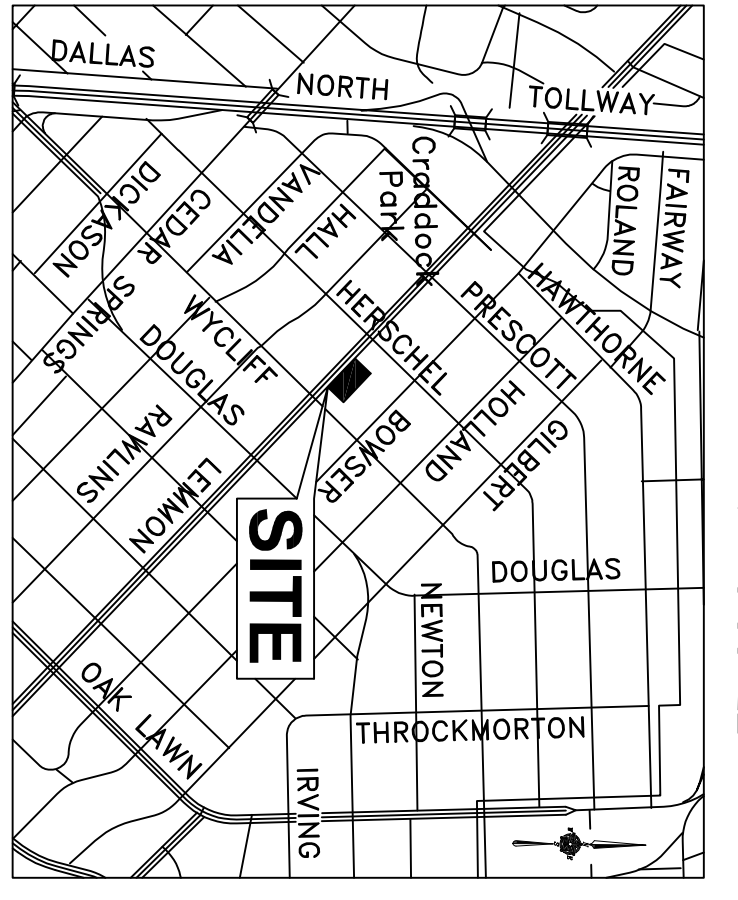


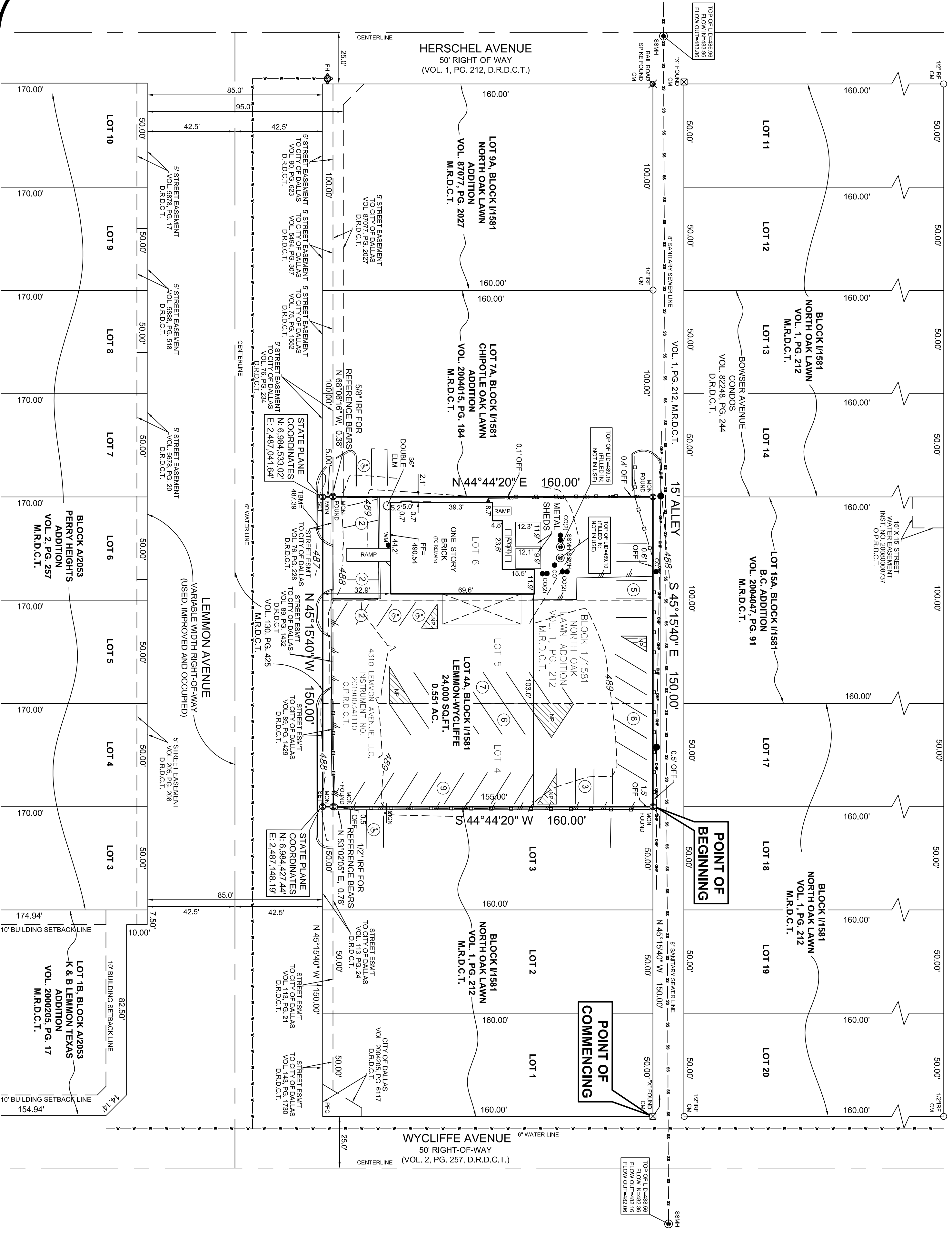
SCALE 1"=30'

LEGEND

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEEP RECORDS, DALLAS COUNTY, TEXAS
- VOL. PG. VOLUME PAGE
- INST. NO. INSTRUMENT NUMBER
- CM CONROLLMENT
- IRON ROD FOUND IRON ROD FOUND
- SET OVER A MANG NAIL SET OVER A MANG NAIL
- MON. FOUND MON. FOUND
- MON. SET MON. SET
- R.O.W. RIGHT-OF-WAY
- BL. BUILDING LINE
- TBM TEMPORARY BENCHMARK
- N = NORTHING
- E = EASTING
- 6,946,547.29 = COORDINATES
- STATE PLANE COORDINATES
- N 6,946,547.29 E 2,528,492.29
- CO CLEANOUT
- NP NO PARKING
- WM WATER METER
- SS SANITARY SEWER LINE
- W-W WATERLINE
- ESMT EASEMENT



VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) The purpose of this plat is to repair three lots into a single lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) All structures on subject tract to remain.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 5) According to the F.I.R.M. No. 481130335 K, the subject property lies in Zone X and does not lie within a flood prone hazard area.
- 6) The maximum number of lots permitted by this plat is 1.
- 7) BENCHMARKS:
  - City of Dallas Benchmark No. 35-S-15
  - A standard water department benchmark at midpoint of concrete curb of the intersection of Wycliff Avenue and Hall Drive.
  - Nothing: 6,983,719.1728; Easting: 2,486,634.484; Elevation: 487.46
- City of Dallas Benchmark No. 35-S-2
- A square is cut in storm sewer drop inlet at the Northeast Intersection of Bowser Avenue and Herschel Avenue.
- Nothing: 6,984,993.239; Easting: 2,487,182.180; Elevation: 487.88

