



**VICINITY MAP
NOT-TO-SCALE
MAPSCO 65-G
CITY OF DALLAS**

LOT 1A, BLOCK K/4362
REVISION OF
GLENDALE ACRES
VOLUME 84249, PAGE 1575
M.R.D.C.T.
BRONZE ARMS DEVELOPMENT INC
INST. NO. 20180003094
O.P.R.D.C.T.

DALLAS AREA RAPID TRANSIT
VOLUME 95018, PAGE 6263
D.R.D.C.T.

DELON JOHNSON
INST. NO. 201800108270
O.P.R.D.C.T.

PART OF
LOT 1, BLOCK K/4362
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

DELON JOHNSON
INST. NO. 201800108270
O.P.R.D.C.T.

DALLAS AREA RAPID TRANSIT
VOLUME 96048, PAGE 5385
D.R.D.C.T.

LOT 2A, BLOCK K/4362
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

DELON JOHNSON
INST. NO. 201800108270
O.P.R.D.C.T.

JES JOMEL LLC
INST. NO. 201000080313
D.R.D.C.T.

PART OF LOT
LOT 2, BLOCK K/4362
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

DALLAS AREA RAPID TRANSIT
VOLUME 95082, PAGE 791
D.R.D.C.T.

PART OF
LOT 2B, BLOCK K/4362
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.

CLINTON JR. MOODY &
KATHY ROSS MOODY
VOLUME 93171, PAGE 1087
D.R.D.C.T.

8' RIGHT-OF-WAY DEDICATION
VOLUME 79157, PAGE 316
M.R.D.C.T.

**KINGSLEY DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)**

PART OF LOT
LOT 1, BLOCK L/4363
GLENDALE ACRES
VOLUME 1, PAGE 517
M.R.D.C.T.
AADNAN MOHMOUD ALLAN &
REBECCA ALLAN
VOLUME 80015, PAGE 2564
D.R.D.C.T.

FLOOD NOTE

THIS TRACT IS WITHIN ZONE 'X'. (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4811300485J; EFFECTIVE DATE: AUGUST 23, 2001. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER 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.

(TRACT 2)
JDA COMMUNITY INVESTMENTS LLC
INST. NO. 201100038944
O.P.R.D.C.T.

BLOCK 4893
SAMA REALTY LLC
INST. NO. 201700172100
O.P.R.D.C.T.

BLOCK 4893
GARDEN CONDOMINIUM
VOLUME 82239, PAGE 2308
M.R.D.C.T.

(TRACT 1)
JDA COMMUNITY INVESTMENTS LLC
INST. NO. 201100038944
O.P.R.D.C.T.

TEMPORARY BENCHMARK
"X" CUT SET
ELEVATION 499.24

BLOCK 11/4893
DEWITTY SUBDIVISION
VOLUME 70173, PAGE 2100
M.R.D.C.T.
HEROES ON 52ND LLC
INST. NO. 202000141018
O.P.R.D.C.T.

TRACT 2
4848 LANCASTER LLC
INST. NO. 201800204648
O.P.R.D.C.T.
ONE STORY EXISTING BRICK
BUILDING
FF=499.62'

LOT 1
BLOCK 11/4893
56,098 Sq. Feet
1.288 Acres

JAMES COLE SURVEY, ABSTRACT NO. 232

TRACT 1
4848 LANCASTER LLC
INST. NO. 201800204648
O.P.R.D.C.T.

BLOCK 12/4893
UNITED STATES OF AMERICA
VOLUME 2108, PAGE 229
D.R.D.C.T.

- LEGEND**
- IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IRPF = IRON PIPE FOUND
 - C.M. = CONTROLLING MONUMENT
 - W/O.C. = WITH ORANGE CAP
 - (M) = FIELD MEASURED
 - (D) = DEED
 - (P) = PLAT CALL
 - P.G. = PAGE
 - VOL. = VOLUME
 - P.P. = PER PLAT
 - W.V. = WATER VALVE
 - FH = FIRE HYDRANT
 - SMH = SANITARY SEWER MANHOLE
 - PO = POWER POLE
 - CONC. = CONCRETE
 - U.V. = UTILITY VALVE
 - T.S. = TRAFFIC SIGNAL BOX
 - SS = STORM SEWER MANHOLE
 - CO = CLEAN OUT
 - SEPTIC = SEPTIC
 - MANHOLE = MANHOLE
 - "X" CUT SET = "X" CUT SET
 - INST. NO. = INSTRUMENT NUMBER
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - = TREE

- GENERAL NOTES:**
1. BASIS OF BEARING GRID NORTH TEXAS NORTH CENTRAL ZONE 4202 AS TIED INTO LEICA SMARTNET RTK GPS SYSTEM.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM TWO TRACTS OF LAND.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 OF GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION US-SURVEY FEET.
 5. UTILITIES SHOWN ARE SCALED FROM CITY UTILITY MAPS APPROXIMATE LOCATION.
 6. (2) TREES EXIST ON THE EAST SIDE OF PROPERTY AS SHOWN ON PLAT.
- CITY OF DALLAS BENCHMARK:**
- LOCATION** = LANCASTER RD. - KINGSLEY RD
DESCRIPTION = SQUARE ON NORTHEAST CORNER OF CONCRETE PORCH IN FRONT OF AUTRY'S DRIVE-IN GROCERY SOUTHWEST CORNER.
ELEVATION = 493.110' NAVD 1988.
- SURVEYOR'S STATEMENT**
- I, WILLIAM DAVIS FINNEY, 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.

