



SURVEYOR'S NOTES

- ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED RPLS 5310'
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM LOTS 1-5, BLOCK 6/8802.
- THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

OWNERS CERTIFICATE

WHEREAS Dallas ISD is the sole owner of a tract of land located in the ROBERT KLEBURG SURVEY, Abstract No. 716, City of Dallas, Dallas County, Texas, and being a part of Lots 1, and all of Lots 2, 3, 4, and 5, Block 6/8802, of Original Town of Kieberg, an Addition to the City of Dallas, Dallas County, Texas, according to the Map of Original Town of Kieberg, Dallas County, Texas, recorded in the Public Records of Dallas County, Texas, under Instrument No. 201700319992, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the Northwest line of S. Belt Line Road, a 100' right-of-way, and the Northeast line of Lenosa Lane, a 50' right-of-way;

Thence North 34°17'17" West, along said Northeast line, a distance of 251.61' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at for corner at the intersection of the said Northeast line, and the Southeast line of Hopeful Vista Lane, a 60' right-of-way;

Thence North 55°42'33" East, along said Southeast line, a distance of 217.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the said Southeast line, and the Southwest line of a 20' alley right-of-way, at the East corner of said Lot 1, Block 6/8802;

Thence South 44°10'13" East, a distance of 200.07' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the said Southeast line, and the said Southwest line of said S. Belt Line Road;

Thence South 43°30'47" West, along said Northwest line, a distance of 258.07' to the PLACE OF BEGINNING and containing 53,194 square feet of 1.221 acres of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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. 19453, as amended), and Texas Local Government Code, Chapter 212. I am duly sworn and qualified under the laws of the State of Texas, and I have complied 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 the Signed Final Plat.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2017.

PRELIMINARY - NOT FOR RECORDING PURPOSES

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Max Almy Investments, LLC, by and through its duly authorized representative _____ does hereby adopt this plat, designating the herein described property as **LOT 1A, BLOCK 6/8802, FAMILY DOLLAR LENOSA 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 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 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 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 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.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

By: _____

Name: _____
Title: _____

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 _____, 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 and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this _____ day of _____, 2017.

Notary Public in and for the State of Texas

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
IRF	iron rod found
IRP	iron pipe found
IRS	stamped "RPLS 5310"
SET DISK	1/2" iron rods with a yellow plastic cap stamped "RPLS 5310"
SO FT	STRAPPED FAMILY DOLLAR
AC	LENOSA ADDITION, RPLS NO. 5310'
AC	square feet
AC	sanitary sewer man hole
AC	fire hydrant
AC	water valve

A&W SURVEYORS, INC.
Professional Land Surveyors
Texas Registration No. 100174-00
P.O. BOX 87028, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Bellline Road & Lenosa Lane, Dallas, TX ~
Owner: Max Almy Investments, LLC
~ 3930 Galleria Oaks, Tweekana, Texas 75003 ~
~ P.O. Box 3379, Tweekana, Texas 75003 ~
LDB No.: 17-2017 | Created by: 517 | Date: 11-14-2017 | Revised: _____
"A professional company operating in your best interest"

AMENDING PLAT

FOR
LOTS 1-5, BLOCK 6/8802
TOWN OF KIEBURG
TO

LOT 1A, BLOCK 6/8802
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

ROBERT KLEBURG SURVEY, ABSTRACT NO. 716