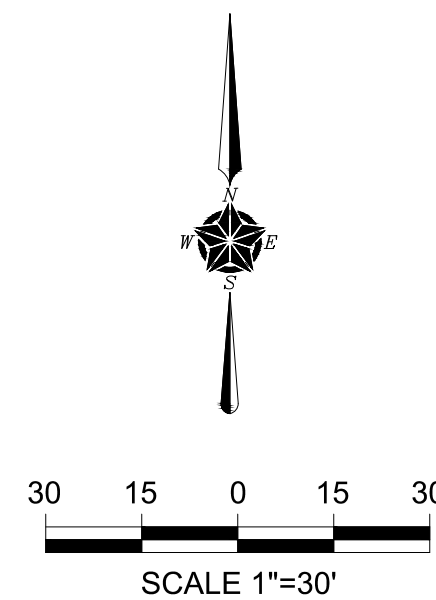


A detailed street map of the Kelton area in Denver, Colorado. The map shows a grid of streets including Bluebonnet, S. Main, Crestview, Taos, Lemmon, and various streets in the Kelton and Newmore neighborhoods. A black square marks the location of the 'SITE' at the intersection of Kelton and Newmore. Other streets shown include Elm, Travis, Linwood, and Morton.



ASPHALT

GRAVEL

EASEMENT LINE

BOUNDARY LINE

CENTERLINE

SANITARY SEWER LINE

STORM SEWER LINE

WATER LINE

OVERHEAD POWER LINE

CHAINLINK FENCE

8) There are no structures on subject property.

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SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 4512 W LOVERS, LLC, a Texas limited liability company, is the owner of a tract of land situated in the Calvin G. Cole Survey, Abstract No. 320, City of Dallas, Dallas County, Texas, being Lots 7 & 8, Block 1/4993, Greenway Terrace No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 153, Map Records, Dallas County, Texas, same being that same tract of land as described in Special Warranty Deed to 4512 W LOVERS, LLC, a Texas limited liability company, recorded in Instrument Number 202500019713, 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 found with yellow plastic cap "TXHS" for the northwest corner of Lot 9, Block 1/4993, of said Greenway Terrace No. 2, same lying in the south right-of-way line of Lovers Lane (F.K.A. County Road No. 379)(variable width right-of-way);

THENCE South 00 degrees 09 minutes 11 seconds East, along the west line of said Lot 9, Block 1/4993, a distance of 142.00 feet to a 3 1/4 inch aluminum disk stamped "FINS HIDEOUT & RPLS 5382" set on a 1/2 inch iron rod for the southwest corner of said Lot 9, Block 1/4993, same being the northeast corner of Lot 3, Block 1/4993 and northwest corner of Lot 2, Block 1/4993 both of said Greenway Terrace No. 2, from which a 1/2 inch iron rod found bears South 45 degrees 16 minutes 45 seconds East 0.59 feet for witness;

THENCE South 89 degrees 13 minutes 49 seconds West, along the north line of said Lot 3, Block 1/4993 and Lot 4, Block 1/4993 of said Greenway Terrace No. 2, a distance of 110.00 feet to a 3 1/4 inch aluminum disk stamped "FINS HIDEOUT & RPLS 5382" set on a 1/2 inch iron rod for the northwest corner of said Lot 4, Block 1/4993, same being the northeast corner of Lot 5, Block 1/4993 and southeast corner of Lot 6, Block 1/4993 of said Greenway Terrace No. 2, from which a 1/2 inch iron rod found bears North 86 degrees 33 minutes 36 seconds West 2.15 feet for witness;

THENCE North 00 degrees 09 minutes 11 seconds West, along the east line of said Lot 6, Block 1/4993, a distance of 142.00 feet to a 3 1/4 inch aluminum disk stamped "FINS HIDEOUT & RPLS 5382" set on a 1/2 inch iron rod for the northeast corner of said Lot 6, Block 1/4993, same lying in the said south right-of-way line of Lovers Lane, from which a 1/2 inch iron rod found bears South 38 degrees 24 minutes 33 seconds East 0.26 feet for witness;

THENCE North 89 degrees 13 minutes 49 seconds East, along the said south right-of-way line of Lovers Lane, a distance of 110.00 feet to the POINT OF BEGINNING and containing 15,619 square feet or 0.358 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 4512 W LOVERS, LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FINS HIDEOUT** 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 ____ DAY OF _____, 2025.
4512 W LOVERS, LLC,
a Texas limited liability company

By: _____
Fin Ewing - owner/manager

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Fin Ewing, 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 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

SURVEYOR'S STATEMENT

I, J.R. JANUARY, 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 purposes and shall not be used or viewed or relied upon as a final survey document. (10/07/2025)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL	
I, _____, Chairperson or	
I, _____, 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



SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
4512 W LOVERS, LLC
6455 DALLAS PARKWAY
PLANO, TEXAS 75024

PRELIMINARY PLAT
FINS HIDEOUT
LOT 7A, BLOCK 1/4993
REPLAT OF LOTS 7 & 8, BLOCK 1/4993
GREENWAY TERRACE NO. 2
CALVIN G. COLE SURVEY,
ABSTRACT NO. 320
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000112
ENGINEERING PLAN NO. DP _____

DATE: 09/11/2025 / JOB # 2500562-1 / SCALE= 1" = 30' / DRAWN: KO
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