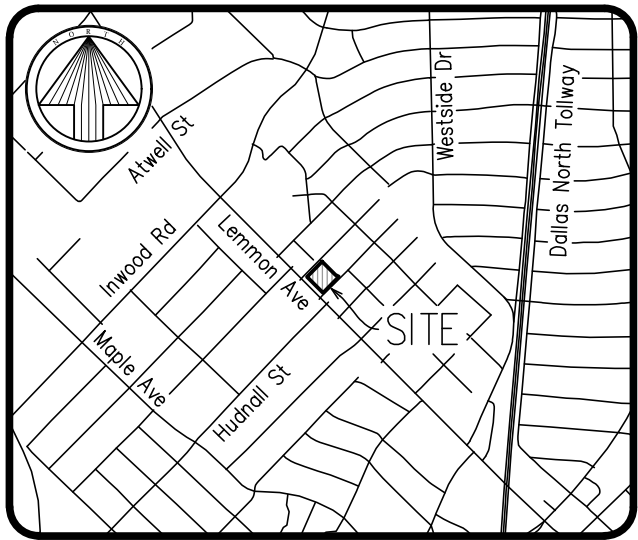
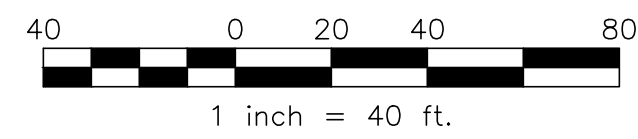
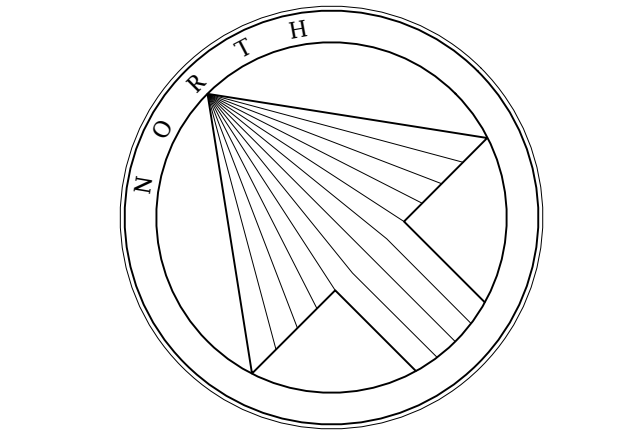


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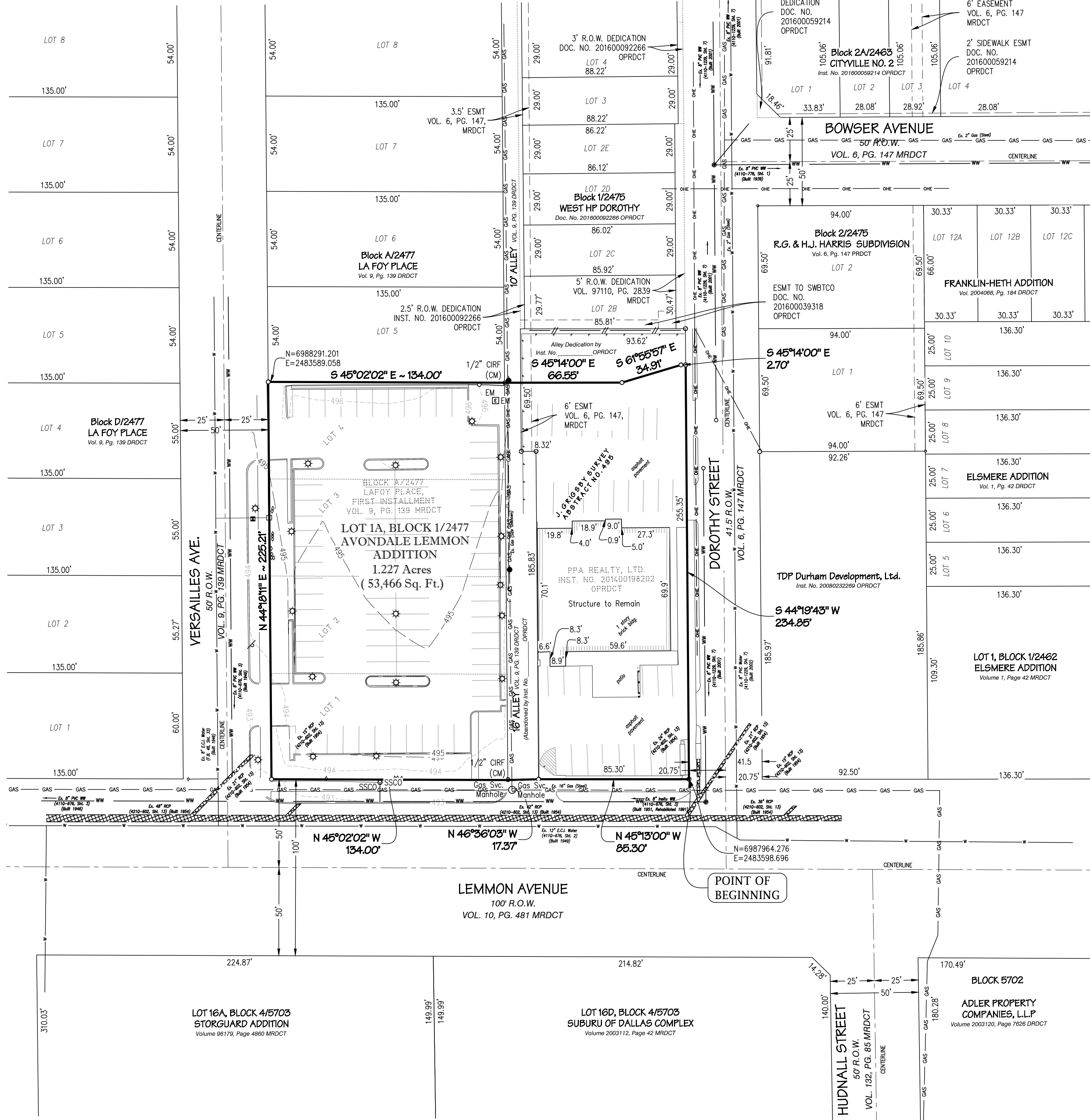


LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
GL	GAS LINE
WL	WATER LINE
SW	SEWATER LINE (SANITARY SEWER LINE)
oe	OVERHEAD ELECTRIC
SWBICO	SOUTHWESTERN BELL TELEPHONE COMPANY
SV	IRRIGATION CONTROL VALVE
WM	WATER METER
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- The purpose of this plot is to create one lot from four existing lots, a parcel of land and alley abandonment.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- No protected trees exist on subject tract.



STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS PPA Realty, Ltd., is the owner of a tract of land situated in the J. Grigsby Survey, Abstract No. 495, in the City of Dallas, Texas, and being all of Lots 1, 2, 3 and 4, Block A/2477 of Lafoy Place, First Installment, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 9, Page 139 of the Map Records of Dallas County, Texas, and a tract conveyed to PPA Realty, Ltd., by deed recorded in Instrument No. 201400198202, Official Public Records of Dallas County, Texas, along with a 16 foot alley as abandoned by Instrument No. _____ OPRDCT, collectively being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set at the intersection of the northeast right-of-way line of Lemmon Avenue (variable width right-of-way) and the northwest right-of-way line of Dorothy Street (variable width right-of-way) and being the most southern corner of the herein described tract;

THENCE, N 45°13'00" W, 85.30 feet, along said Lemmon Avenue to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set;

THENCE, N 46°36'03" W, 17.37 feet to a 1/2 inch capped iron rod found lying in said Lemmon Avenue;

THENCE, N 45°02'02" W, 134.00 feet to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set at the intersection of said northeast right-of-way line of Lemmon Avenue and the southeast right-of-way line of Versalles Avenue (variable width right-of-way);

THENCE, N 44°18'11" E, 225.21 feet to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set at the west corner of Lot 5, Block A/2477 of said Lafoy Place;

THENCE, S 45°02'02" E, 134.00 feet to a 1/2 inch capped iron rod found at the south corner of said Lot 5, Block A/2477, lying in the northwest line of a 10 foot alley;

THENCE, S 45°14'00" E, 66.55 feet to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set;

THENCE, S 61°55'57" E, 34.91 feet to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set;

THENCE, S 45°14'00" E, 2.70 feet to a 1/2 inch iron rod set with plastic cap stamped "SPIARSENG" set lying in said northwest right-of-way line of Dorothy Street;

THENCE, S 44°19'43" W, 234.85 feet to the POINT OF BEGINNING with the subject tract containing 53,466 square feet or 1.227 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PPA Realty, Ltd., acting by and through its duly authorized agent, Kenneth L. Schnitzer, does hereby adopt this plat, designating the herein described property as **AVONDALE LEMMON 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 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 _____, 2021.

PPA Realty, Ltd.

Kenneth L. Schnitzer / CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth L. Schnitzer, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

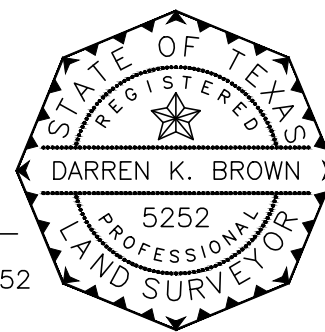
SURVEYOR'S CERTIFICATE

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-B.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 _____, 2021.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5252



darren.brown@sparsengineering.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Darren K. Brown 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

AVONDALE LEMMON ADDITION

LOTS 1A, BLOCK 8
BEING A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK A/2477 OF
LAFOY PLACE, FIRST INSTALLMENT AND
ABANDONED 16 FOOT ALLEY AND A
TRACT OF LAND SITUATED IN THE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
City Plan File No. S201-611
Engineering File No. 311T-____

OWNER / APPLICANT
PPA REALTY, LTD.
Spars Engineering, Inc.
2100 McKinney Avenue, Suite 1760
Dallas, Texas 75201
Telephone (214) 443-8211
Contact: Kenneth L. Schnitzer

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Cluster Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Weir