DALLAS, TEXAS 75217



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
JOB NO.: 202501038 PREPARATION DATE: 04/10/2025 DRAWN BY: ANR

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
LONG LEGACY SUBDIVISION
LOT 4R1 AND 4R2, BLOCK 6263,

BEING A REPLAT OF LOT 4, BLOCK 6263, OF SCHMIDT ADDITION, LOCATED IN THE GEORGE MARKHAM SURVEY, ABSTRACT NO. 980 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-178
ENGINEERING FILE NO. DP_____
FILE NO. PLAT-25-000008