LINE TYPE TABLE

---	BOUNDARY LINE
---	ADJONER LINE
---	CONTOUR LINE
---	WATER LINE
---	GAS LINE
---	OVERHEAD SERVICE LINE
---	WASTE WATER LINE
---	STREET CENTER LINE
---	STORM SEWER

SURVEYOR:
DATA LAND SERVICES
FIRM NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126
972-564-6166 OFFICE
972-564-3079 FAX
EMAIL: datalandservices@yahoo.com

OWNER:
4848 LANCASTER LLC
2711 LBJ FREWAY, #1012
DALLAS, TEXAS 75234
CONTACT: NOOR JOOMA
469-855-6662
noorjooma@gmail.com

Legal Description

STATE OF TEXAS;
COUNTY OF DALLAS;

Whereas 4848 Lancaster LLC is the owner of a tract or parcel of land in the James Cole Survey, Abstract No. 7232, being part of City Block Number 11/4893, and being Tract 1 and Tract 2 as recorded in Instrument Number 201800204648, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "3941" set at a Northwest corner of 4848 Tract 2 and in the Southeast right-of-way intersection of the East right-of-way line of Lancaster Road (a variable width right-of-way) and the South right-of-way line of 52nd Street (a 50' right-of-way)(per plat recorded in Volume 36, Page 71 Map Records Dallas County, Texas and being at the North corner of a tract of land conveyed to Dallas Area Rapid Transit recorded in Volume 95133, Page 3191, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE North 67 degrees 56 minutes 39 seconds East, with the North line of said 4848 Tract 2 and with the South right-of-way line of said 52nd Street a distance of 158.51 feet to a 5/8" iron rod found at the Northeast corner of said 4848 Tract 2 and being at the Northwest corner of Block 11/4893 of Dewitty Subdivision as recorded in Volume 70173, Page 2100 Map Records Dallas County, Texas;

THENCE South 21 degrees 40 minutes 21 seconds East, with the East line of said 4848 Tract 2 and the West line of said Dewitty Subdivision a distance of 231.20 feet to a 60d nail found at the Southeast corner of 4848 Tract 2 and being at the Northeast corner of 4848 Tract 1;

THENCE South 21 degrees 40 minutes 21 seconds East, with the East line of said 4848 Tract 1 and the West line of said Dewitty Subdivision a distance of 87.71 feet to a "X" cut found for the Southeast corner of said 4848 Tract 1 and at the Southwest corner of said Dewitty Subdivision and in the North line of a tract of land conveyed to United States of America recorded in Volume 2108, Page 229, Deed Records of Dallas County, Texas, from which a 1" iron pipe found bears North 59 degrees 04 minutes 45 seconds East, a distance of 264.50 feet and a 60d nail found bears North 16 degrees 06 minutes 02 seconds East, a distance of 0.61 feet;

THENCE South 59 degrees 04 minutes 45 seconds East, with the Southerly line of said 4848 tract 1 and the Northwesterly line of said United States tract a distance of 176.54 feet to a Mag Nail with aluminum shiner stamped R.P.L.S. 3941 set at the South corner of said 4848 Tract 1 and at the Northwest corner of said United States tract and being in the East right-of-way line of Lancaster Road and at the South corner of a tract of land conveyed to Dallas Area Rapid Transit recorded in Volume 95183, Page 2150, O.P.R.D.C.T.;

THENCE North 18 degrees 46 minutes 31 seconds West, with the Westerly line of said 4848 Tract 1 and the Easterly right-of-way line of Lancaster Road and Dallas Area tract a distance of 12.66 feet to a "X" cut set for angle corner;

THENCE North 15 degrees 56 minutes 24 seconds West, with the Westerly line of said 4848 Tract 1 and the Easterly right-of-way line of Lancaster Road and Dallas Area tract a distance of 51.11 feet to a 1/2" iron rod with orange plastic cap stamped "3941" set for angle corner;

THENCE North 21 degrees 40 minutes 19 seconds West, with the Westerly line of said 4848 Tract 1 and the Easterly right-of-way line of Lancaster Road and Dallas Area tract a distance of 52.59 feet to a 1/2" iron rod with orange plastic cap stamped "3941" set for the Northwest corner of said 4848 Tract 1 and at the Southwest corner of 4848 Tract 2;

THENCE North 21 degrees 40 minutes 19 seconds West, with the Westerly line of said 4848 Tract 2 and the Easterly right-of-way line of Lancaster Road and Dallas Area tract a distance of 220.08 feet to a 1" square pipe found at angle corner;

THENCE North 23 degrees 08 minutes 10 seconds East, with a Northwesterly line of said 4848 Tract 2 and the Southeasterly corner clip right-of-way line of Lancaster Road and Dallas Area tract a distance of 14.18 feet to the POINT OF BEGINNING containing 56,098 square feet or 1.288 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 4848 LANCASTER LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, NOOR JOOMA, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 11/4893 RF AND SONS 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).

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, TEXAS.

WITNESS MY HAND THIS THE ___ DAY OF ___, 20__.

4848 LANCASTER LLC

BY: _____
AUTHORIZED AGENT

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR 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 HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 20__.

NOTARY PUBLIC IN AND FOR _____ COUNTY

**PRELIMINARY PLAT
RF AND SONS ADDITION
LOT 1, BLOCK 11/4893**

BEING A TRACT OF LAND SITUATED IN THE
JAMES COLE SURVEY, ABSTRACT NO. 232
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-702
ENGINEERING PLAN NO. _____

THIS PLAT FILED IN INSTRUMENT NO. _____

FIELD DATE OF SURVEY 6/12/2021
SCALE 1"=30'
DRAWN BY: JLK
JOB#21-2609