



VICINITY MAP (NOT TO SCALE)

ABBREVIATIONS

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
WWMH WASTE WATER MANHOLE
SF SQUARE FEET
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
C.R.D.C.T. CONDOMINIUM RECORDS
DALLAS COUNTY, TEXAS
D.R.D.C.T. CONDOMINIUM RECORDS
DALLAS COUNTY, TEXAS
ESMT. EASEMENT

LEGEND

POWER POLE
GAS MARKER
WASTEWATER MANHOLE
WASTEWATER CLEANOUT
STORM DRAIN INLET
FIRE HYDRANT
WATER METER
WATER VALVE
SIGN

LINETYPES

OHE OVERHEAD ELECTRIC LINE
WW WASTEWATER LINE
G GAS LINE
WROUGHT-IRON FENCE
WOOD FENCE
BUILDING

Line Table		
Line #	Direction	Length
L1	N 45°19'01" W	50.00'
L2	S 45°19'01" E	50.00'

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- THE PURPOSE OF THIS PLAT IS TO RE-PLAT ONE (1) LOT, INTO FOUR (4) SINGLE PLATTED LOT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- COORDINATE SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATES VALUES, NO SCALE AND NO PROJECTION.
- EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS John E. Olson is the sole owner of a 8,000 square feet or 0.1837 acre tract of land situated in the W. Grisby Survey, Abstract No. 501, City of Dallas Block 23/1573, Dallas County, Texas, being that tract of land described to said John E. Olson by Warrant Deed with Vendor's Lien, recorded in Volume 96195, Page 324, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being all of Lot 16, Block 32/1573, Bowser & Lemmons Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 537, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at 1/2 iron rod found (controlling monument (C.M.)) for the intersection of the southwest Right-of-Way (R.O.W.) line of Holland Avenue (60 foot R.O.W., Volume 3, Page 537, M.R.D.C.T.), and the northwest R.O.W. line of Knight Street (60 foot R.O.W., Volume 3, Page 537, M.R.D.C.T.);

THENCE South 44° 40' 59" West, with the northwest R.O.W. line of said Knight Street, a distance of 160.00 feet to a 3/8 iron rod found for the intersection of the northwest R.O.W. line of said Knight Street, and the northeast R.O.W. line of a 15.00 foot Alley (Volume 3, Page 537, M.R.D.C.T.);

THENCE North 45° 19' 01" West, with the northeast R.O.W. line of said Alley, a distance of 50.00 feet to a 3/8 iron rod found for the south corner of Holland Avenue Villas, an addition to the City of Dallas, Dallas County, Texas, according to the Map recorded in Instrument No. 201300383437, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 44° 40' 59" East, with the southeast line of said Holland Avenue Villas, a distance of 160.00 feet to a 3/8 iron rod found for the east corner of said Holland Avenue Villas, and being in the southwest R.O.W. line of said Holland Avenue;

THENCE South 45° 19' 01" East, with the southwest R.O.W. line of said Holland Avenue, a distance of 50.00 feet to the **POINT OF BEGINNING**, and containing 8,000 square feet or 0.1837 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **John E. Olson**, does hereby adopt this plat, designating the herein described property as **4101 HOLLAND TOWNHOMES** 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.

John E. Olson

By: _____ Date: _____

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 **John E. Olson**, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

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 _____, 20____ by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

I, David A. Minton, 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 Land Surveying, 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.

David A. Minton
Registered Professional Land Surveyor No 6233

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 David A. Minton, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

**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.**

CIVIL
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PRELIMINARY PLAT

4101 HOLLAND TOWNHOMES
LOTS 16A, 16B, 16C & 16D, BLOCK 32 /1573,
0.1837 ACRES / 8,000 SQUARE FEET
BEING A REPLAT OF LOT 16, BLOCK 32/1573
BOWSER & LEMMONS OAK LAWN AND NORTH DALLAS ADDITIONS
RECORDED IN VOL. 3, PG. 537, IN THE
PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
OUT OF THE W. GRISBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-182
RECORD NO. PLAT-25-000015
ENGINEERING PLAN FILE NO. ____