

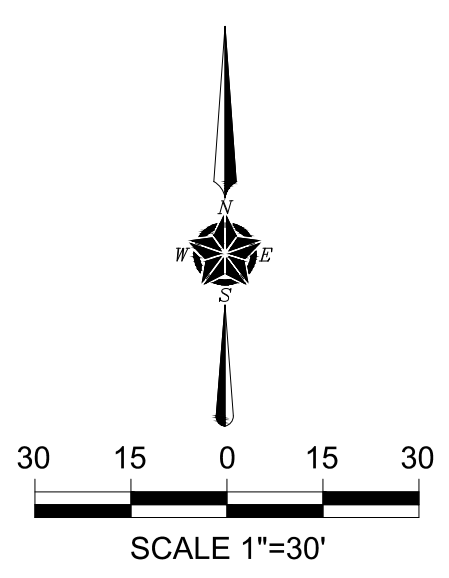
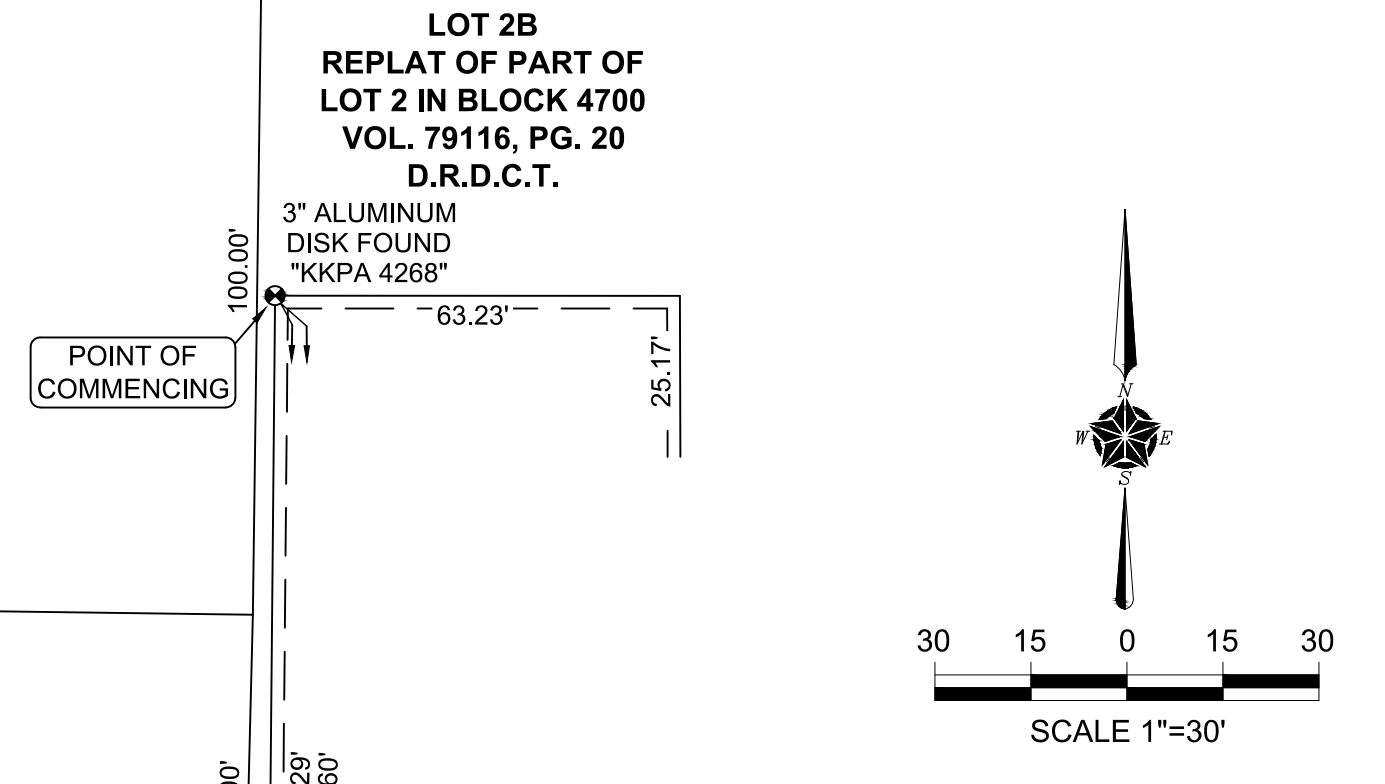
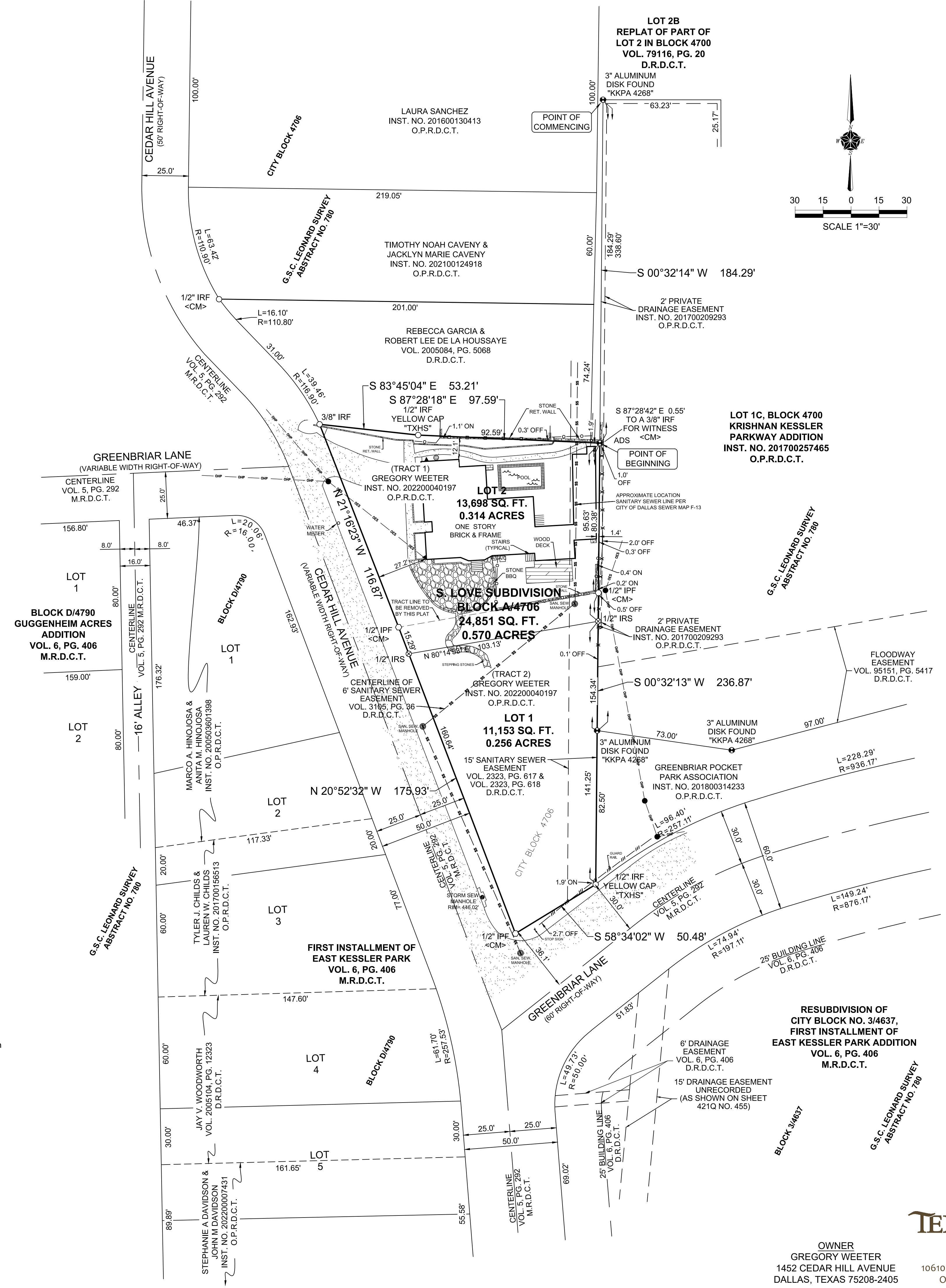
LEGEND

