

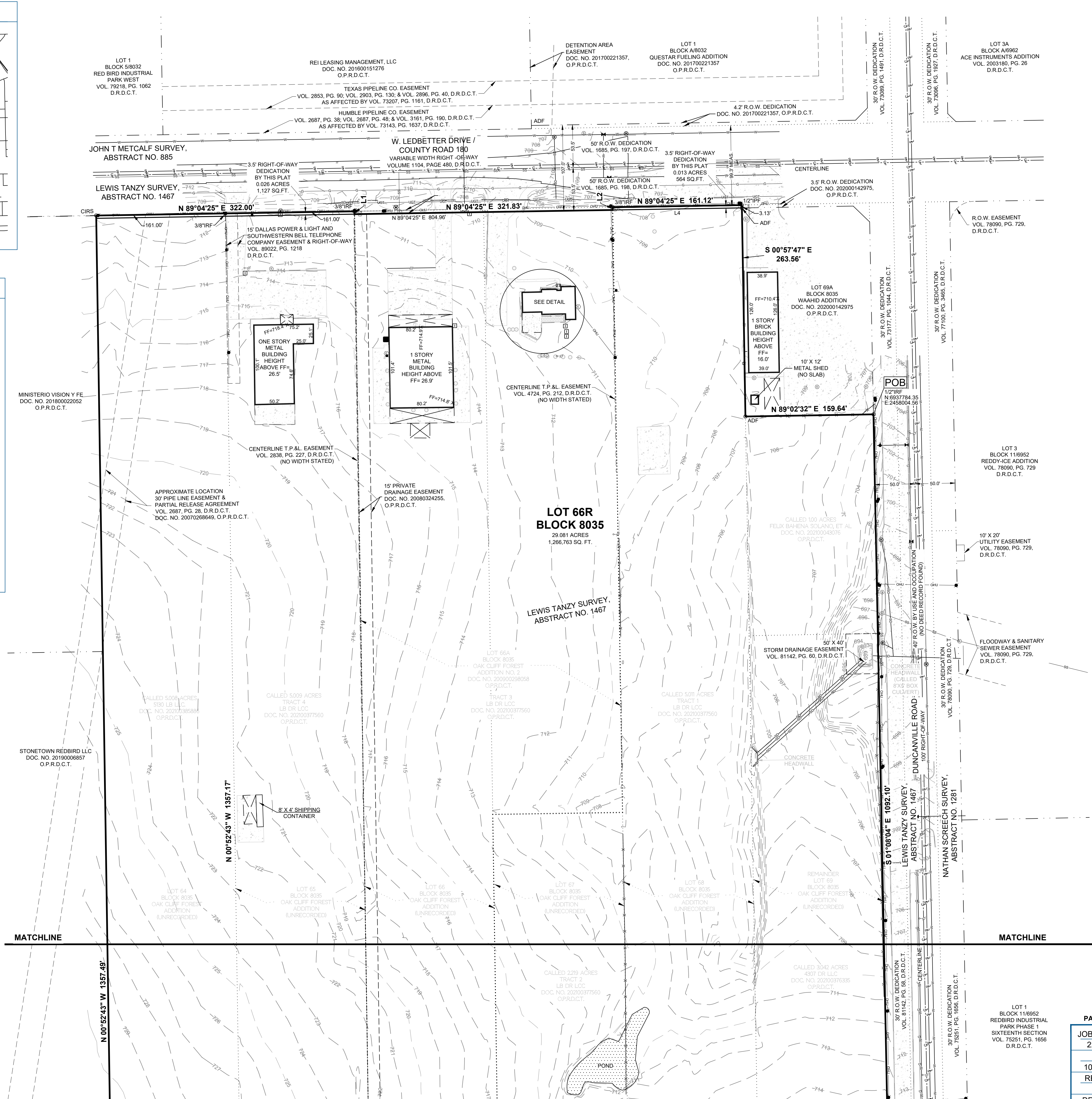
GENERAL NOTES

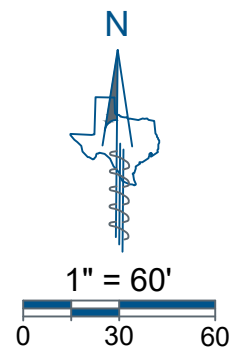
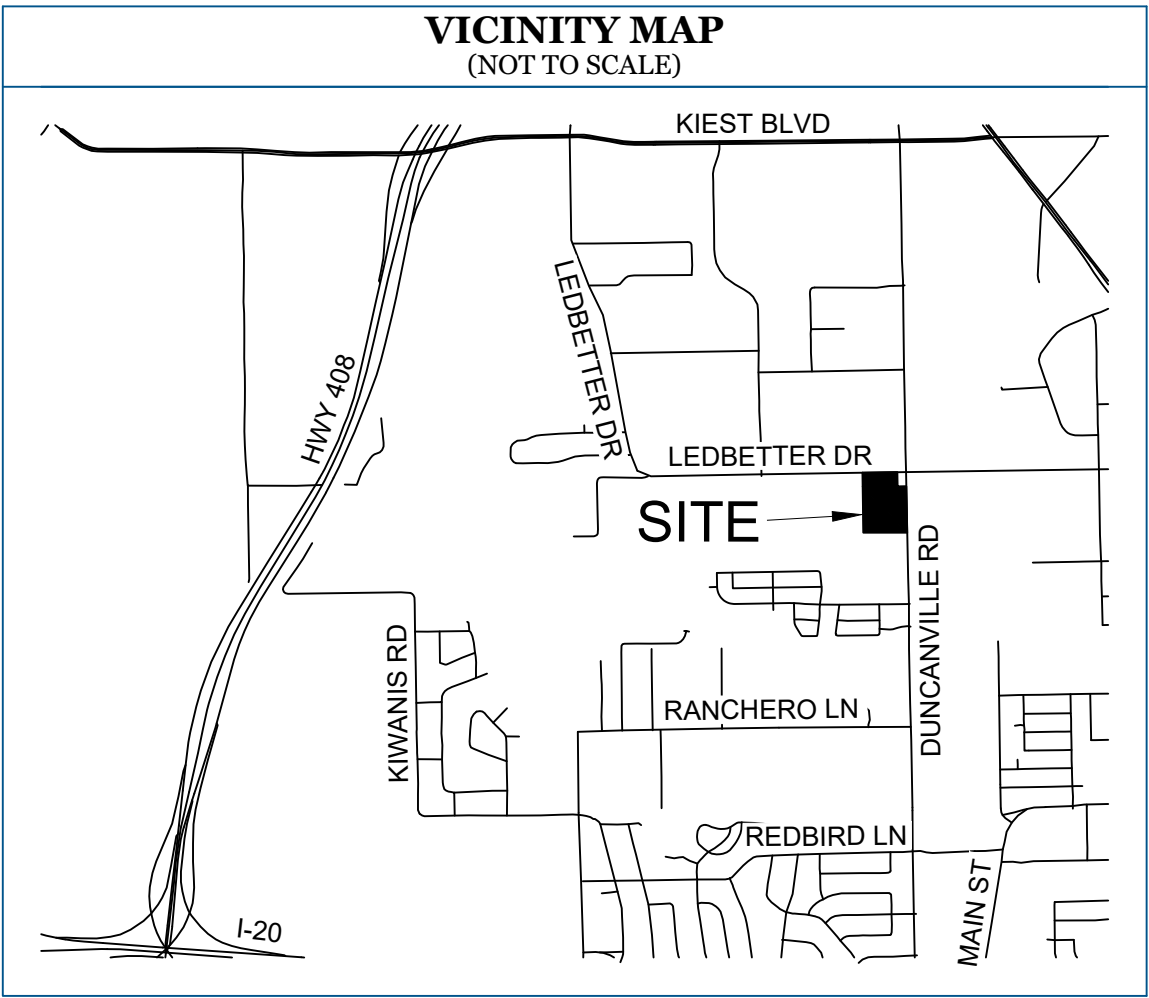
- The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 4813C0460K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, may not be shown in their entirety, were derived from above ground observations, Utility markings, and/or record documents and are shown hereon for informational purposes only. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities shown hereon.
- Existing buildings to remain on the site.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°55'35" E	3.50'
L2	N 00°55'35" W	3.50'
L3	S 89°04'25" W	322.00'
L4	S 89°04'25" W	161.12'

