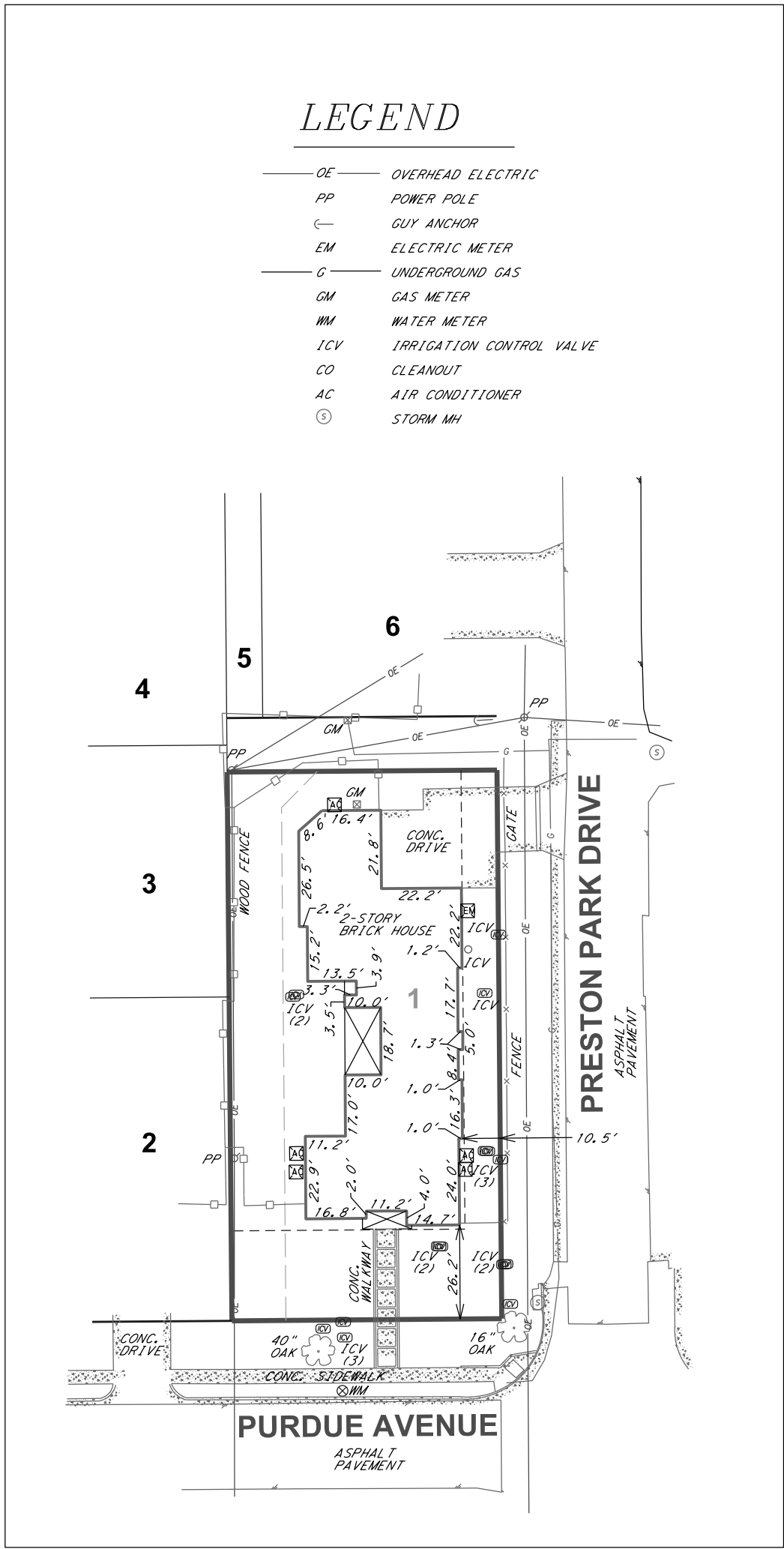


○	Monument Found (as noted)
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
SX	Set "X" cut
FIR	Found Iron Rod (as noted)
FIP	Found Iron Pipe (as noted)
(C.M.)	Controlling Monument
O.P.R.D.C.T.	Official Public Records Of Dallas County Texas
D.R.D.C.T.	Deed Records Of Dallas County Texas
M.R.D.C.T.	Map Records Of Dallas County Texas
INST. NO.	Instrument Number
VOL	Volume
PG.	Page
R.O.W.	Right-of-Way