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
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
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF \odot IRON ROD FOUND
IPF \circ IRON PIPE FOUND
<CM> CONTROL MONUMENT
1/2" IRF "TXHS" 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED
"TXHS" SET AT PREVIOUS SURVEY DATED 11/19/2021
1/2" IRS \otimes 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
ADS \bullet 3/4 INCH ALUMINUM DISK SET ON IRON ROD STAMPED
"S. LOVE SUBDIVISION & RPLS 5382"

EASEMENT LINE $---$
BUILDING LINE $---$
BOUNDARY LINE $---$
CENTERLINE $---$
SANITARY SEWER LINE SS
STORM SEWER LINE STM
GAS LINE G
WATER LINE W
OVERHEAD SERVICE LINE OES
OVERHEAD POWER LINE OHP
WOOD FENCE \square
CHAINLINK FENCE \square
BARBED WIRE FENCE X
GUARD RAIL $///$

GENERAL NOTES:

- The purpose of this plat is to create two lots out of two unplatted tracts of land.
- The maximum number of lots permitted by this plat is two.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Trees are as shown.
- Structure to remain on subject property.
- City of Dallas Water Dept. benchmarks used:
#1325 44-Y-1 A square is cut on top of a concrete curb at the walk to House #614 Colorado Boulevard on the south side of Colorado Boulevard at the Alley west of Cedar Hill Avenue. N= 6,962,987.374 E= 2,481,322.342 Elevation= 507.30'
#1326 44-Y-2S SWDBM on concrete curb of storm sewer inlet, north side of Colorado Boulevard and 95 feet east of Rainbow Drive. N= 6,963,001.783 E= 2,479,652.923 Elevation= 497.83'
- Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 04/11/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.



