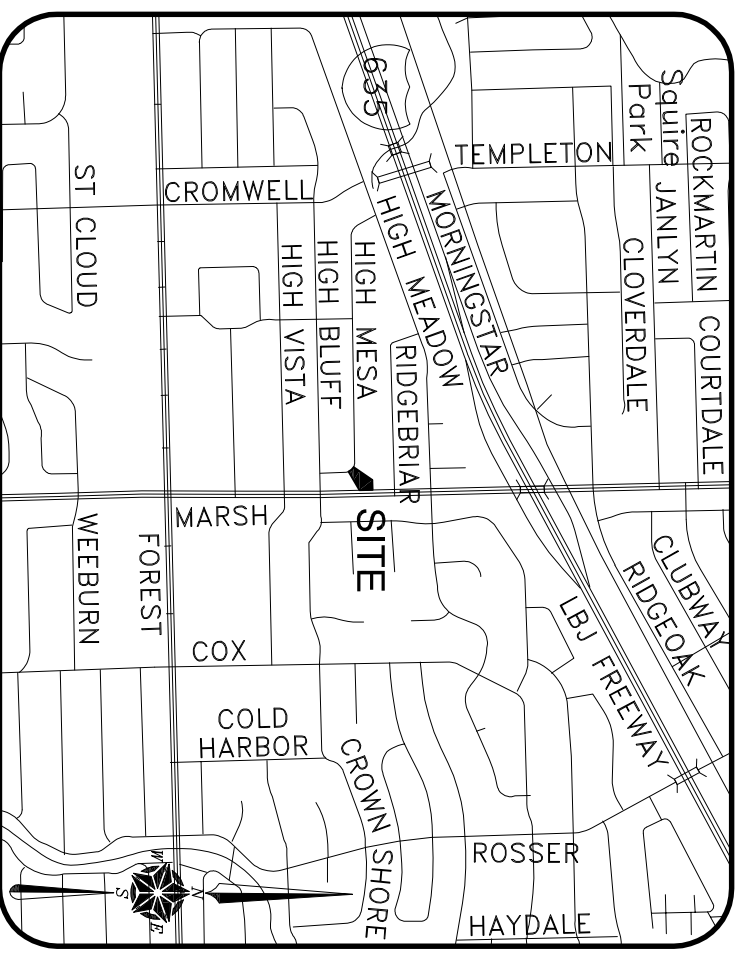


VICINITY MAP - NOT TO SCALE

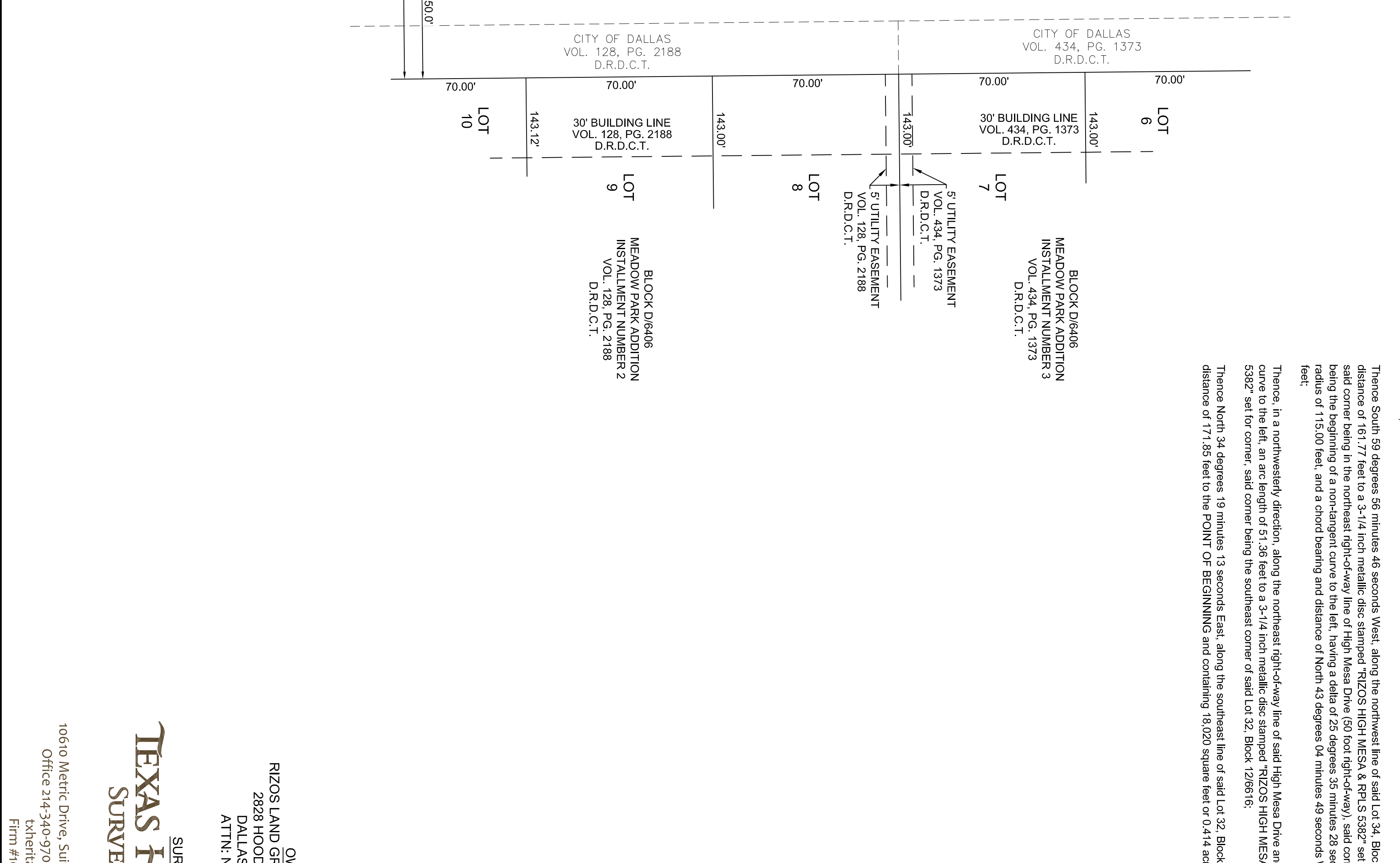