LEGEND

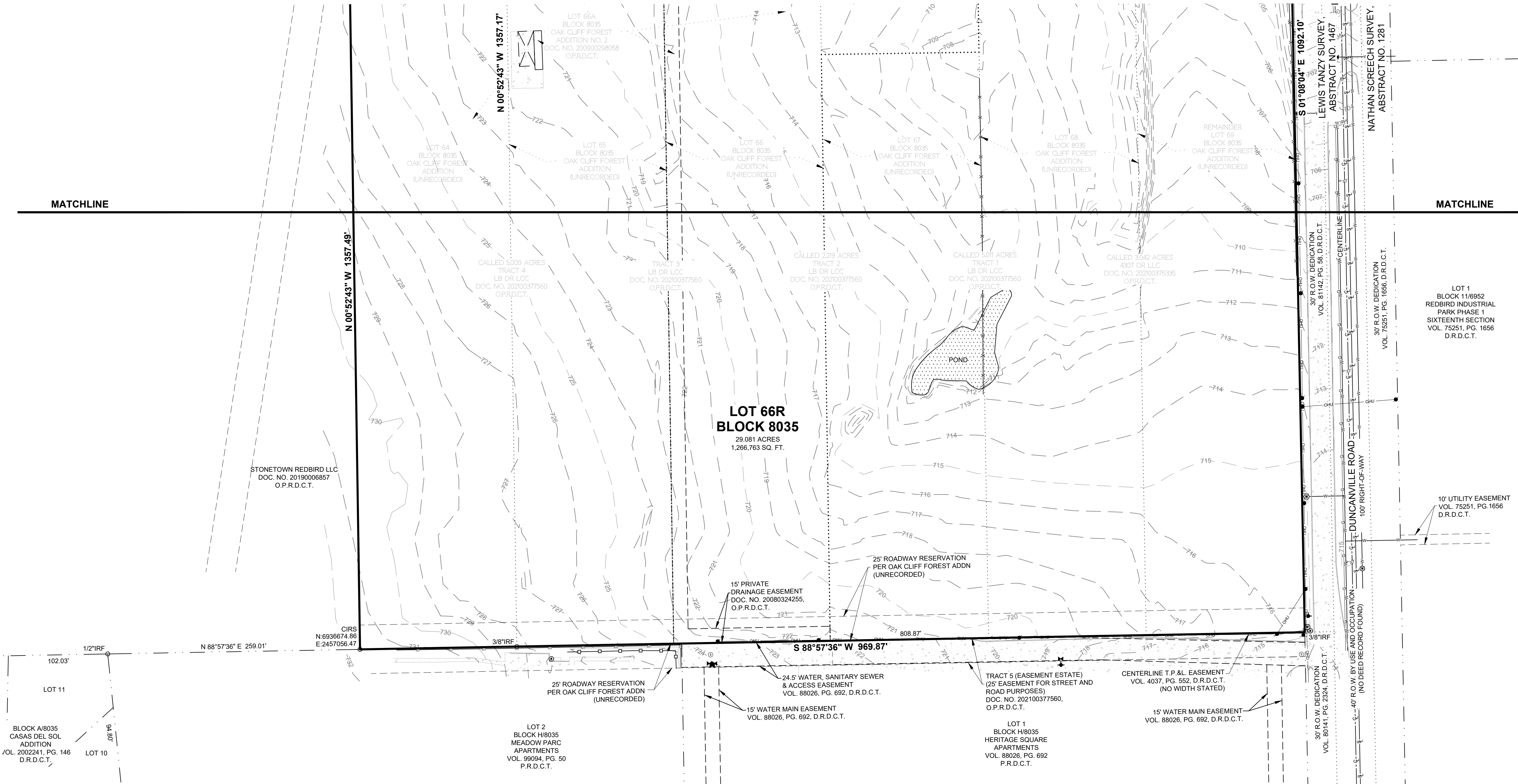
●	Boundary Monument	VOL.	Volume
()	Record Call	PG.	Page
SQ.FT.	Square Feet	C	Guy Wire
CIRF	Capped Iron Rod Found	●	Power Pole
IRF	Iron Rod Found	[E]	Electric Vault
POB	Point of Beginning	[T]	Telecomm. Vault
DOC. NO.	Document Number	[F]	Fiber Optic Utility Mark
D.R.D.C.T.	Deed Records, Dallas County, Texas	●	Telecomm. Utility Sign
U.E. / B.L.	Utility Easement/ Building Line	⊙	Sanitary Manhole
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	⊙	Storm Drain Manhole
—	Subject Boundary Line	ADF	3" aluminum disc found
—	EASEMENT	⊙	Cleanout
—	CENTERLINE	537	Contour
—	SURVEY LINE	[X]	Concrete
+	Fire Hydrant	—	Wood Fence
—	Oncor Utilities Clear	—	Overhead Utilities
●	Sign	GHU	
⊙	Gas Meter		
⊙	Water Meter		
⊙	Water Valve		





GENERAL NOTES

- The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0460K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, may not be shown in their entirety, were derived from above ground observations, Utility markings, and/or record documents and are shown hereon for informational purposes only. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities shown hereon.
- Existing buildings to remain on the site.