STRUCTURE & IMPROVEMENT  
DETAIL  
1" = 40'

- General Notes:
- The purpose of this plat is to Replat one (1) lot and one (1) abandoned alley.
  - Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011
  - All coordinates shown are grid values, no scale, no projection.
  - Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Patrick Michael Floeck and Caroline Hickey Floeck, does hereby adopt this plat designating the herein above described property as **EAST INWOOD ESTATES LOT 1R, BLOCK 4/5170**, 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 Firelane 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 the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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, maintance, 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 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 the 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 additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions to the City of Dallas, Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By: Patrick Michael Floeck, (Owner)

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Patrick Michael Floeck, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Notary Public in and for  
State of Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By: Caroline Hickey Floeck, (Owner)

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Caroline Hickey Floeck, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Notary Public in and for  
State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Being a 11,437 square foot (0.2626 acre) tract of land situated in the A.J. Manning Survey, Abstract Number 948, Dallas County, Texas, and being part of a tract of land described in deed to Patrick Michael Floeck and Caroline Hickey Floeck, recorded in Instrument No. 202200084772, of the Official Public Records of Dallas County, Texas, being all of Lot 1, Block 4/5170, of East Inwood Estates, First Section an addition to the City of Dallas, dated January 10, 1945 and recorded in Volume 8, Page 221, Map Records of Dallas County, Texas, (M.R.D.C.T.), said 0.2626 acre tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said a 15-foot alley and southeast corner of Lot 2 of said Block 4/5170, being in the north line of the north line of Purdue Avenue (70 foot width street right-of-way) (Vol. 8, Pg. 221, M.R.D.C.T.);

THENCE North 00 degrees 29 minutes 41 seconds West, departing the north line of said Purdue Avenue, with the east line of said Lot 2 and the west line of said alley, at a distance of 90.00 feet passing the northeast corner of said Lot 2 and the southeast corner of Lot 3 of said Block 4/5170, continuing a total distance of 152.50 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (herein after referred to as "with cap") set;

THENCE North 89 degrees 34 minutes 19 seconds East, departing the east line of said Lot 3 and with the north line of said Lot 1 and south line of said alley, a distance of 75.00 feet to a 1/2-iron rod with cap set at the northeast corner of said Lot 1, being in the west line of Preston Park Drive (60 foot width street right-of-way) (Vol. 7, Pg. 28, M.R.D.C.T.);

THENCE South 00 degrees 29 minutes 41 seconds East, with the east line of said Lot 1 and the west line of said Preston Park Drive, a distance of 152.50 feet to a 5/8-inch iron rod (controlling monument) found at the southeast corner of said Lot 1, being the northwest corner of the intersection of said Preston Park Drive and the north line of said Purdue Avenue;

THENCE South 89 degrees 34 minutes 19 seconds West, with the south line of said Lot 1 and the north line of said Purdue Avenue, a distance of 75.00 feet to the POINT OF BEGINNING and containing 11,437 square feet (0.2626 acre) of land.

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, 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. 19435, as amended) and the 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. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files 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

Dwayne H. Copeland  
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Notary Public in and for  
State of Texas

PRELIMINARY  
REPLAT  
OF  
EAST INWOOD ESTATES  
LOT 1R, BLOCK 4/5170

BEING A REPLAT OF  
0.2626 ACRES  
LOT 1  
CITY BLOCK 4/5170  
EAST INWOOD ESTATES  
FIRST SECTION  
SITUATED IN THE  
A.J. MANNING SURVEY, ABSTRACT NO. 948  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-094

SURVEYOR  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT DR., SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
PATRICK MICHAEL FLOECK  
CAROLINE HICKEY FLOECK  
5427 PURDUE AVE  
DALLAS, TEXAS 75209