

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Loring Corp., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as RADFORD COURT, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Loring Corp.  
BY: \_\_\_\_\_  
PRINTED NAME : \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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 or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for Dallas County

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

\_\_\_\_\_  
Lloyd Denman, P.E.  
Chief Engineer of Department of  
Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Loring Corp. are the sole owners of 0.48 acres of land located in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of Lot 1, Block C/667, Alexander Park Addition, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 6, Map Records, Dallas County, Texas and being the same tract of land as described in a Substitutes Trustees deed to Loring Corp. as recorded in Volume 91218, Page 3945 and the General Warrant Deed recorded in Volume 2002129, Page 6900, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the northwest corner of the said Loring tract, point being the south corner of a part of Lot 12, Block C/667 of said addition as described in a deed to Walker C. Morris as recorded in Volume 2000234, Page 6809 of the said deed records, point being in the northeasterly line of Annex Avenue (50 foot right-of-way);

THENCE North 44 degrees 31 minutes 17 seconds East along the northwesterly line of the said Loring tract and the southeasterly line of the said Morris tract, pass the southeasterly line of a portion of Lots 11 and 12 of said addition, and as described in a deed to Yoji Takashima as recorded in Instrument No. 201600281749, Official Public Records, Dallas County, Texas, a distance of 105.00 feet to a found capped 1/2 inch iron rod stamped "RPLS 3047" at the northwest corner of Lot 2, Block C/667 of said addition, and as described in a deed to Cutchinc Properties, LLC as recorded in Instrument No. 201500331539 of the said official public records;

THENCE South 45 degrees 07 minutes 42 seconds East along the northeast line of the said Loring tract and the southwest line of the said Cutchinc tract, a distance of 200.00 feet to an "X" found in concrete from which a found 3/8 inch bears South 51 degrees 50 minutes 49 seconds West a distance of 0.72 feet, point being in the northwesterly line of Munger Avenue (60 foot right-of-way);

THENCE South 44 degrees 31 minutes 11 seconds West along the southeast line of the said Loring tract and the northwest line of said Munger Avenue, a distance of 104.30 feet to an "X" found in concrete at the north intersection of said Munger Avenue and said Annex Avenue;

THENCE North 45 degrees 36 minutes 55 seconds West along the southwest line of the said Loring tract and the northeast line of the said Annex Avenue right-of-way, a distance of 200.00 feet to the POINT OF BEGINNING and containing 21,029 square feet or 0.48 acres of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY FOR REVIEW PURPOSES ONLY

William P. Price \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT  
RADFORD COURT  
A SHARED ACCESS DEVELOPMENT  
LOTS 1A-14A, BLOCK C/667  
0.48 ACRES  
BEING A REPLAT OF  
LOT 1 BLOCK C/667  
ALEXANDER PARK  
VOLUME 1, PAGE 6  
MAP RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 5189-087  
ENGINEER PLAN NO. \_\_\_\_\_

TBPS No. 101733-00

SHEET: 2 OF 2

ENGINEER: MACATEE ENGINEERING, LLC  
3519 MILES STREET  
DALLAS, TEXAS 75209  
(214) 373-1180 (VOICE)

OWNER/DEVELOPER: LORING CORP.  
P O BOX 25205  
DALLAS TEXAS 75225

NO.	DATE	REVISION
1.		
2.		
3.		

**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.	18-138
DATE	December 19, 2018
SCALE	N/A
DRAWN BY	RP

S 189 087