














LEGEND									
● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⤿ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	 BRICK RET. WALL	 CONCRETE			
○ 1/2" IR SET	⊙ X-SET	☑ CABLE BOX	⬠ WATER METER	—GUY WIRE ANCHOR	 STONE RET. WALL	 GRAVEL			
⊙ 5/8" IR FOUND	⊙ SAN. SEW. MH.	☒ ELECTRIC BOX	⬠ GAS METER	—X— BARBED WIRE FENCE	 BUILDING LINE	 BRICK			
⊙ 3/4" IR FOUND	⤿ IRRIGATION VALVE	⬠ BRICK COLUMN	⬠ A.C. PAD	—□— IRON FENCE	EASEMENT	 STONE			
● 6-D NAIL FOUND	⬠ WATER VALVE	⬠ STONE COLUMN	☒ TRANS. BOX	—○— CHAINLINK FENCE	 BOUNDARY	 WOOD DECK			
● PK NAIL SET	⬠ FIRE HYDRANT	⬠ STORM DRAIN MH.	 POOL EQUIP.	—//— WOOD FENCE	HIGH BANK LINE	 BUILDING WALL			
⊙ 1/2" IP FOUND	⬠ LIGHT POLE	⬠ SAN. SEW. CO.		—///— ASPHALT	 COVERED AREA	 TILE			

W.S. Beatty Survey
Abstract No. 57

TEXAS HEAVENLY HOMES, LTD
INSTRUMENT NO. 200900259741
O.P.R.D.C.T.

TEXAS HEAVENLY HOMES, LTD
INSTRUMENT NO. 20080008418
O.P.R.D.C.T.

MASOUD OSTADHASSAN MEMAR
INSTRUMENT NO. 201900286996
O.P.R.D.C.T.

TEXAS HEAVENLY HOMES, LTD
INSTRUMENT NO. 201100007833
O.P.R.D.C.T.

25.

DEW	25.00
VO	LOT 25

25.00'

LOT 24

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE PLATTED LOT.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310". UNLESS OTHERWISE NOTED,

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pedro Garcia Leos is the sole owner of a tract of land located in the W.S. BETTY SURVEY, Abstract No. 57, City of Dallas, Dallas County, Texas, and being Lots 45 and 46, Block 2/7675, of Dewberry's Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 169, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to Pedro Garcia Leos, recorded in Instrument No. 201700283897, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Dewberry Leos, RPLS 5310" set in the Westerly line of Moore Street, a 38' wide public right-of-way, at the East common corner of said Lot 46 and Lot 47 of said Block 2/7675;

THENCE South 02°39'35" East, along said Westerly line of Moore Street, a distance of 50.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Dewberry Leos, RPLS 5310" set at the East common corner of said Lot 45 and Lot 44 of said Block 2/7675;

THENCE South 87°20'25" West, along the common line of said Lots 44 and 45, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Dewberry Lewis, RPLS 5310" set at the common corner of said Lots 44 and 45 and Lots 19 and 20 of said Block 27675, same being the East line of a tract of land described in deed to Dover C. Barbee aka Dover Lewis aka Dover Davis, Mahallia Williams aka Mahallia C. Williams, recorded in Instrument No. 201500153907, Official Public Records, Dallas County, Texas;

THENCE North 02°39'35" West, along the common line of said Lots 45 and 19, Lot 46 and Lot 18 of said Block 2/7675, a distance of 50.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Dewberry Leos, RPLS 5310" set at the common corner of Lots 46, 47, 18 and Lot 17 of said Block 2/7675;

THENCE North 87°20'25" East, along the common line of said Lots 46 and 47, a distance of 100.00' to the PLACE OF BEGINNING and containing 5,000 square feet or 0.1148 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 This _____ day of _____, 20____

PRELIMINARY, RELEASED FOR REVIEW 12-09-24
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, 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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pedro Garcia Leos, does hereby adopt this plat, designating the herein described property as **DEWBERRY LEOS**, 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. He buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, maintained 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__.

Pedro Garcia Leos Owner

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, Pedro Garcia Leos, 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 the _____ day of _____, 20____.

Notary Public in and for The State of Texas

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
DEWBERRY LEOS
LOT 45A, BLOCK 2/7675**

BEING LOTS 45 AND 46, BLOCK 2/7675
DEWBERRY'S ADDITION

W.S. BEATTY SURVEY, ABSTRACT NO. 57
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-156
Engineering DP#__-__

	A & W SURVEYORS, INC. <i>Professional Land Surveyors</i>
	TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM
	~ PROPERTY ADDRESS: 411 N. Moore Street ~ Owner: Pedro Garcia Leos ~ 411 N. Moore Street ~ ~ 469-740-2320 ~
	Job No. 24-1055 Drawn by: 543 Date: 12-09-24 Revised: _____ "A professional company operating in your best interest"

PRELIMINARY PLAT
DEWBERRY LEOS
LOT 45A, BLOCK 2/7675

BEING LOTS 45 AND 46, BLOCK 2/7675
DEWBERRY'S ADDITION

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