OWNER
5130 LB LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
LB DR LLC / 4307 DR LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
Felix Bahena Solano
Dagoberto Gusman Bahena
4307 Duncanville Road, Suite 160
Dallas, TX 75236

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572

PRELIMINARY PLAT LDA

LOT 66R, BLOCK 8035

BEING A REPLAT OF LOT 66A, BLOCK 8035
OAK CLIFF FOREST ADDITION NO. 2
RECORDED IN DOC. NO. 200900298058, O.P.R.D.C.T.,
BEING ALL OF LOTS 64-68 AND PART OF
LOT 69, BLOCK 8035,
OAK CLIFF FOREST ADDITION (UNRECORDED)
BEING 29.12 ACRES IN THE
LEWIS TANZY SURVEY, ABSTRACT No. 1467,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-019
CITY ENGINEERING NO. DP _____

PAGE 2 OF 3

JOB NUMBER	2203.063
DATE	10/20/2022
REVISION	-
DRAWN BY	BE



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LEGEND

●	Boundary Monument	VOL.	Volume	— x — x — x —	Concrete
()	Record Call	PG.	Page	— / — / —	Wood Fence
SQ.FT.	Square Feet	C	Guy Wire	— OHU —	Overhead Utilities
CIRF	Capped Iron Rod Found	⚡	Power Pole	⊗	Gas Meter
IRF	Iron Rod Found	[E]	Electric Vault	⊗	Water Meter
POB	Point of Beginning	[T]	Telecomm. Vault	⊗	Water Valve
DOC. NO.	Document Number	⚡	Fiber Optic Utility Mark	⊗	Fire Hydrant
D.R.D.C.T.	Deed Records, Dallas County, Texas	⚡	Utility Sign	⊗	Oncor Utilities Clear
U.E. / B.L.	Utility Easement/ Building Line	⊗	Sanitary Manhole	⊗	Sign
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	⊗	Storm Drain Manhole	— 537 —	Contour
—	Subject Boundary Line	ADF	3" aluminum disc found		
—	EASEMENT	⊗	Cleanout		
— C —	CENTERLINE				
— S —	SURVEY LINE				

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **LB DR LLC, 4307 DR LLC, FELIX BAHENA SOLANO, DAGOBERTO GUZMAN BAHENA, UMBERTO GUSMAN BAHENA** and **5130 LB LLC** are the owners of a 29.12 acre tract or parcel of land situated in the LEWIS TANZY SURVEY, ABSTRACT NO. 1467, City Block No. 8035, City of Dallas, Dallas County, Texas, being all of Lots 64, 65, 66, 67, 68, and part of Lot 69, Block 8035, Oak Cliff Forest Addition, an unrecorded subdivision, being all of Lot 66A, Block 8035, Oak Cliff Forest Addition No. 2, a subdivision of record in Document Number 200900298058, of the Official Public Records of Dallas County, Texas, being all of called Tract 1, Tract 2, Tract 3, and Tract 4 conveyed to LB DR LLC by Special Warranty Deed of record in Document Number 202100377560, of said Official Public Records, being all of a called 3.042 acre tract of land conveyed to 4307 DR LLC by Special Warranty Deed of record in Document Number 202100376335, of said Official Public Records, being all of a called 1.00 acre tract of land conveyed to Felix Bahena Solano, Dagoberto Guzman Bahena, and Umberto Gusman Bahena by Special Warranty Deed of record in Document Number 202100043076, of said Official Public Records, being all of a called 5.008 acre tract of land conveyed to 5130 LB LLC by Special Warranty Deed of record in Document Number 202100385886, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the west right-of-way line of Duncanville Road (a 100' right-of-way), at the southeast corner of Lot 69A, Block 8035, Waahid Addition, a subdivision of record in Document Number 202000142975, of said Official Public Records, and the northeast corner of said 1.00 acre tract;

THENCE, S01°08'04"E, along the west right-of-way line of said Duncanville Road, being the common east line of said 1.00 and 3.042 acre tracts, a distance of 1,092.10 feet to a 3/8" iron rod found at the northeast corner of Lot 1, Block H/8035, Heritage Square Apartments, a subdivision of record in Volume 88026, Page 692, of the Plat Records of Dallas County, Texas, and the southeast corner of said 3.042 acre tract;

THENCE, S88°57'36"W, along the north line of said Lot 1 and Lot 2, Block H/8035, Meadow Parc Apartments, a subdivision of record in Volume 99094, Page 50, of said Deed Records, being the common south lines of said 3.042 acre tract, said Tracts 1, 2, 3, and 4 and said 5.008 acre tract, passing at a distance of 808.87 feet a 3/8" iron rod found in the north line of said Lot 2, being the southeast corner of a said called 5.008 acre tract, and the southwest corner of said Tract 4, continuing a total distance of 969.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of said 5.008 acre tract;

THENCE, N00°52'43"W, along the west line of said 5.008 acre tract, a distance of 1,357.49 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of W. Ledbetter Drive (also known as County Road 180, a variable width right-of-way)3/8" iron rod found in the south right-of-way line of W. Ledbetter Drive (also known as County Road 180, a variable width right-of-way), at the northeast corner of said 5.008 acre tract and the northwest corner of said Tract 4;

THENCE along the south right-of-way line of said Ledbetter Drive, the following five (5) courses and distances:

- 1) N89°04'25"E, passing at distance of 161.00 feet a 3/8" iron rod found at the northeast corner of said 5.008 acre tract and the northwest corner of said Tract 4, continuing a total distance of 322.00 feet to a 3/8" iron rod found at the northeast corner of said Tract 4;
- 2) S00°55'35"E, a distance of 3.50 feet to a point at the northwest corner of said Lot 66A;
- 3) N89°04'25"E, a distance of 321.83 feet to a point at the northeast corner of said Lot 66A;
- 4) N00°55'35"W, a distance of 3.50 feet to a 3/8" iron rod found at the northwest corner of said Tract 1;
- 5) N89°04'25"E, a distance of 161.12 feet to a 1/2" iron pipe found at the northeast corner of said Tract 1;

THENCE, S00°57'47"E, along the along east line of said Tract 1, passing at a distance of 3.15 feet a 3" aluminum disc found at the northwest corner of said Lot 69A, and continuing along the west line of said Lot 69A, being the common east line of said Tract 1, a total distance of 263.56 feet to a 3" aluminum disc found at the southwest corner of said Lot 69A and the northwest corner of said 1.00 acre tract;

THENCE, N89°02'32"E, along the south line of said Lot 69A, being the common north line of said 1.00 acre tract, a distance of 159.64 feet to the **POINT OF BEGINNING** and containing an area of 29.12 Acres, or (1,268,454 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **LB DR LLC, 4307 DR LLC, FELIX BAHENA SOLANO, DAGOBERTO GUZMAN BAHENA, UMBERTO GUSMAN BAHENA** and **5130 LB LLC**, do hereby adopt this plat, designating the herein described property as **LDA**, 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

OWNER: **LB DR LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **4307 DR LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **FELIX BAHENA SOLANO**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **DAGOBERTO GUZMAN BAHENA**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **UMBERTO GUSMAN BAHENA**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **5130 LB LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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 _____, 2022.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
3. Controlling monuments: as shown.
4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0460K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
7. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
8. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
9. Existing buildings to remain on the site.

PRELIMINARY PLAT
LDA

LOT 66R, BLOCK 8035

BEING A REPLAT OF LOT 66A, BLOCK 8035
OAK CLIFF FOREST ADDITION NO. 2
RECORDED IN DOC. NO. 200900298058, O.P.R.D.C.T.,
BEING ALL OF LOTS 64-68 AND PART OF
LOT 69, BLOCK 8035,
OAK CLIFF FOREST ADDITION (UNRECORDED)
BEING 29.12 ACRES IN THE
LEWIS TANZY SURVEY, ABSTRACT No. 1467,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-019
CITY ENGINEERING NO. DP _____

PAGE 3 OF 3

JOB NUMBER
2203.063
DATE
10/20/2022
REVISION
-
DRAWN BY
BE



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER
5130 LB LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
LB DR LLC / 4307 DR LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
Felix Bahena Solano
Dagoberto Guzman Bahena
Umberto Gusman Bahena
4307 Duncanville Road, Suite 160
Dallas, TX 75236

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572