

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Lovedale II, LTD is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas, and being all of Lots 2 thru 7, Block A/2365, of Welch & Reynolds Addition, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 11, Page 191, Map Records, Dallas County, Texas, and same being a tract of land conveyed to Lovedale II, LTD by Warranty Deed recorded in Instrument No. 201700160617, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found lying on the northwesterly right-of-way line of Lovedale Avenue (50 foot right-of-way) and being the easterly corner of said Lovedale II tract and same being the southerly corner of Lot 1, of said Welch & Reynolds Addition;

THENCE South 44 degrees 13 minutes 42 seconds West, along the northwesterly right-of-way line of said Lovedale Avenue, a distance of 360.00 feet to a 3-1/4" metallic disc stamped "LHP11 and RPLS 5299" on a 1/2" iron rod set for the easterly corner of Lot 8 of said Welch & Reynolds Addition and same being the southerly corner of Lot 7 of said Welch & Reynolds Addition;

THENCE North 45 degrees 35 minutes 20 seconds West, along the southwesterly line of said Lot 7, common with the northeasterly line of said Lot 8, a distance of 183.65 feet to a 3-1/4" metallic disc stamped "LHP11 and RPLS 5299" on a 1/2" iron rod set lying on the southeasterly right-of-way line of a 15 foot alley;

THENCE North 44 degrees 13 minutes 42 seconds East, along the southeasterly right-of-way line of said 15 foot alley, common with the northwesterly line of said Lovedale II tract, a distance of 360.00 feet to a 5/8 inch iron rod found for the westerly corner of said Lot 1;

THENCE South 45 degrees 46 minutes 18 seconds East, along the northeasterly line of said Lovedale II tract, common with the southwesterly line of said Lot 1, a distance of 183.65 feet to the POINT OF BEGINNING and containing 66,168 square feet or 1.519 acres of land.

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 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 _____, 2017.

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. (11/01/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

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 Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lovedale II, LTD, acting by and through its duly authorized agent Bruce Kaminski, Managing Member does hereby adopt this plat, designating the herein described property as **LOVEDALE HEIGHTS PHASE II 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 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 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 and 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 _____, 2017.

Lovedale II, LTD

Bruce Kaminski, Managing Partner

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 Bruce Kaminski, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E. CFM
Sustainable Development & Construction

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011) BASIS OF BEARING IS THE NORTHWEST RIGHT-OF-WAY LINE OF LOVEDALE AVENUE. (S 44°13' 42" W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY LOTS FROM LOTS 2 THRU 7.
- 3) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) THE EXISTING STRUCTURES ON THE SITE ARE TO BE DEMOLISHED FOR NEW CONSTRUCTION.
- 6) TREES ARE SHOWN ON SEPARATE DRAWING.
- 7) THE PURPOSE OF THIS PLAT IS TO CREATE 30 SINGLE FAMILY DWELLING(S) ONLY.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
AC.	ACRE
IRF	1/2" IRON ROD FOUND
CM	CONTROLLING MONUMENT
MDS	3-1/4" METALLIC DISC STAMPED "LHP11 AND RPLS 5299" ON A 1/2" SET IRON ROD FOUND.
ESMT.	EASEMENT
SAEA	SHARED ACCESS EASEMENT AREA.
<input type="radio"/>	IRON ROD FOUND
<input checked="" type="radio"/>	IRON ROD SET "TXHS"
<input type="radio"/>	IRON PIPE FOUND
<input checked="" type="checkbox"/>	"X" FOUND / SET
<input checked="" type="checkbox"/>	PK NAIL FOUND

SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT
LOVEDALE HEIGHTS, PHASE II
ADDITION

LOTS 3A, 3B, 3C, 3D, 3E, 3F
LOTS 4A, 4B, 4C, 4D, 4E, 4F
LOTS 5A, 5B, 5C, 5D, 5E, 5F
LOTS 6A, 6B, 6C, 6D, 6E, 6F
LOTS 7A, 7B, 7C, 7D, 7E, 6F,
BLOCK A/2365
1.519 ACRES TRACT

BEING A REPLAT OF PART OF LOTS 2 THRU 7, BLOCK A/2365 OF WELCH'S & REYNOLDS ADDITION MILES BENNETT SURVEY, ABSTRACT NO. 52 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. S178-017

DATE: 10/10/2017 / JOB # 1701923-1 SCALE= 1" = 20' / JWR

OWNER
LOVEDALE II, LTD
BRUCE KAMINSKI
P.O. BOX 1764
ADDISON TEXAS, 75001
214-325-7000

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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