

LINE	BEARING	DISTANCE
L1	S 89°06'15" W	21.62'
L2	N 45°23'05" W	33.52'
L3	S 44°27'57" W	10.00'
L4	N 57°15'17" E	9.54'

LEGEND	
—	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
- · - · -	EASEMENT LINE
—	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
sq.ft.	SQUARE FEET
AMS	3-1/4" ALUMINUM DISK STAMPED "LECOMTE FISHER SUBDIVISION, GSES, INC., RPLS 4804" SET
ROW	RIGHT-OF-WAY

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, SUBDIVISIONS REALTY, LLC are the owners of a 1.349 acre tract of land situated in the D. A. Murdock Survey, Abstract No. 997, City of Dallas, Dallas County, Texas and being all of Lots 1-3, Block 2962, Sackett Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 20, Page 375, Map Records, Dallas County, Texas; said 1.349 acre tract also being all of that tract of land conveyed to Subdivisions Realty, LLC by General Warranty Deed recorded in County Clerk's Instrument No. 202000342546, Official Public Records, Dallas County, Texas; said 1.349 acre tract also being all of that 0.442 acre tract conveyed to Subdivisions Realty, LLC by General Warranty Deed recorded in County Clerk's Instrument No. 202100216005, Official Public Records, Dallas County, Texas; said 1.349 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2-inch iron rod with plastic cap stamped "CBG" found at the west corner of said 1.349 acre tract; said point also being the west corner of said Lot 1, Block 2962; said point also being on the south line of a tract of land conveyed to Dallas Area Rapid Transit by Warranty Deed recorded in Volume 90177, Page 4219, Deed Records, Dallas County, Texas; said point also being on the northeast right-of-way line of Fisher Road (variable width);

**THENCE**, with the common line of said 1.349 acre tract and said Dallas Area Rapid Transit tract, the following metes and bounds;

North 59 degrees 57 minutes 03 seconds East, leaving said northeast right-of-way line, a distance of 100.00 feet to a 3 1/4-inch aluminum disk stamped "LECOMTE FISHER, GSES, INC., RPLS 4804" set for an angle corner;

North 57 degrees 45 minutes 03 seconds East, passing, at a distance of 108.12 feet a 1/2-inch iron rod with plastic cap stamped "CBG" found for reference; continuing, in all, a total distance of 123.00 feet to a 3 1/4-inch aluminum disk stamped "LECOMTE FISHER, GSES, INC., RPLS 4804" set at the north corner of said 1.349 acre tract; said point also being the north corner of said Lot 1, Block 2962;

South 46 degrees 27 minutes 57 seconds East, a distance of 81.70 feet to a 3 1/4-inch aluminum disk stamped "LECOMTE FISHER, GSES, INC., RPLS 4804" set for angle corner;

South 20 degrees 44 minutes 57 seconds East, a distance of 105.00 feet to a 3 1/4-inch aluminum disk stamped "LECOMTE FISHER, GSES, INC., RPLS 4804" set at the eastern most east corner of said 1.349 acre tract; said point also being the east corner of said Lot 3, Block 2962;

South 54 degrees 16 minutes 07 seconds, a distance of 51.29 feet to a 1/2-inch iron pipe found at an interior corner of said 1.349 acre tract, said point also being the north corner of said 0.442 acre tract;

South 20 degrees 25 minutes 00 seconds East, leaving the south line of said Lot 3, Block 2962 and with the southeast line of said 0.442 acre tract, a distance of 255.27 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the southeast corner of said 1.349 acre tract; said point also being at a southwest corner of a tract of land conveyed to Dallas Area Rapid Transit by Warranty Deed recorded in Volume 88063, Page 4905, Deed Records, Dallas County, Texas; said point also being on the north right-of-way line of Greentree Lane (60 feet wide);

**THENCE**, with said north right-of-way line of Greentree Lane, the following metes and bounds;

South 89 degrees 06 minutes 15 seconds West, a distance of 21.62 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

North 45 degrees 23 minutes 05 seconds West, a distance of 33.52 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

South 44 degrees 27 minutes 57 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the south corner of said 1.349 acre tract; said point also being at the intersection of said north right-of-way line of Greentree Lane and northeast right-of-way line of Fisher Road;