OWNER
GREGORY WEETER
1452 CEDAR HILL AVENUE
DALLAS, TEXAS 75208-2405



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

PRELIMINARY PLAT
S. LOVE SUBDIVISION
LOTS 1 & 2, BLOCK A/4706
PART OF CITY BLOCK 4706
SITUATED IN THE
G.S.C. LEONARD SURVEY,
ABSTRACT NO. 780
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 245-063
ENGINEERING PLAN NO. 311T-

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780 in the City of Dallas, Dallas County, Texas, same being in City Block 4706, same being that tract of land described as Tract 1 & 2 in Warranty Deed with Vendor's Lien to Gregory Weeter recorded in Instrument Number 202200040197, Official Public Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

COMMENCING at an aluminum monument found for the northwest corner of Lot 1C, Block 4700, Krishnan Kessler Parkway Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700257465, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 32 minutes 13 seconds West, along the west line of said Lot 1C, Block 4700, a distance of 184.29 feet to a 3 1/4 inch aluminum disk stamped "S. LOVE SUBDIVISION" & RPLS 5382 for the POINT OF BEGINNING, same being the southeast corner of that tract of land described in General Warranty Deed with First and Second Vendor's Lien to Rebecca Garcia and Robert Lee De La Houssaye as recorded in Volume 2005084, Page 5068, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found for witness bears South 87 degrees 28 minutes 18 seconds East 0.55 feet;

THENCE South 00 degrees 32 minutes 13 seconds West, continuing along the west line of said Lot 1C, Block 4700, passing a 1/2 inch iron pipe found for the common Tract 1 & 2 corner at a distance of 80.38 feet, passing an 3 1/4 inch aluminum monument stamped "KKPA 4268" found for the northwest corner of that tract of land described in Correction Instrument as to a Recorded Original Instrument to Greenbriar Pocket Park Association recorded in Instrument Number 201800314233, Official Public Records, Dallas County, Texas, being a portion of that tract of land described in Warranty Deed recorded in Volume 2522, Page 350, Deed Records, Dallas County, Texas, at a distance of 154.34 feet and continuing for a total distance of 236.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said Greenbriar Pocket Park Association tract and lying in the north right-of-way line of Greenbriar Lane (60' right-of-way);

THENCE South 58 degrees 34 minutes 02 seconds West, along the said north right-of-way line of Greenbriar Lane, a distance of 50.48 feet to a 1/2 inch iron pipe found at the intersection of the east right-of-way line of Cedar Hill Avenue (50' right-of-way) and the said north right-of-way line of Greenbriar Lane;

THENCE North 20 degrees 52 minutes 32 seconds West, along the said east right-of-way line of Cedar Hill Avenue, a distance of 175.93 feet to a 1/2 inch iron pipe found for the common Tract 1 & 2 corner;

THENCE North 21 degrees 16 minutes 23 seconds West, continuing along the said east right-of-way line of Cedar Hill Avenue, a distance of 116.87 feet to a 3/8 inch iron rod found for the southwest corner of said Garcia/Houssaye tract;

THENCE South 83 degrees 45 minutes 04 seconds East, along the said south line of said Garcia/Houssaye tract, a distance of 53.21 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an angle point;

THENCE South 87 degrees 28 minutes 18 seconds East, continuing along the said south line of said Garcia/Houssaye tract, a distance of 97.59 feet to the POINT OF BEGINNING and containing 24,851 square feet or 0.570 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GREGORY WEETER**, does hereby adopt this plat, designating the herein described property as **S. LOVE SUBDIVISION** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or 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 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

By: _____
GREGORY WEETER - Owner

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 GREGORY WEETER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

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. 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 _____, 2023.

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. (11/04/2024)

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 J.R. January, 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 _____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, 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

**PRELIMINARY PLAT
S. LOVE SUBDIVISION
LOTS 1 & 2, BLOCK A/4706**
PART OF CITY BLOCK 4706
SITUATED IN THE
G.S.C. LEONARD SURVEY,
ABSTRACT NO. 780
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 245-063
ENGINEERING PLAN NO. 311T-____



**TEXAS HERITAGE
SURVEYING, LLC**

OWNER
GREGORY WEETER
1452 CEDAR HILL AVENUE
DALLAS, TEXAS 75208-2405

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

DATE: 10/28/2024 / JOB # 2102842-2 / SCALE= 1" = 30' / DRAWN: KO
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