

LEGEND:

R.O.W. RIGHT-OF-WAY
 I.R.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
 I.R.F. IRON ROD FOUND
 INST. NO. INSTRUMENT NUMBER
 VOL. VOLUME
 PG. PAGE
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, CITY OF DALLAS is the Owner of a tract of land out of the Abraham Bast Survey, Abstract No. 109, City of Dallas, Dallas County, Texas, and being in City Block 6979, and being part of that tract of land conveyed to the City of Dallas, according to the warranty deed thereof recorded in Volume 4529, Page 364 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the southeasterly corner of that tract of land dedicated to City of Dallas for Street & Parkway Purposes, according to the plat thereof recorded in Volume 41, Page 135 of the Map Records of Dallas County, Texas (M.R.D.C.T.), said point also being in the northerly line of said City of Dallas tract (Volume 4529, Page 364), said point also being in the westerly right-of-way line of Spruce Valley Lane (50-foot right of way at this point, Volume 83, Page 1539, M.R.D.C.T.):

THENCE North 83 degrees 44 minutes 19 seconds East, departing the westerly line of said Spruce Valley Lane, and along the northerly line of said City of Dallas tract (Volume 4529, Page 364), a distance of 25.11 feet to the northeasterly corner of said City of Dallas tract (Volume 4529, Page 364), said point also being in the centerline of said Spruce Valley Lane;

THENCE South 00 degrees 55 minutes 05 seconds East, along the centerline of said Spruce Valley Lane, and along the easterly line of said City of Dallas tract (Volume 4529, Page 364), a distance of 108.85 feet to a PK-Nail set for the POINT OF BEGINNING;

THENCE South 00 degrees 55 minutes 05 seconds East, continuing along the centerline of said Spruce Valley Lane, and along the easterly line of said City of Dallas tract (Volume 4529, Page 364), a distance of 190.00 feet to a PK-Nail set for the POINT OF BEGINNING;

THENCE South 89 degrees 04 minutes 55 seconds West, departing northerly line of said City of Dallas tract (Volume 4529, Page 364), over and across said City Block 6979, a distance of 205.00 feet to 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" set (iron rod set) for corner;

THENCE North 00 degrees 55 minutes 05 seconds West, over and across said City Block 6979, a distance of 190.00 feet to an iron rod set for corner;

THENCE North 89 degrees 04 minutes 55 seconds East, over and across said City Block 6979, a distance of 205.00 feet to the POINT OF BEGINNING and CONTAINING 38,950 square feet or 0.894 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **PECAN GROVE PARK**, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 and upon 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 _____, 2024.

By: _____
 Name: _____
 Title: _____

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 _____ 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 _____, 2024.

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

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STATE OF TEXAS
 COUNTY OF DALLAS

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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 _____, 2024.

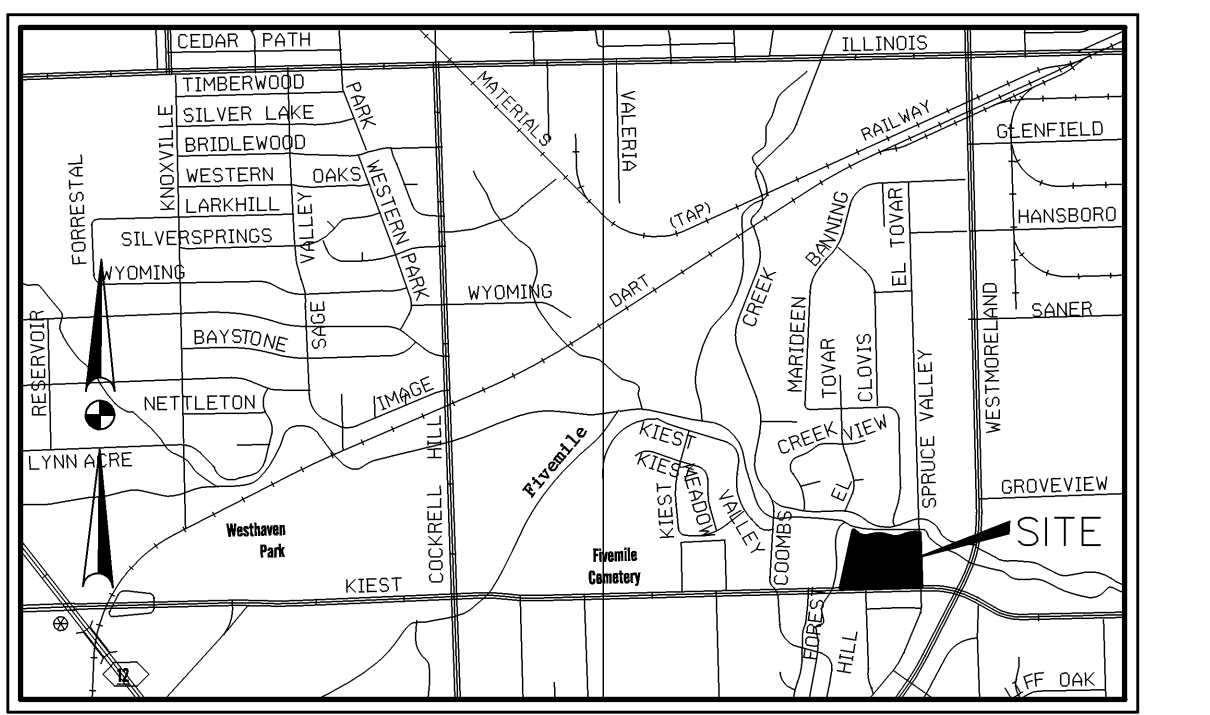
By: _____
 Name: _____
 Title: _____

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 _____ 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 _____, 2024.

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



VICINITY MAP
 (DALLAS MAPSCO 53-X)
 NOT TO SCALE

SURVEYOR'S STATEMENT

I, DANIEL S. LIM, 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 _____, 2024.
 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.

DANIEL S. LIM
 Texas Registered Professional Land Surveyor No. 5322

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 _____ 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 _____, 2024.

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

CERTIFICATE OF APPROVAL

I, Tony Shidqi, 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

- GENERAL NOTES:**
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE AN 0.785-ACRE LOT OUT OF AN UNPLATTED LAND.
 - BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - NO STRUCTURES ON SITE.

LAND SURVEYOR:

LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPE Reg. F-3232, TBPLS Reg. 101236-00
 1112 N. Zang Boulevard, Suite 200
 Dallas, Texas 75203
 Tel. (214) 942-1888 • Fax (214) 942-8881
 Email: LimAssoc@aol.com

OWNER:

CITY OF DALLAS
 1500 MARILLA STREET
 DALLAS, TEXAS 75201-6318
 ATTN: JASON NEY
 TEL: 214-671-5012
 E-MAIL: jason.ney@dallas.gov

PRELIMINARY PLAT
PECAN GROVE PARK
LOT 1, BLOCK 6979
 ABRAHAM BAST SURVEY, ABSTRACT NO. 109
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-060