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS 4310 Lemmon Avenue, LLC, a Florida limited liability company, is the owner of a 0.551 acre tract of land situated in the William Griggsby Survey, Abstract No. 501, City Block 1/1581, and being all of Lots 4, 5 and 6 of North Oak Lawn, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat hereon recorded in Volume 1, Page 212, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to 4310 Lemmon Avenue, LLC, a Florida limited liability company, recorded in Instrument No. 2019000341110, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut in concrete (controlling monument) at the east corner of Lot 1, Block 1/1581 of said North Oak Lawn and being the intersection of the southwest line of a 15 foot alley and the northwest right-of-way line of Wycliffe Avenue (50 foot right-of-way);

Thence North 45 degrees 15 minutes 40 seconds West, along said southwest line of said 15 foot alley, to the common northeast line of said Lot 1, Block 1/1581, passing at a distance of 50.00 feet to the common northeast line of said Lot 2, Block 1/1581, continuing along said 15 foot alley and the common northeast line of said Lot 2, Block 1/1581, passing at a distance of 100.00 feet, to the common northern corner of said Lot 2, Block 1/1581, and the common east corner of Lot 3, Block 1/1581 of said North Oak Lawn, continuing along the southwest line of said 15 foot alley and the common northeast line of said Lot 3, Block 1/1581, a total distance of 150.00 feet to the north corner of said Lot 3, Block 1/1581 and being the **POINT OF BEGINNING** of the herein described tract;

Thence South 44 degrees 44 minutes 20 seconds West, along the northwest line of said Lot 3, Block 1/1581, passing at a distance of 155.00 feet to a 3-1/4 inch aluminum monument stamped "MTMRA" and "RPLS 5390" found, from which a 1/2 inch iron rod found for reference bears North 53 degrees 02 minutes 05 seconds East, a distance of 0.78 feet, and continuing along said northwest line of Lot 3, Block 1/1581, a total distance of 160.00 feet to a 3-1/4 inch aluminum monument stamped "MTMRA" and "RPLS 5390" found at the north corner of the herein described tract and being the east corner of said Lot 3, Block 1/1581, and lying in the aforementioned southwest line of a 15 foot alley;

Thence South 45 degrees 15 minutes 40 seconds East, along said southwest line of said 15 foot alley, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 24,000 square feet or 0.551 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 documents, 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 Board of Surveyors, and the Texas Department of Transportation, and Texas Code of Government Code, Chapter 212. I further affirm that I am duly licensed and have no other found or placed in compliance with the City of Dallas Development Code, Sec. 51A-68.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this \_\_\_\_\_ 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. (05/26/2020)**

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 Raul D. Reyes, 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 4310 Lemmon Avenue, LLC, does hereby adopt this plat, designating the herein described property as **LEMMON-WYCLIFFE**, in fee simple, to the public use forever, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown hereon are hereby dedicated for the purposes indicated. The utility and fire line 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 the 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 dedicated 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 upon the said easements for the purpose of inspecting, repairing, maintaining, or otherwise using the same, and of removing all or parts of or parts of its respective systems without the necessity of procuring the permission of anyone. Any public utility shall have the right of ingress or 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 indicated.

This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
4310 Lemmon Avenue, LLC  
a Florida limited liability company

By: \_\_\_\_\_  
Printed Name: Rhonda Adams  
Its: Manager

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 \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
kheritage.com  
Firm #0169390

**PRELIMINARY PLAT**  
**LEMMON-WYCLIFFE**  
**LOT 4A, BLOCK 1/1581**  
OF NORTH OAK LAWN  
OF NORTH OAK LAWN  
ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-154  
ENGINEERING PLAN NO. 311T-\_\_\_\_

DATE: 03/30/2020, JOB # 1703241-4, SCALE: 1" = 30', DRAWN: CN