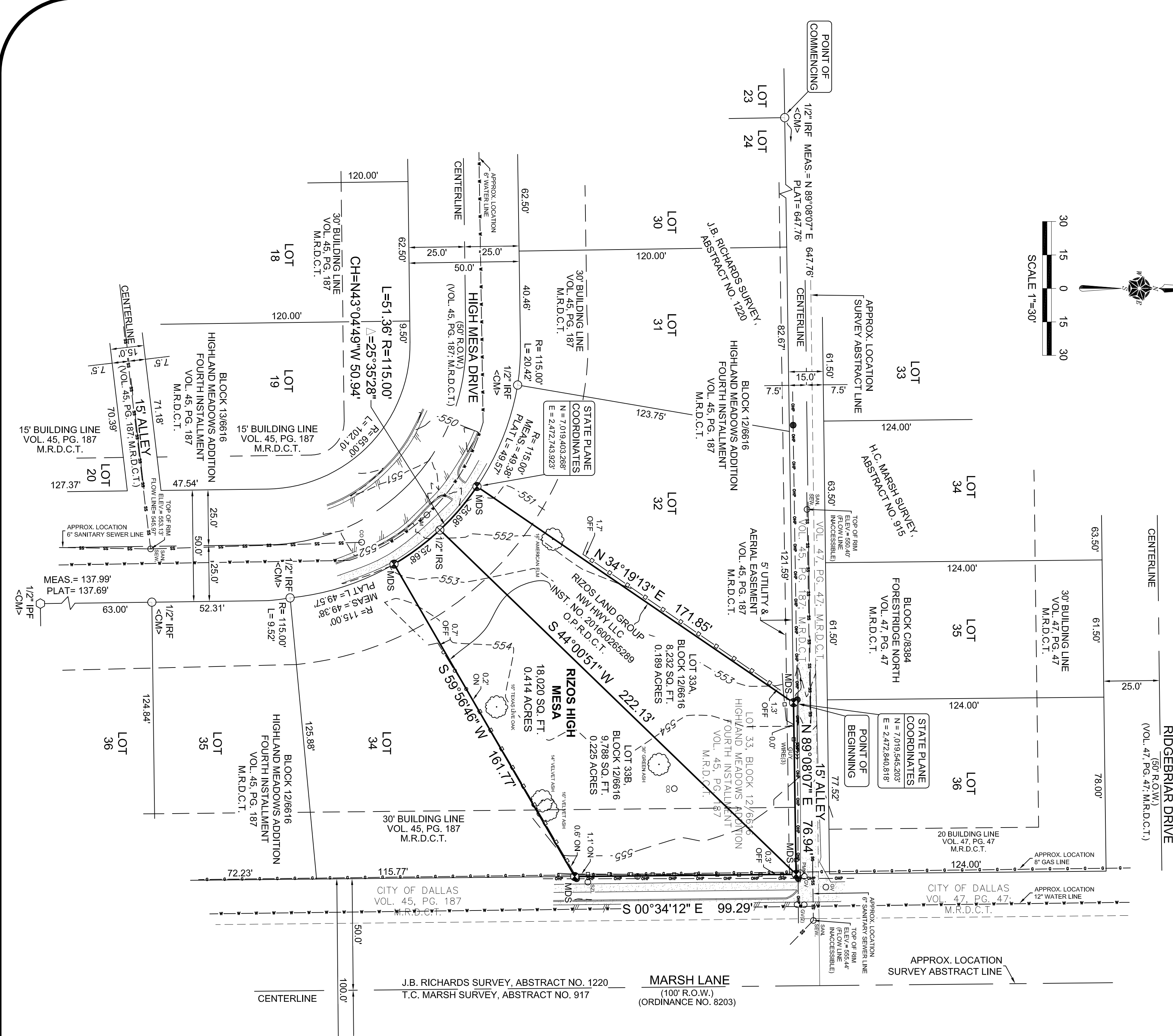
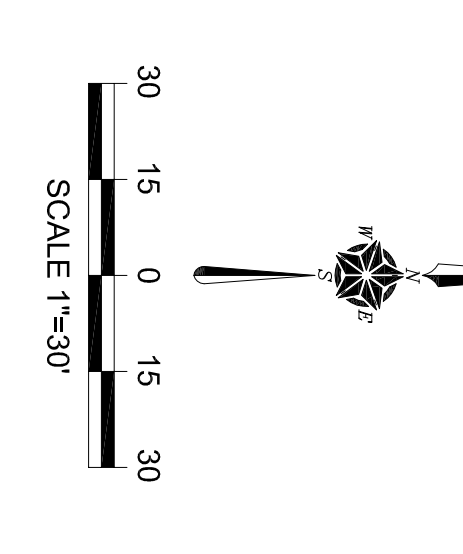


