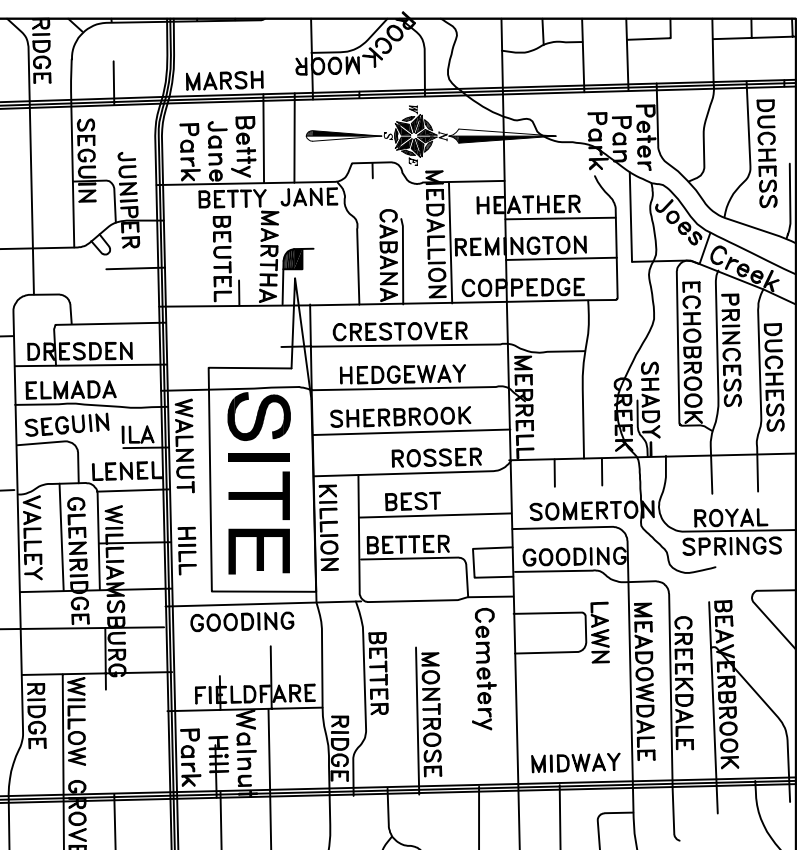


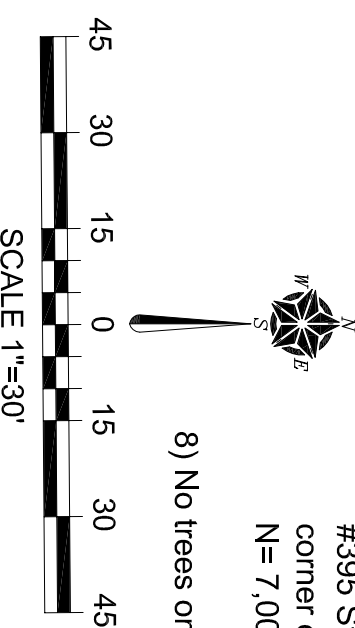
VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

