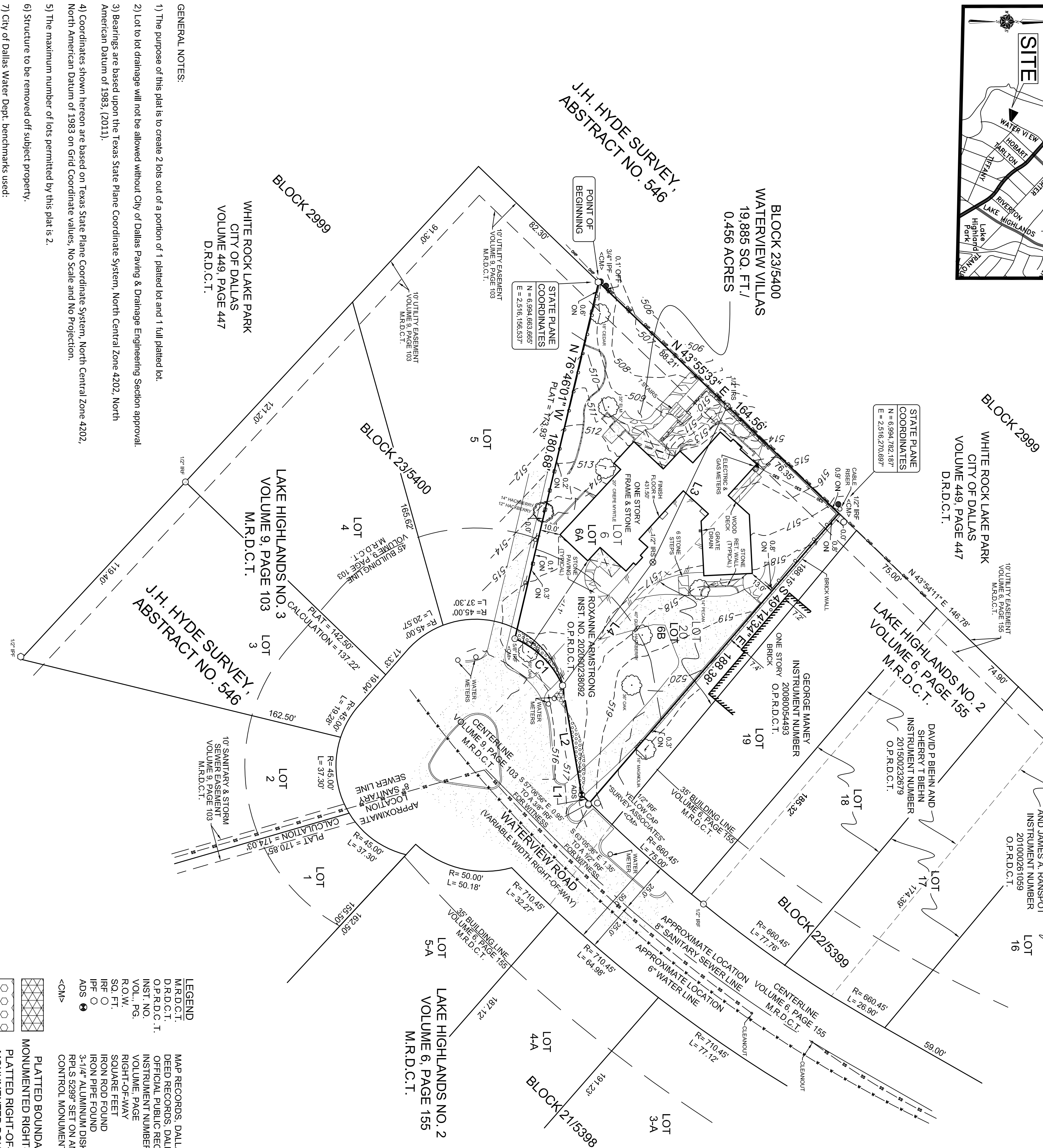
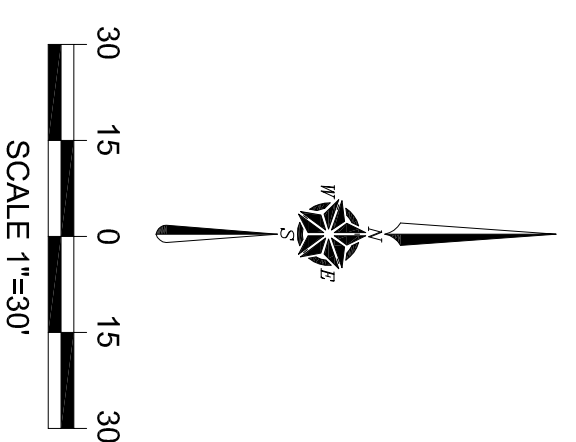


PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	33.92'	45.00'	544° 27' 51" W 33.03'	

PARCEL LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	5.50'	S44° 57' 27" W		
L2	54.77'	S80° 04' 58" W		
L3	85.32'	S64° 28' 24" E		
L4	75.41'	S53° 47' 03" E		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
6A	9,943	0.228
6B	9,943	0.228



GENERAL NOTES:

- 1) The purpose of this plat is to create 2 lots out of a portion of 1 platted lot and 1 full platted lot.
- 2) Lot to lot drainages will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 2.
- 6) Structure to be removed off subject property.
- 7) City of Dallas Water Dept. benchmarks used.
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C03055K, with a date of identification of 03/17/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 9) Dallas Water Department benchmarks used:
 - #1011 37'-46" Square cut on end of concrete curb at driveway on the northwest corner of the intersection of Erie Court and Lake Highlands, N= 6,994.041, 806 E= 2,517.451, 432 Elevation= 509.36'
 - #1012 37'-47" Square cut on concrete curb of Storm Sewer drop inlet on the southwest corner of Buckner Boulevard and Betsywee Boulevard, N= 6,994.365, 709 E= 2,518.746, 129 Elevation= 511.02'