GENERAL NOTES:

- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO REPLAT ONE PLATTED LOT INTO TWO LOTS.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DAMAGE ENGINEERING SECTION APPROVAL.
- ACCORDING TO THE F.L.R.M. NO. 481100199K, THE SUBJECT PROPERTY IS ZONED RS-1. THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA EXCEPT AS SHOWN.
- COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NOSCALE AND NO PROJECTION.
- THERE ARE NO EXISTING STRUCTURES.
- TREES ARE AS SHOWN.
- CITY OF DALLAS BENCHMARKS:
 - 114, 132-255 MARSH LANE - RIDGEBARR DRIVE
 - N = 7019741.047, E = 2472966.233, ELEVATION = 554.684'
 - 115, 132-275 MARSH LANE - HIGH MEADOW DRIVE
 - N = 7019777.294, E = 2472904.817, ELEVATION = 552.292'

LEGEND

- M.R.D.C.T.
- D.R.D.C.T.
- O.P.R.D.C.T.
- INST. NO.
- STAMP
- R.O.W.
- RS-1
- RS-2
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OWNERS CERTIFICATE

STATE OF TEXAS

CITY OF DALLAS

WHEREAS RIZOS LAND GROUP NW HWY LLC is the owner of a tract of land situated in the J.B. Richards Survey, Abstract No. 1220 in the City of Dallas, Dallas County, Texas, and being Lot 33, Block 12/6616 of Highland Meadows Addition Fourth Installment, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 45, Page 187 of the Map Records of Dallas County, Texas, and being that tract of land described in General Warranty Deed to RIZOS LAND GROUP NW HWY LLC recorded in Instrument Number 20180202829 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for corner, said corner being the northeast corner of Lot 23, Block 12/6616 of said Highland Meadows Addition Fourth Installment, said corner also being the northwest corner of Lot 24, Block 12/6616 of said Highland Meadows Addition Fourth Installment, said corner being in the south right-of-way line of a 15 foot alley;