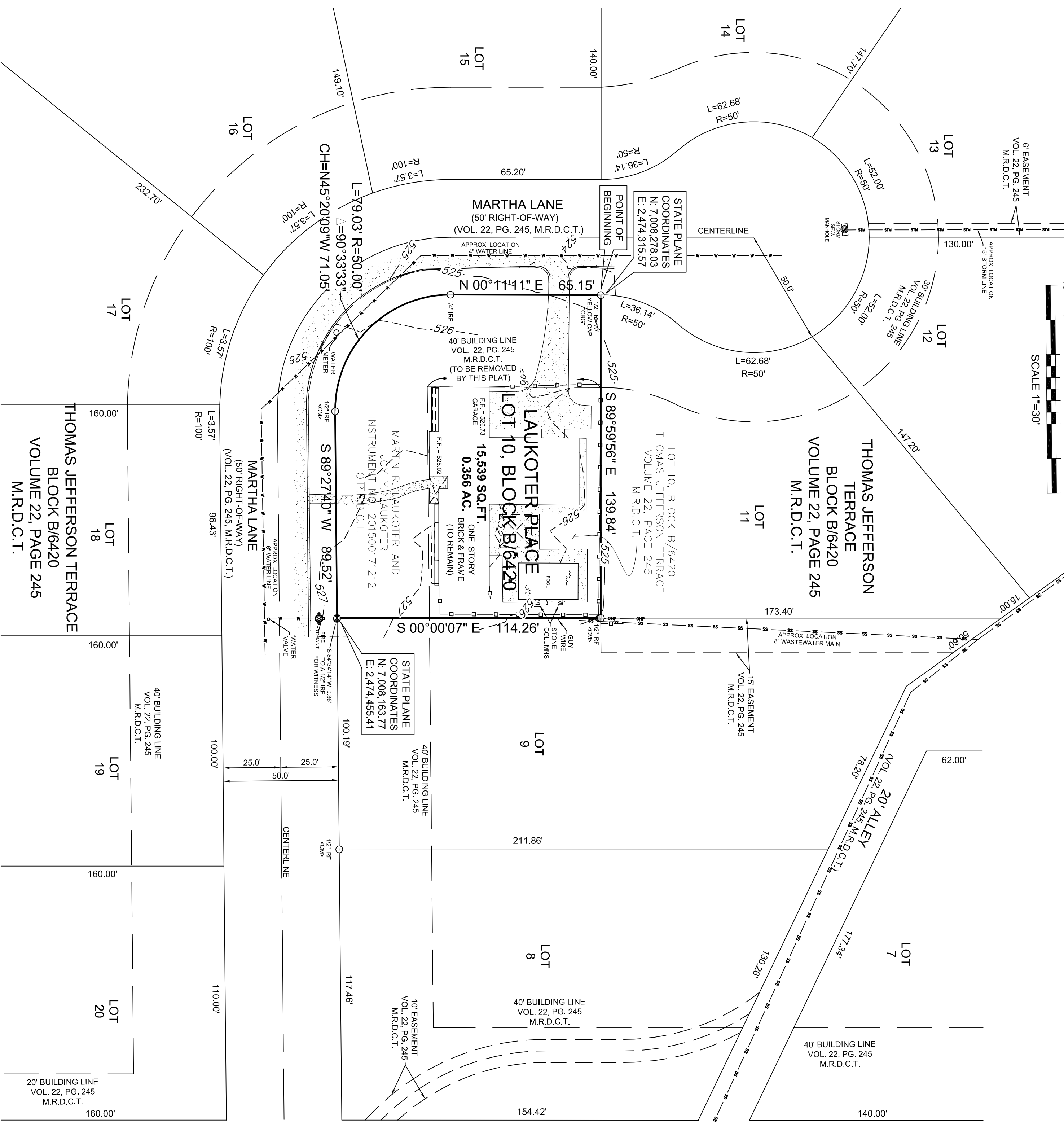
- 1) Bearings are based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to remove the 40 foot building line on the east line of Martha Lane to aid in the Board of Adjustment granted Handicapped Special Exception. Engineering Section approval.
- 3) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- 4) Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and No Projection.
- 5) The 40-foot Building Line along the east line of Martha Lane is removed by this plat.
- 6) The 40-foot Building Line along the north line of Martha Lane is extended to 37.80' from the east line of Martha Lane by this plat.
- 7) Dallas Water Utilities Benchmarks:
#394 Standard water dept. bench mark midpoint of curb on the northeast corner of Medallion Lane and Betty Jane Lane
N = 7,009,471.640 E = 2,473,760.227 Elev. = 508.32'
- 8) No trees on subject lot.