**THENCE**, with said northeast right-of-way line of Fisher Road, the following metes and bounds;

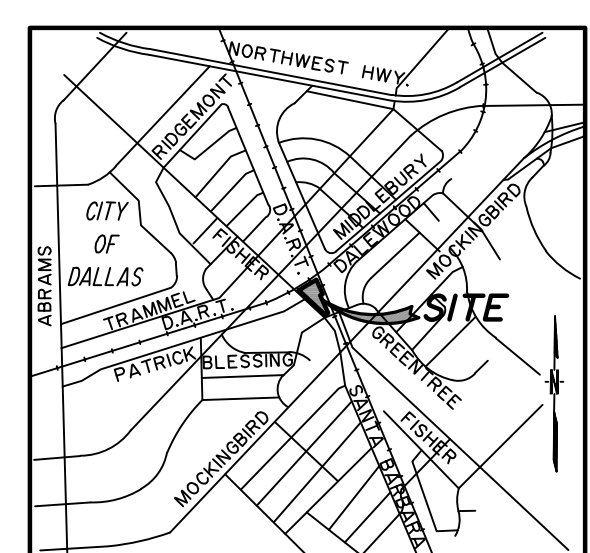
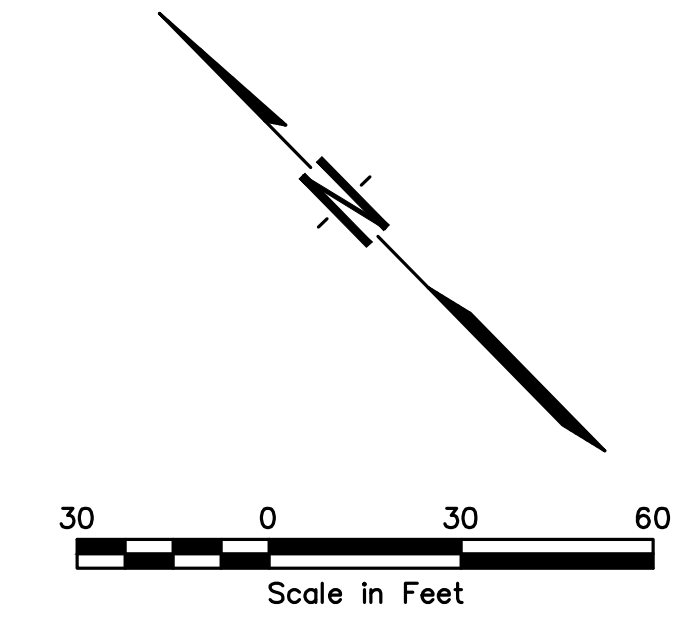
North 45 degrees 20 minutes 53 seconds West, a distance of 205.92 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

North 57 degrees 15 minutes 17 seconds East, a distance of 9.54 feet to a 3/4-inch iron pipe found at the south corner of said Lot 3, Block 2962;

North 45 degrees 17 minutes 57 seconds West, passing at a distance of 60.85 feet a 3/4-inch iron pipe found at the west corner of said Lot 3, Block 2962; said point also being the south corner of said Lot 2, Block 2962; continuing, and passing, at a distance of 121.70 feet a 1/2-inch iron pipe found at the west corner of said Lot 2, Block 2962; said point also being the south corner of said Lot 1, Block 2962; continuing, in all, a total distance of 201.89 feet to the POINT OF BEGINNING;

CONTAINING, 58,767 square feet or 1.349 acres of land, more or less.

PLACE COUNTY  
RECORDING LABEL HERE



**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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.

**RELEASED 02/07/24 FOR REVIEW - 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**

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT SUBDIVISIONS REALTY, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LECOMTE FISHER**, 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 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.

Josh LeComte - Subdivisions Realty, LLC

STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Josh LeComte known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**SURVEYOR'S NOTES**

- Bearing system for this survey is based on the northeast right-of-way line of Fisher Road bearing North 45 degrees 17 minutes 57 seconds West derived from Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is as follows:
  - to create 6 lots from 3 lots and a 0.442 acre tract,
  - to remove the 30 foot building line parallel to the northeast line of Fisher Road.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

**PRELIMINARY PLAT - REVISED  
LECOMTE FISHER  
LOTS 1-6, BLOCK A/2962**

BEING A REPLAT OF  
LOTS 1-3, BLOCK 2962  
SACKETT ADDITION  
V. 20, P. 375, M.R.D.C.T.  
AND A 0.442 ACRE TRACT OF LAND CONVEYED TO  
SUBDIVISIONS REALTY, LLC.  
INSTRUMENT NO. 202100216005, O.P.R.D.C.T.  
AN ADDITION TO THE CITY OF DALLAS  
**D. A. MURDOCK SURVEY, ABSTRACT NO. 997**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S212-183R**  
**ENGINEERING NUMBER DP22-228**

**Gonzalez & Schneeberg**  
engineers & surveyors  
801 East Campbell Road  
Suite 330, Richardson, Texas 75081  
(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
SCALE: DATE PROJ. NO. DWG. NO.  
1" = 30' FEBRUARY, 2024 7317-22-03-35 7317 plat\_REVISED