

Plotted by: darenk Plot Date: 2/24/2023 2:53 PM

Drawing: 0:2023 JOB52-002 The Standard at Shoreline/CAD Preliminary/32-002 Preliminary Plat.dwg Saved By: darenk Save Time: 2/23/2023 10:39:53 AM

NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
4. TxDOT approval may be required for any driveway modification.
5. The purpose of this plat is to create one lot for development.

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "SAS ADDITION SPIARSENSG RPLS 5252" SET
AMF	3-1/4" ALUMINUM MONUMENT FOUND
IRF	IRON ROD FOUND
CRF	IRON ROD WITH PLASTIC CAP FOUND
IPF	IRON PIPE FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Line Table		
Line #	Bearing	Distance
BL1	S 44°50'00" W	192.47'
BL2	N 45°07'20" W	33.82'
BL3	S 44°50'00" W	37.44'
BL4	S 74°00'00" W	68.16'
BL5	S 44°50'00" W	18.73'
BL6	N 45°27'39" E	20.21'

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEING a 316,113 square feet or 7.257 acres tract of land situated in the McKinney and Williams Survey, Abstract Number 1002, and the S. Hyde Survey, Abstract Number 547, in City Block 5361, City of Dallas, Dallas County, Texas, being all of a tract conveyed by a special warranty deed to Shoreline Church Dallas by deed recorded in Instrument Number 201500284671 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set on the north line of Garland Road, a 100 foot wide public right-of-way (also known State Highway 78, and formerly known as US Highway 67, State Highway 1, and Gaston Avenue) for the west corner of a right-of-way deed thereof to the State of Texas, recorded in Volume 1778, Page 407, Deed Records, Dallas County, Texas (DRDCT), and for the north corner of another right-of-way deed to same, recorded in Volume 1780, Page 499 DRDCT, and being the southwest corner of a tract conveyed by a special warranty deed with vendor's lien to The Modern Tot, LLC, recorded in Instrument Number 20190070459 OPRDCT;

THENCE S 44°50'00" W, 192.47 feet along the northwest line of said road and same for said right-of-way deed, passing the west corner thereof, a point for the north corner of another right-of-way deed to same, recorded in Volume 1778, Page 410 DRDCT, and continuing along the northwest line thereof, to an aluminum monument stamped "TxDOT" found for the most easterly corner of a tract conveyed by deed to the State of Texas, recorded in Instrument Number 201100120578 OPRDCT;

THENCE along the common line thereof, the following:

N 45°07'20" W, 33.82 feet to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set;

S 44°55'00" W, 37.44 feet to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set;

S 74°00'00" W, 68.16 feet to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set;

And S 44°55'04" W, 18.73 feet to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set on the northeast line of a tract conveyed by a special warranty deed to Neil Felder, recorded in Volume 2003060, Page 10420 DRDCT;

THENCE N 47°05'33" W, 285.39 feet along the northeast line thereof to a 5/8" iron rod found on the southeast line of a 15-foot-wide alley created by the plat of Yorkmont Circle Addition Revised, recorded in Volume 42, Page 127 DRDCT;

THENCE N 45°27'39" E, 20.21 feet along the southeast line of said alley to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set for the west corner thereof;

THENCE N 45°27'20" W, 234.97 feet along the northeast line of said alley to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set for the intersection of said 15-foot-wide alley with another created by the plat of Lockwood Annex Addition Installment No. 2, recorded in Volume 33, Page 165 DRDCT;

THENCE N 45°30'25" W, 358.46 feet along the northeast line of said alley to a 3/8" iron pipe found for the southwest corner of Block 4, City Block 5364, Lockwood Addition Installment No. 8, according to the plat thereof recorded in Volume 35, Page 201 DRDCT, as conveyed by a special warranty deed to Live Oak Lockwood, LLC, recorded in Instrument Number 201100183706 OPRDCT;

THENCE N 89°16'00" E, 759.69 feet along the south line thereof to a 3-1/4" aluminum disc stamped "SAS ADDITION SPIARSENSG RPLS 5252" set for the northwest corner of a tract conveyed by a warranty deed to Kim T. Do, recorded in Volume 2000042, Page 9022 DRDCT;

THENCE S 15°06'32" E, 62.19 feet along the west line thereof to a 1/2" iron rod found for the north corner of said Modern Tot tract;

THENCE S 14°50'12" E, 416.85 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 316,113 square feet or 7.257 acres of land, as noted in the preamble above.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shoreline Church Dallas, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as STANDARD AT SHORELINE ADDITION, 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA 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 Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Shoreline Church Dallas

Ronald Brown, Board Member

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel L. Smith, known to me to be the person and officer 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 the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

PRELIMINARY PLAT  
**STANDARD AT  
SHORELINE ADDITION**  
LOT 1A, BLOCK 5361  
BEING A PART OF CITY BLOCK 5361  
IN THE MCKINNEY AND WILLIAMS  
SURVEY, ABSTRACT NUMBER 1002, &  
S. HYDE SURVEY, ABSTRACT NUMBER 547  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TOTAL AREA - 7.257 ACRES  
CITY PLAN FILE NO. S223-099  
CITY ENGINEER PLAN FILE NO. DP \_\_\_\_ - \_\_\_\_

<b>APPLICANT</b> Ojala Holdings, LLC 2501 N Harwood Street, Suite 2400 Dallas, Texas 75201 Telephone: (214) 865-1926 Contact: Daniel L. Smith	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Kevin Wier
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