Thence North 89 degrees 08 minutes 07 seconds East, along the south right-of-way line of said alley, and along the north lines of Lots 24, 25, 26, 27, 28, 29, 30, 31, and 32, Block 12/6616 of said Highland Meadows Addition Fourth Installment, a distance of 647.76 feet to a 3-1/4 inch metallic disc stamped RIZOS HIGH MESA & RPLS 5382' set for corner, said corner being the northeast corner of said Lot 32, Block 12/6616, said corner being the POINT OF BEGINNING;

Thence North 88 degrees 08 minutes 07 seconds East, continuing along the south right-of-way line of said alley, a distance of 76.34 feet to a 3-1/4 inch metallic disc stamped RIZOS HIGH MESA & RPLS 5382' set for corner, said corner being in the west right-of-way line of Marsh Lane (100 foot right-of-way);

Thence South 00 degrees 34 minutes 12 seconds East, along the west right-of-way line of said Marsh Lane, a distance of 99.29 feet to a 3-1/4 inch metallic disc stamped RIZOS HIGH MESA & RPLS 5382' set for corner, said corner being the northeast corner of Lot 34, Block 12/6616 of said Highland Meadows Addition Fourth Installment;

Thence South 59 degrees 56 minutes 48 seconds West, along the northwest line of said Lot 34, Block 12/6616, a distance of 161.77 feet to a 3-1/4 inch metallic disc stamped RIZOS HIGH MESA & RPLS 5382' set for corner, said corner being in the northeast right-of-way line of High Mesa Drive (60 foot right-of-way), said corner also being the beginning of a non-tangent curve to the left, having a delta of 25 degrees 35 minutes 28 seconds, a radius of 115.00 feet, and a chord bearing and distance of North 43 degrees 04 minutes 49 seconds West, 50.94 feet;

Thence, in a northwesterly direction, along the northeast right-of-way line of said High Mesa Drive and along said curve to the left, an arc length of 51.36 feet to a 3-1/4 inch metallic disc stamped RIZOS HIGH MESA & RPLS 5382' set for corner, said corner being the southeast corner of said Lot 32, Block 12/6616;

Thence North 34 degrees 19 minutes 13 seconds East, along the southeast line of said Lot 32, Block 12/6616, a distance of 171.85 feet to the POINT OF BEGINNING and containing 16,020 square feet of 0.414 acres of land;

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RIZOS LAND GROUP NW HWY LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **RIZOS HIGH MESA**, an addition to the City of Dallas, Dallas County, Texas, and does 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 line easements shall be open to the public, fire and police uses, garbage and rubbish collection, and all public and private utilities for each particular use. The maintenance of access on the utility and fire line easements is the responsibility of the property owner. All other easements, encroachments, and encumbrances shown hereon are 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 part of the 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 the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, the hydrants, water services and wastewater services from the main to the curb or pavement line, and approval of such additional easements herein granted shall be governed by their location as installed. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

Rizos Land Group NW HWY LLC

STATE OF TEXAS
COUNTY OF DALLAS

Nick Rizos, Director/Member

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Nick Rizos, 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 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 Signature _____

SURVEYOR'S STATEMENT

I, J. R. January, 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. 19855, as amended), and Texas Local Government Code, Chapter 212. I further affirm that I am duly licensed and in good standing with the State of Texas, and that the digital drawing of this plat is a precise representation of this signed Final Plat.

Dated this _____ day of _____, 2024.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/28/2024)

J. R. January
Texas Registered Professional Land Surveyor No. 5382

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 _____, 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 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 Signature _____

PRELIMINARY PLAT
PLACE COUNTY
RECORDING LABEL
HERE

CERTIFICATE OF APPROVAL.

I, Tony Shildt, 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 the same was duly approved on the _____ day of _____, A.D. 20____, by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

OWNER
RIZOS LAND GROUP NW HWY LLC
2828 HOOD STREET #803
DALLAS, TX 75219
ATTN: NICK RIZOS

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Firm #101693900

LOT 33A & 33B, BLOCK 12/6616
REPLAT OF LOT 33, BLOCK 12/6616
HIGHLAND MEADOWS ADDITION FOURTH INSTALLMENT
J.B. RICHARDS SURVEY, ABSTRACT NO. 1220
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-207

DATE: 9/16/2024 / JOB # 240170-1 / SCALE - 1" = 30' / JACOB