



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Willigaxon V. LLC, a Texas limited liability company, is the owner of a tract of land situated in the William Combs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, and being all of Lot 1, Block 4/3965 of Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90, Page 20, Map Records, Dallas County, Texas, and as described by Warranty Deed with Vendor's Lien to Willigaxon V. LLC, a Texas limited liability company, as recorded in Instrument No. 201800315193, Official Public Records, Dallas County, Texas, and being all of Lot 2A, Block 4/3965 of the C. E. Bellamy Resubdivision of Lot 2, Block 4, of Flanders Heights Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 18, Page 63, of the Map Records of Dallas County, Texas, and as described by General Warranty Deed to Willigaxon V. LLC, a Texas limited liability company, as recorded in Instrument No. 201800315193, Official Public Records, Dallas County, Texas, and together being more particularly described by the map and books as follows:

BEGINNING at a 1 inch iron pipe found lying in the intersection of the northerly right-of-way line of Stafford Avenue (75 feet right-of-way) and also being the easterly line of said Edgefield Avenue (66 feet right-of-way), also being the southwesterly corner of said Lot 1, Block 4/3965 and the herein described tract;

THENCE North 01 degrees 15 minutes 41 seconds West, along the westerly line of said Lot 1, Block 4/3965, common with the easterly right-of-way line of said Edgefield Avenue, a distance of 299.95 feet to a 1/2 inch iron rod found for corner from which a 1/2 inch iron rod with cap stamped "PRECISE" found bears North 71 degrees 51 minutes 33 seconds East, 2.65 feet, also being the northwesterly corner of said Lot 1, Block 4/3965 and the herein described tract;

THENCE North 89 degrees 19 minutes 25 seconds East, along the northerly line of said Lot 1, Block 4/3965, passing at a distance of 149.97 feet the northeast corner of said Lot 1, Block 4/3965 and the common northwest corner of the aforesaid Lot 2A, Block 4/3965, and continuing a total distance of 200.08 feet to a 3-1/4 inch metallic disk stamped "F18 & RPLS 5299 set for northeasterly corner of said Lot 2A, Block 4/3965 and the herein described tract;

THENCE South 01 degrees 15 minutes 38 seconds East, along the easterly line of said Lot 2A, Block 4/3965, a distance of 299.95 feet to a 1 inch iron rod found lying on the northerly right-of-way line of said Stafford Avenue and being the southeast corner of said Lot 2A, Block 4/3965 and the herein described tract;

THENCE South 89 degrees 19 minutes 25 seconds West, along the northerly right-of-way line of said Stafford Avenue, passing at a distance of 50.00 feet the southwest corner of said Lot 2A, Block 4/3965 and the common southwest corner of the aforesaid Lot 1, Block 4/3965, and continuing a total distance of 200.07 feet to the POINT OF BEGINNING and containing 90,010 square feet or 1.377 acres of land.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, (4202) North American Datum of 1983, (2011)
- 2) The purpose of this plat is to create six lots from two existing plat'd lots.
- 3) Lot-level drainage will not be allowed without City of Dallas Peering & Drainage Engineering Section approval.
- 4) No permits to be allowed (building, grading, etc...) until all city's ordinances and requirements are addressed including all issues pertaining to floodplain, floodway alteration and fill permits. (except sprinkler)
- 5) According to the F.L.R.M. No. 48113200340 J, the subject property lies in Zone X and does not lie within a flood prone hazard area as shown
- 6) Coordinates shown are State Plane Coordinate System North Central Zone, (4202) North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 7) There is an existing structure on the subject property to be removed.
- 8) DALLAS WATER UTILITIES BENCHMARKS

44-T-3: A square is cut on top of a concrete curb at the center of a storm sewer drop inlet on the north side of West Commerce Street and 69' west of the centerline of Sylvan Avenue.
 Northing: 6,968,228.182; Easting: 2,479,809,507; Elevation: 411,280

44-T-5S: A standard water department benchmark is set on top of a concrete curb at the southwest corner of the intersection of Fort Worth Avenue and Belmont Avenue.
 Northing: 6,968,081,240; Easting: 2,478,631,466; Elevation: 464,320

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	ASPHALT PAVING
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	GRAVEL
INST. NO.	INSTRUMENT NUMBER	
VOLUME PAGE	VOLUME PAGE	
SO. 1/4	SECTION	
AC.	ACRE	
R.O.W.	RIGHT-OF-WAY	
C.M.	CONTROLLING MONUMENT	
M.D.S. (A)	3-1/4" METALLIC DISK STAMPED "F18 & RPLS 5299" SET FOR CORNER	
	IRON ROD FOUND	
	IRON ROD SET "TKHS"	
	IRON PIPE FOUND	
	WOOD FENCE	
	OVERHEAD ELECTRIC SERVICE	
	OVERHEAD POWER LINE	
	SANITARY SEWER LINE	
	WATER METER	
	WATER VALVE	
	SANITARY MANHOLE COVER	
	CLEANOUT	
	SMNH	
	CO	

OWNER
Willigaxon V. LLC,
a Texas limited liability company
1881 Sylvan, Suite 200
Dallas, Texas 75208
Attn: Brent Jackson

DEVELOPER
Oaxaca Investments, LLC
1881 Sylvan Avenue, Suite 200
Dallas, Texas 75208
Attn: Brent Jackson

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
kheritage.com
Firm #10109300

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Willigaxon V. LLC, a Texas limited liability company, acting by and through its duly authorized agent, Brent Jackson, President, does hereby adopt this plat, designating the herein described property as **FLANDERS HILL**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 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 fire 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 (such as existing or to be constructed) for the purpose of providing water, gas, electric, sewer, storm water, telephone, cable television, and other public utility services, and for the purpose of providing for the construction, maintenance, and operation of the respective systems 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, repairing, 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 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 cleanouts or stand additional easements herein granted shall be determined by their location as installed.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Willigaxon V. LLC, a Texas limited liability company

Brent Jackson, President
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 Brent Jackson, 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 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 _____, 2019.

Notary Signature _____

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 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 communication shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.617 (a)(1)(c)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2019.

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. (05/23/2019)

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 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 _____, 2019.

Notary Signature _____

PRELIMINARY PLAT
FLANDERS HILL
LOTS 1A, 1B, 1C, 1D, 1E AND 1F, BLOCK 4/3965
BEING A REPLAT OF LOT 1, BLOCK 4/3964,
FLANDERS HEIGHTS ADDITION AND
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-218