



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Southwell 2719, LLC, acting by and through its duly authorized agent, Hamed Balazadeh does hereby adopt this plat, designating the herein described property as SOUTHWELL 2719 ADDITION, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

Southwell 2719, LLC

BY: _____

PRINTED NAME :

TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

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

Notary Public in and for Dallas County

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Southwell 2719, LLC is the sole owner of all that certain 1.216 acre tract, or parcel of land located in the William Mooneyham Survey, Abstract No. 946, in the City of Dallas, Dallas County, Texas, and being Lot 2 and Lot 3, Block C/6521 of Jack Lively's Subdivision, unrecorded Addition, being the same tract of land conveyed to Southwell 2719, LLC by Deed recorded in Instrument No. 202500032970, 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 with yellow cap stamped "RPLS No/ 1740" set for corner at the intersection of Southwest line of Denton Drive (70 foot right-of-way) and North line of Southwell Road (60 foot right-of-way), said point being at the southwest corner of that certain tract of land conveyed to County of Dallas by deed as recorded in Instrument No. 201500268031, Official Public Records, Dallas County, Texas, said point being the most southerly southeast corner of said 1.216 acre tract of land being described;

THENCE South 87 degrees 58 minutes 50 seconds West, along the North line of said Southwell Road, a distance of 301.12 feet to a 1/2 inch iron rod found with cap stamped "DC & A RPLS No. 3935" for corner, said point being the Southeast corner of Lot 1, Block C/6521 of said Jack Lively's Subdivision, said point being the southeast corner of that certain tract of land conveyed to 11100 Investements Inc. by deed as recorded in Instrument No. 202200002210, 201500268031, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 59 minutes 529 seconds West, along the East line of said Lot 1, a distance of 180.00 feet to a 1/2 inch iron rod with yellow cap stamped "RPLS No 1740" set for corner, said point being the Northeast corner of said Lot 1, and being the Southeast corner of Lot 11, Block C/6521 of said Jack Lively's Subdivision, being the same tract of land conveyed to AVM-AUS, a Texas limited partnership, by Special Warranty Deed recorded in Instrument filed No. 201000308417, Official Public Records, Dallas County, Texas and also being the Southwest corner of Lot 4, Block C/6521 of said Jack Lively's Subdivision, being the same tract of land conveyed to Able's Fine Furniture by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20210044483, Official Public Records, Dallas County, Texas.

THENCE North 88 degrees 00 minutes 32 seconds East along the South line of said Lot 4, a distance of 273.20 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Lot 4, and being in the Southwest line of aforementioned Denton Drive;

THENCE South 15 degrees 24 minutes 50 seconds East along the Southwest line of said Denton Drive, a distance of 176.38 feet to a 1/2 inch iron rod with yellow cap stamped "RPLS No 1740" set for corner, said point being the most easterly southeast corner of said 1.216 acre tract of land being described, same point being the northeast corner of said County of Dallas tract;

THENCE South 55 degrees 35 minutes 00 seconds West along the west line of said County of Dallas tract, a distance of 15.43 feet to the POINT OF BEGINNING and containing 52,956 square feet or 1.216 acre of land.

SURVEYOR'S STATEMENT

I, Larry Turman, 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.

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

Larry Turman _____ Date _____
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

PRELIMINARY PLAT
SOUTHWELL 2719 ADDITION
LOT 1, BLOCK C/6521
BEING A 1.216 ACRE REPLAT OF
SITUATED IN THE
WILLIAM MOONEYHAM SURVEY, ABSTRACT NO. 946
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 25-000154
ENGINEER PLAN NO. _____

ENGINEER:
CUACIVIL URBAN ASSOCIATES, INC
527 MAPLE STREET
RICHARDSON, TEXAS 75081
(469) 229-5965 (VOICE)

OWNER/DEVELOPER:
SOUTHWELL 2719 LLC
2719 SOUTHWELL RD
DALLAS, TEXAS 75229

JOB NO.: 25-027
DATE: November 20, 2025

SCALE: #####
DRAWN BY: RP

NO.	DATE	REVISION
1.		
2.		
3.		

	LARRY TURMAN RPLS #1740 TBPS No. 10194928	JOB NO.: 25-027
		DATE: November 20, 2025
	4903 WEST WEDGEFIELD ROAD GRANBURY, TEXAS 76049	SCALE: #####
		DRAWN BY: RP

SHEET: 2 OF 2