LEGEND

	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	INST. NO.	INSTRUMENT NUMBER
	VOL., PG.	VOLUME, PAGE
	R.O.W.	RIGHT-OF-WAY
	SQ. FT.	SQUARE FEET
	IRP-O	IRON ROD FOUND
	IRP-F	IRON PIPE FOUND
	ADS	3" x 6" ALUMINUM DISK STAMPED WATERVIEW VILLAS & CENTERLINE
	<CMT>	CONTROL MONUMENT
	PLATTED BOUNDARY IN	
	MONUMENTED RIGHT-OF-WAY IN	
	MONUMENTED BOUNDARY	

OWNER
 ROXANNE ARMSTRONG
 9305 WATERVIEW ROAD
 DALLAS, TEXAS 75218-2745

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 xheritagess.com
 Firm #161693500

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS **ROXANNE ARMSTRONG** is the owner of a tract of land situated in the J.H. Hyde Survey, Abstract No. 546, City of Dallas, Dallas County, Texas, being Lot 6, Block 23/5400, Lake Highlands No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 9, Page 103, Map Records, Dallas County, Texas, along with a portion of Lot 20, Block 22/5399, Lake Highlands No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 6, Page 155, Map Records, Dallas County, Texas, and being that same tract of land described in General Warranty Deed to Roxanne Armstrong, recorded in Instrument No. 202000238092, Official Public Records, Dallas County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for the north corner of Lot 5, Block 23/5400 of said Lake Highlands No. 3, same being the southwest line of City Block 23/5400, being known as White Rock Lake and conveyed to the City of Dallas by Deed recorded in Volume 449, Page 447, Deed Record, Dallas County, Texas;

THENCE North 43 degrees 55 minutes 33 seconds East, along said southeast line of Block 22/5399, a distance of 164.56 feet to a 1/2 inch iron rod found for the west corner of that tract of land described in General Warranty Deed with Vendor's Lien (with Subordinate Vendor's Lien) to George Maney, recorded in Instrument Number 20080054493, Official Public Records, Dallas County, Texas;

THENCE South 49 degrees 14 minutes 34 seconds East, traversing said Lot 20, Block 22/5399 along the southwest line of said Maney tract, a distance of 188.83 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "SURVEY ASSOCIATES", from which a 3/8 inch iron rod found bears South 57 degrees 06 minutes 56 seconds East, a distance of 0.95 feet and a 1/2 inch iron rod found bears South 63 degrees 05 minutes 36 seconds East, a distance of 1.35 feet, same lying in the north right-of-way line of Waterview Road, (variable width right-of-way);

THENCE South 44 degrees 57 minutes 27 seconds West, along the said north right-of-way line of Waterview, a distance of 5.50 feet to a 3/16 aluminum disk stamped "WATERVIEW VILLAS & RFLS 5200" set on a 1/2 inch iron rod for corner.

THENCE South 80 degrees 04 minutes 58 seconds West, continuing along said north right-of-way line of Waterview, a distance of 54.77 feet to a 1/2 inch iron pipe found for the start of a curve to the left, having a radius of 45.00 feet, a delta angle of 43 degrees 04 minutes 01 seconds, and a chord of South 44 degrees 27 minutes 51 seconds West, 33.03 feet;

THENCE along said curve to the left, continuing along said north right-of-way line of Waterview, an arc distance of 33.82 feet to a 5/8 inch iron rod found for corner.

THENCE North 76 degrees 46 minutes 01 seconds West, along the northeast line of said Lot 5, Block 23/5400, a distance of 180.88 feet to the PLACE OF BEGINNING and containing 19,885 square feet of 0.456 acres of land more or less.

OWNERS DEDICATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ROXANNE ARMSTRONG** does hereby adopt this plat, designating the herein described property as **WATERVIEW VILLAS** 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 thereon. The easements shown thereon are hereby dedicated for the purposes intended. The utility and fire line easements shall be open to the public, fire and police use. The maintenance of collection agencies, and all public and private utilities for each particular use. The maintenance of parking on the utility and fire line 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 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all of 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 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 installation and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of handholes, cleanouts, fire hydrants, water services and wastewater services from 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

By: _____
 ROXANNE ARMSTRONG - Owner
 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 Roxanne Armstrong, 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 _____, 2021.

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

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 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 Engineers and Land Surveyors, Chapter 2121, Land Code Chapter 2121, Land Code Chapter 15453, as amended, and Texas Land Code Chapter 2121, Land Code Chapter 15453, as amended, and was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(10)(C)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

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. (08/05/2021)

Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 52599

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 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
 My commission expires: _____

PRELIMINARY PLAT
WATERVIEW VILLAS
LOTS 6A AND 6B, BLOCK 23/5400
BEING A REPLAT OF
PART LOT 20, BLOCK 22/5399, LAKE HIGHLANDS NO. 2
 AND
ALL OF LOT 6, BLOCK 23/5400, LAKE HIGHLANDS NO. 3
SITUATED IN THE J. H. HYDE SURVEY, ABSTRACT NO. 546
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-720
ENGINEERING PLAN NO. 3111-_____

DATE: 04/20/2021 / JOB #: 210053-1 / SCALE: 1" = 30' / DRAWING NO.