#395 Standard water dept. bench mark midpoint of curb on the northeast corner of Betty Jane Lane and Betty Jane Place
N = 7,008,864.954 E = 2,473,616.827 Elev. = 513.40'



LEGEND

- IRON ROD FOUND
- CONTROLLING MONUMENT
- <CAP> 3-1/4 INCH ALUMINUM CAP STAMPED SET ON 1/2 INCH IRON ROD
- MON SET
- M.R.D.C.T.
- O.P.R.D.C.T.
- SO. FT. / AC
- L- / P- / VOLUME / PAGE
- CHB
- CHORD BEARING
- CHL
- CHORD LENGTH
- WOOD FENCE
- COVERED PORCH
- DECK OR CARPORT
- CONCRETE PAVING
- OVERHEAD POWER LINE
- SI
- W
- SANITARY SEWER LINE
- WATER LINE



OWNER
MARTIN R. LAUKOTER AND
JOY Y. LAUKOTER
3815 MARTHA LANE
DALLAS, TEXAS 75229-6126

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Martin R. Laukoter and Joy Y. Laukoter, a married couple, residing at 3815 Martha Lane, Dallas, Texas 75229, are the owners of a tract of land situated in the Benjamin Merrill Survey, Abstract No. 933, City of Dallas Block B/6420, Dallas County, Texas, being all of Lot 10, Block B/6420 of Thomas Jefferson Terrace, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 22, Page 245, Map Records, Dallas County, Texas, and being the same tract of land described in Quit Claim deed to Martin R. Laukoter and Joy Y. Laukoter, a married couple, residing at 3815 Martha Lane, Dallas, Dallas County, Texas 75229, recorded in Instrument No. 201500171212, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" on the east right-of-way line of Martha Lane (50 foot right-of-way) and being the southwest corner of Lot 11, of Block B/6420 of said Thomas Jefferson Terrace and the northwest corner of said Lot 10, Block B/6420:

Thence South 89 degrees 59 minutes 56 seconds East, along the south line of said Lot 11, Block B/6420, a distance of 139.94 feet to a 1/2 inch iron rod found for corner at the southeast corner of said Lot 11, Block B/6420 and being in the west line of Lot 9, Block B/6420 of said Thomas Jefferson Terrace;

Thence South 00 degrees 00 minutes 07 seconds East, along the west line of said Lot 9, Block B/6420, a distance of 114.26 feet to a 3-1/4 inch Aluminum Cap stamped "LAUKOTER PLACE" and "RPS 5299" set on 1/2 inch iron rod lying in the north right-of-way line of Martha Lane (50 foot right-of-way) being the southwest corner of said Lot 9, Block B/6420 from which a 1/2 inch iron rod found bears South 84 degrees 34 minutes 14 seconds East, a distance of 0.356 feet;

Thence South 89 degrees 27 minutes 40 seconds West, along said north right-of-way line of Martha Lane, a distance of 89.52 feet to a 1/2 inch iron rod found at the beginning of a curve to the right having a radius of 50.00 feet, a delta angle of 90 degrees 33 minutes 33 seconds, with a chord that bears North 45 degrees 20 minutes 09 seconds West, a chord distance of 71.05 feet;

Thence with said Martha Lane and along said curve to the right, an arc length of 79.03 feet to a 1/4 inch iron rod found lying in said east right-of-way line of Martha Lane;

Thence North 00 degrees 11 minutes 11 seconds East, along said east right-of-way line of Martha Lane, a distance of 65.15 feet to the POINT OF BEGINNING and containing 15,539 square feet or 0.356 acres of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 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 _____, 2020,
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. (02/10/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature _____

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metcalf Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY PLAT
LAUKOTER PLACE
LOT 10, BLOCK B/6420
REPLAT OF LOT 10, BLOCK B/6420,
THOMAS JEFFERSON TERRACE
BENJAMIN MERRILL SURVEY, ABSTRACT NO. 933
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-100

DATE: 01/29/2020 / JOB # 1902805-1 / DRAWING NO. SCALE: 1" = 30'