



**LEGEND**

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
FWMF	FLOODWAY MONUMENT FOUND
ADS	3-1/4" ALUMINUM DISC STAMPED "LEDBETTER ADDITION, RPLS 3691" SET
FWS	3-1/4" ALUMINUM DISC STAMPED "FLOODWAY LEDBETTER ADDITION, RPLS 3691" SET

W. LEDBETTER DRIVE  
 VARIABLE WIDTH RIGHT-OF-WAY  
 TxDOT PROJECT NO. 581-2-17

STATE OF TEXAS  
 VOL. 5136, PG. 400  
 D.R.D.C.T.

STATE OF TEXAS  
 VOL. 5136, PG. 400  
 D.R.D.C.T.

STATE OF TEXAS  
 VOL. 5136, PG. 400  
 D.R.D.C.T.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HVP Dallas LLC, acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as **LEDBETTER ADDITION**, 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 systems 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HVP Dallas LLC

Name: \_\_\_\_\_  
 Title: Manager

**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 \_\_\_\_\_, 20\_\_\_\_.

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

**NOTES**

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
6. THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED OR SUBDIVISION RESTRICTIONS OR COVENANTS.
7. EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE TO REMAIN.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
 COUNTY OF DALLAS**

WHEREAS HVP Dallas LLC, is the sole owner of a tract of land located in the THOMAS LANGLEY SURVEY, Abstract No. 779, City of Dallas, Dallas County, Texas, being Lot 6A, Block A/6041, of CHAPEL IN THE WOODS, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 52214, Page 5179, Deed Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to HVP Dallas LLC, recorded in Instrument No. 20240058935, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set in the North line of W. Ledbetter, a variable width right-of-way, at the Southeast corner of Lot 5, Block A/6041, of Bretton Woods Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 8, Page 279, Map Records, Dallas County, Texas, and being the Southwest corner of said Lot 6A, Block A/6041;

THENCE North 00 deg. 51 min. 27 sec. West, a distance of 786.64 feet to a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set in the South line of Lot 5, Block B/6041, of said Bretton Woods Addition, at the Northeast corner of said Lot 5, Block A/6041, and being the Northwest corner of said Lot 6A, Block A/6041;

THENCE South 59 deg. 17 min. 37 sec. East, a distance of 68.78 feet to a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set for corner;

THENCE North 48 deg. 09 min. 37 sec. East, a distance of 126.90 feet to a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set at the South corner of a tract of land described in deed to Darlene Michelle Robinson and Dale Anderson, Jr., recorded in Instrument No. 20070019663, Official Public Records, Dallas County, Texas;

THENCE South 83 deg. 56 min. 37 sec. East, a distance of 122.65 feet to a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set at the centerly South corner of Lot 8, of said Block B/6041;

THENCE South 52 deg. 06 min. 37 sec. East, a distance of 33.78 feet to a 3-1/4 inch aluminum disc stamped "Ledbetter Addition, RPLS 3691" set in the South line of said Lot 8, Block B/6041, at the Northwest corner of Lot 8, of said Block A/6041, same being the Northeast corner of said Lot 6A, Block A/6041;

THENCE South 00 deg. 53 min. 25 sec. East, a distance of 629.42 feet to a 3/4 inch iron pipe found in the said North line of W. Ledbetter Drive, at the Southwest corner of said Lot 8, Block A/6041, same being the Southeast corner of said Lot 6A;

THENCE South 89 deg. 16 min. 39 sec. West, with said North line, a distance of 300.03 feet to the PLACE OF BEGINNING and containing 207,928 square feet or 4.773 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY NOT FOR RECORDING PURPOSES**

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS  
 COUNTY OF ROCKWALL**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**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  
 LEDBETTER ADDITION  
 LOTS 6A-R & 6B, BLOCK A/6041**

BEING A REPLAT OF LOT 6A, BLOCK A/6041,  
 OF CHAPEL IN THE WOODS,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 THOMAS LANGLEY SURVEY, ABSTRACT NO. 779  
 CITY PLAN FILE NO. S245-064  
 ENGINEERING FILE NO. \_\_\_\_\_

**BURNS SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 OFFICE: 2701 SUNSET RIDGE DRIVE, ROCKWALL, TEXAS 75082  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
**FIRM NO. 10194366**  
 WEBSITE: WWW.BURNSURVEY.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202401245-01 PREPARATION DATE: 11/25/2024 DRAWN BY: TD

PROPERTY ADDRESS: 3111 WEST LEDBETTER DRIVE, DALLAS, TX 75233  
 OWNER: HVP DALLAS LLC  
 ADDRESS: 1222 WILLOW GLEN DRIVE, DALLAS, TX 75232  
 PHONE: 972-834-7316