

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Paul V. Toler and Donna Toler are the owners of a tract of land situated in the William Combs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being the remainders of Lots 3 and 4, Block 18/3979, Flanders Heights Addition Revised, on Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 90, Page 20, Deed Record, Dallas County, Texas, same being that tract of land conveyed to Paul V. Toler and Donna Toler by Warranty Deed with Vendor's Lien recorded in Volume 2000218, Page 4214, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Paul Toler and wife, Donna Toler by Warranty Deed recorded in Volume 2005012, Page 60, Deed Records, Dallas County, Texas, and also being a portion of N. Winnetka Avenue (a variable width Right-of-Way, called 66 foot Right-of-Way recorded in said Flanders Heights Addition Revised) abandoned by Ordinance No. 31287, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being along the East right of way line of N. Clinton Avenue (50 foot right of way) and the North right of way line of Interstate Highway No. 30 (variable width right of way), from which a 1/2 inch iron rod found bears, South 43 degrees 28 minutes 10 seconds West, a distance of 0.35 feet to witness;

THENCE North 01 degrees 45 minutes 09 seconds West along the East right of way line of said N. Clinton Avenue, a distance of 122.49 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being a Southeast corner of a tract of land conveyed to Pinehurst Capital, L.P. by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20080108756, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 58 minutes 43 seconds East along a South line of said Pinehurst Capital, L.P. tract, a distance of 48.54 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner;

THENCE South 34 degrees 00 minutes 07 seconds East along a Southwest line of said Pinehurst Capital, L.P. tract, a distance of 68.78 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SURVEYING ASSOC.", for corner;

THENCE North 55 degrees 59 minutes 53 seconds East along a Southeast line of said Pinehurst Capital, L.P. tract, a distance of 25.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SURVEYING ASSOC.", for corner;

THENCE North 34 degrees 00 minutes 07 seconds West along a Northeast line of said Pinehurst Capital, L.P. tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SURVEYING ASSOC.", for corner, said corner being along a South line of a tract of land conveyed to Rodney D. Young Insurance Agency, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 71127, Page 1916, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 58 minutes 43 seconds East along a South line of said Rodney D. Young Insurance Agency, Inc. tract, a distance of 54.12 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 58 minutes 47 seconds West along the East line of said Rodney D. Young Insurance Agency, Inc. tract, a distance of 240.48 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being along the Southeast right of way line of Fort Worth Avenue (100 foot right of way), said corner being along a curve to the left, having a radius of 1482.69 feet, a central angle of 07 degrees 51 minutes 44 seconds, a chord bearing of North 58 degrees 37 minutes 30 seconds East, a chord distance of 203.30 feet;

THENCE along said curve to the left and the Southeast right of way line of said Fort Worth Avenue, an arc length of 203.46 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the centerline of N. Winnetka Avenue;

THENCE South 00 degrees 39 minutes 32 seconds East along the centerline of said N. Winnetka Avenue, a distance of 230.35 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being along the Northwest right of way line of said Interstate Highway No. 30;

THENCE South 54 degrees 40 minutes 11 seconds West along the Northwest right of way line of said Interstate Highway No. 30, a distance of 39.35 feet to a 3 inch aluminum disk stamped "TA AND RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being along the West right of way line of said West right of way line of said N. Winnetka Avenue;

THENCE South 56 degrees 26 minutes 45 seconds West along the Northwest right of way line of said Interstate Highway No. 30, a distance of 308.21 feet to the POINT OF BEGINNING and containing 59.939 square feet or 1.38 acres of land.

OWNER'S DEDICATION

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Paul V. Toler and Donna Toler, (collectively and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as **TOLER 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 roadway management areas shown hereon. The easements shown herein are hereby reserved for the purposes of utility easements, and all public and private utilities for each particular use. The maintenance of public 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 of course have the full right of ingress and egress to or from the easements, and shall have the right to construct, reconstruct, maintain, repair, alter, improve, and add to or removing all or parts of its respective systems without the necessity of 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 pitting ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

BY: _____ day of _____, 2020.

Paul V. Toler, Owner
Donna Toler, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Paul V. Toler known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Donna Toler known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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-6.617 (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 _____ day of _____, 2020.
RELEASED FOR REVIEW 6/17/2020 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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.

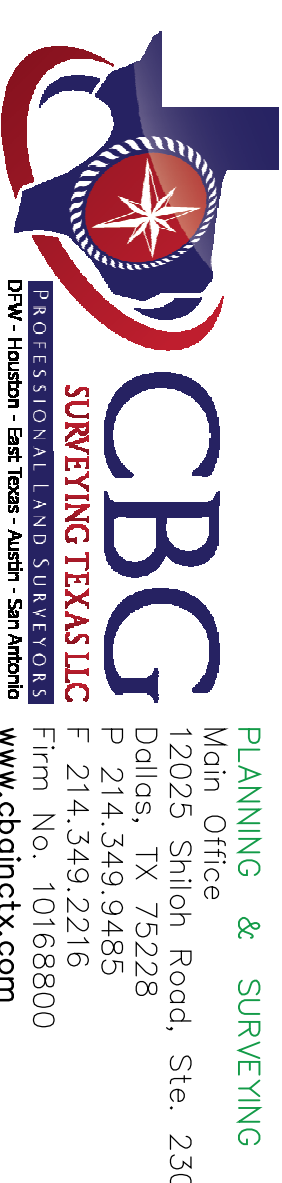
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

SHEET 2 OF 2

PRELIMINARY PLAT
TOLER ADDITION
LOT 3A, BLOCK 18/3979
59,939 SQ.FT. / 1.38 ACRES
BEING A REPLAT OF THE REMAINDER OF LOT 3 AND
LOT 4 AND A PORTION OF WINNETKA AVENUE
CITY BLOCK 18/3979
FLANDERS HEIGHTS ADDITION
WILLIAM COMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-176

OWNER: PAUL TOLER & DONNA TOLER
517 PEACEFUL WOODS TRAIL
HOLLY LAKE RANCH, TEXAS 75765
PHONE: 214-906-3594



SCALE: 1"=40' / DATE: 6/11/2020 / JOB NO. 2008967-PLAT / DRAWN BY: TO

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) TYPICAL APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 7) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK NAME "44-R-3". ELEVATION = 409.08.

LEGEND

- D.R.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- MON. = MONUMENT
- 1/2" IRFC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "TA AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET