



**PRELIMINARY PLAT  
OF  
CA2  
LOT 4A, BLOCK F  
REPLAT  
OF  
COLONIAL ANNEX  
PORTION OF LOT 2, AND  
ALL OF LOTS 3 & 4  
WILLIAM ROMINE SURVEY, ABSTRACT NO. 1246  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-677  
ENGINEERING NO. 311T-\_\_\_**

SCALE: 1" = 20' DATE: MAY 2021

<b>OWNER:</b> ERNEST C HAYDEN & GEORGE W. LOVER 3447 CARDINAL DRIVE DALLAS, TX 75215 214-376-6221 C/O ERNEST C. HAYDEN	<b>OWNER:</b> KIRK MYERS 1705 MARTIN LUTHER KING JR BLVD. STE. C DALLAS, TX 75215 214-421-4802	<b>OWNER:</b> ABOUNDING PROSPERITY 1705 MARTIN LUTHER KING JR BLVD. STE. C DALLAS, TX 75215 214-421-4802 C/O KIRK MYERS	<b>SURVEYOR:</b> RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REG #F-489 TBPELS REG #100341-00
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RECORDED	INST#	-	JOB NO.	2113.016	E-FILE	2113.016PP	DWG NO.	27,579W	SHEET	1 OF 2
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Abounding Prosperity Incorporated, Kirk Myers, Ernest C. Hayden and George W. Lover are the owners of a 25,714 square foot (0.5903 acre) tract of land situated in the William Romine Survey, Abstract No. 1246, City of Dallas, Dallas County, Texas, being all of a called 0.16 acre tract of land described in a General Warranty Deed to Abounding Prosperity Incorporated, recorded in Instrument Number 20210005101, Official Public Records, Dallas County, Texas, being all of a tract of land described in General Warranty Deed to Kirk Myers, recorded in Instrument Number 202000176148, Official Public Records, Dallas County, Texas, being all of a tract of land described in Warranty Deed with Vendor's Lien to Ernest Hayden C. & George W. Lover, recorded in Instrument Number 200600418899, Official Public Records, Dallas County, Texas being part of Lot 2, and all of Lots 3 & 4, Block F/1606, Colonial Annex, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 1, Page 196, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "CA2" on a 1/2" iron rod set at the intersection of the northeast right-of-way line of Colonial Avenue (60' right-of-way, as created by Volume 1, Page 196, Deed Records, Dallas County, Texas) and the northwest right-of-way line of Pine Street (50' right-of-way, as created by Volume 1, Page 196, Map Records, Dallas County, Texas) for the south corner of said Hayden & Lover tract;

THENCE North 36° 48' 20" West, along the northeast right-of-way line of said Colonial Avenue, passing at a distance of 79.00 feet a point for the west corner of said Hayden & Lover tract, from which a found iron rod with yellow plastic cap stamped "CBG-SURVEYING" bears North 31° 38' 19" East, a distance of 0.60 feet, continuing a total distance of 172.62 feet to a 3/4" iron rod found at the west corner of said 0.16 acre tract and the south corner of a tract of land described in Warranty Deed to Cesar Soto, Jr., recorded in Instrument Number 200600217831, Official Public Records, Dallas County, Texas, from which a found 1/2" iron rod bears North 35° 01' 28" East, a distance of 0.73 feet;

THENCE North 44° 11' 40" East, departing the northeast right-of-way line of said Colonial Avenue and along the common line between said 0.16 acre tract and said Cesar Soto, Jr. tract, passing at a distance of 150.08 feet a 1/2" iron rod found and continuing for a total distance 150.43 feet to a point on the southwest line of a 16' alley (as created by said Colonial Annex Addition), from which a found 1/2" iron rod bears North 37° 03' 39" West, a distance of 46.75 feet for the north corner of said Soto tract and the east corner of a tract of land described in a Quitclaim Deed to Wayne Cobb, recorded in Instrument Number 202000230404, Official Public Records, Dallas County, Texas;

THENCE South 37° 03' 39" East, along the southwest line of said 16' alley, a distance of 172.50 feet to a point at the intersection of the southwest line of said 16' alley and the northwest right-of-way line of Pine Street (50' right-of-way, as created by Volume 1, Page 196, Map Records, Dallas County, Texas) for the east corner of said Myers tract and the east corner of said Lot 4, from which a found iron rod with yellow plastic cap stamped "CBG-SURVEYING" bears South 30° 11' 13" East, a distance of 0.61 feet;

THENCE South 44° 11' 40" West, along the northwest line of said Pine Street, passing at a distance of 76.21 feet to a point for the south corner of said Myers tract and the east corner of a said Hayden and Lover tract, from which a found 1/2" iron rod bears South 13° 07'26" West, a distance of 0.40 feet, continuing a total distance of 151.21 feet to the POINT OF BEGINNING, containing 25,714 square feet or 0.5903 acres, more or less.

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 \_\_\_\_\_, 2021.

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.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Abounding Prosperity, acting by and through its duly authorized agent, Kirk Myers; Kirk Myers, Ernest C. Hayden and George W. Lover do hereby adopt this plat, designating the herein described property as CA2, 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).

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.

Owner: ABOUNDING PROSPERITY

Signature: \_\_\_\_\_

Name: Kirk Myers
Title: CEO, President

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 Kirk Myers, 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

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Owner: Ernest C. Hayden

Signature: \_\_\_\_\_

Name: Ernest C. Hayden

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 Ernest C. Hayden, 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

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Owner: Kirk Myers

Signature: \_\_\_\_\_

Name: Kirk Myers

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 Kirk Myers, 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

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Owner: George W. Lover

Signature: \_\_\_\_\_

Name: George W. Lover

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 George W. Lover, 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

GENERAL NOTES:

- 1. Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
3. Coordinates based on State Plane Coordinate System, North Central Zone, Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
4. Purpose of this plat is to combine platted lands into 1 lot.
5. Existing buildings to be removed.
6. Zoning: PD 595 (NC) Neighborhood Commercial Subdistrict.

Front Yard

(A) Except as otherwise provided in this paragraph, a front yard is not required.
(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51A-535.118, "Landscaping."
(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

Side Yard

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

Rear Yard

15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

Height

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through slope to a height 12 feet above the maximum structure height.
(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 30 feet.

- 7. The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48113C03454, dated August 23, 2001. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain".

The location of the flood zone lines were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.

PRELIMINARY PLAT OF CA2 LOT 4A, BLOCK F REPLAT OF COLONIAL ANNEX PORTION OF LOT 2, AND ALL OF LOTS 3 & 4

WILLIAM ROMINE SURVEY, ABSTRACT NO. 1246 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-677 ENGINEERING NO. 311T-\_\_\_\_

SCALE: 1" = 20' DATE: MAY 2021

OWNER: ERNEST C HAYDEN & GEORGE W. LOVER 3447 CARDINAL DRIVE DALLAS, TX 75215 214-376-6221 C/O ERNEST C. HAYDEN
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SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TBPELS REG #100341-00