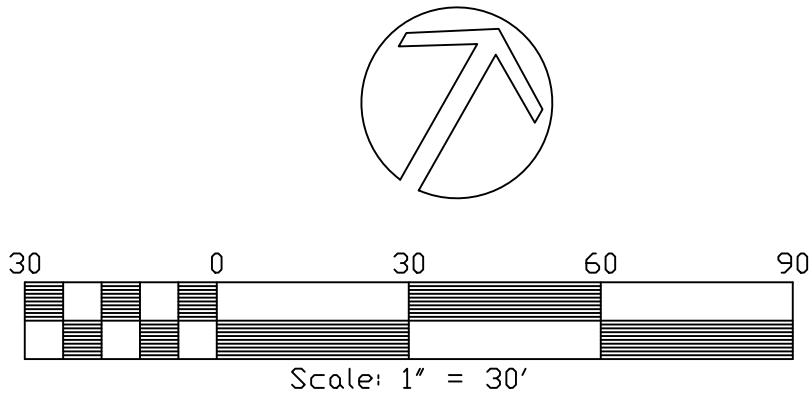
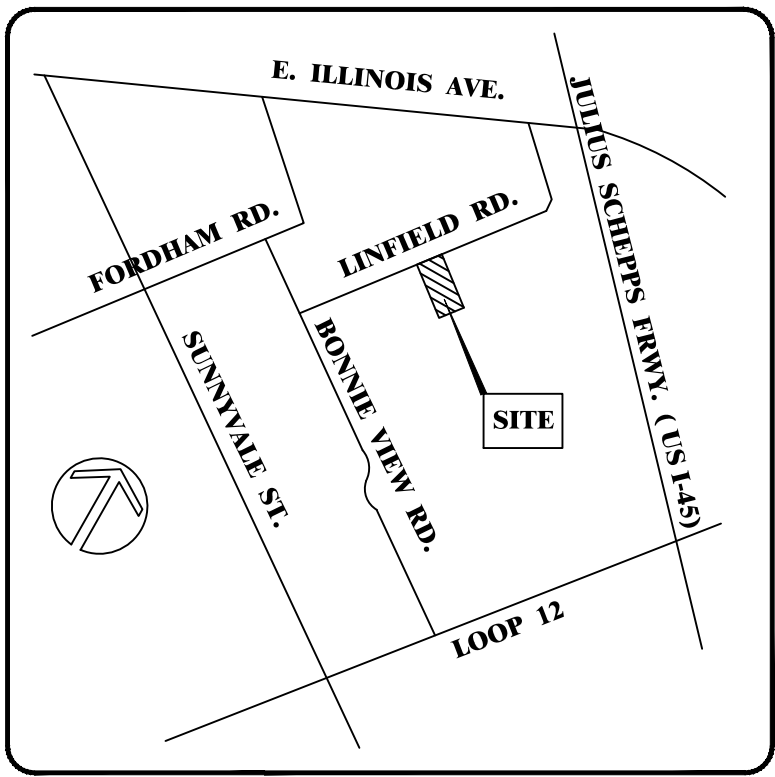


VICINITY MAP  
NOT TO SCALE



BLOCK 6085  
W. W. BUSHMAN  
ELEMENTARY SCHOOL  
DALLAS INDEPENDENT  
SCHOOL DISTRICT

BLOCK A/6085  
BUSHMAN PARK  
CITY OF DALLAS

SURVEYORS CERTIFICATE

I, **Larry A. Probeck**, a Registered Professional Land Surveyor in 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 Engineering and 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Larry A. Probeck, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 5187  
Probeck Land Surveyors  
Texas Licensed Survey Firm No. 10042600

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned, a Notary Public in and for said State, on this day personally appeared **LARRY A. PROBECK** 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, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

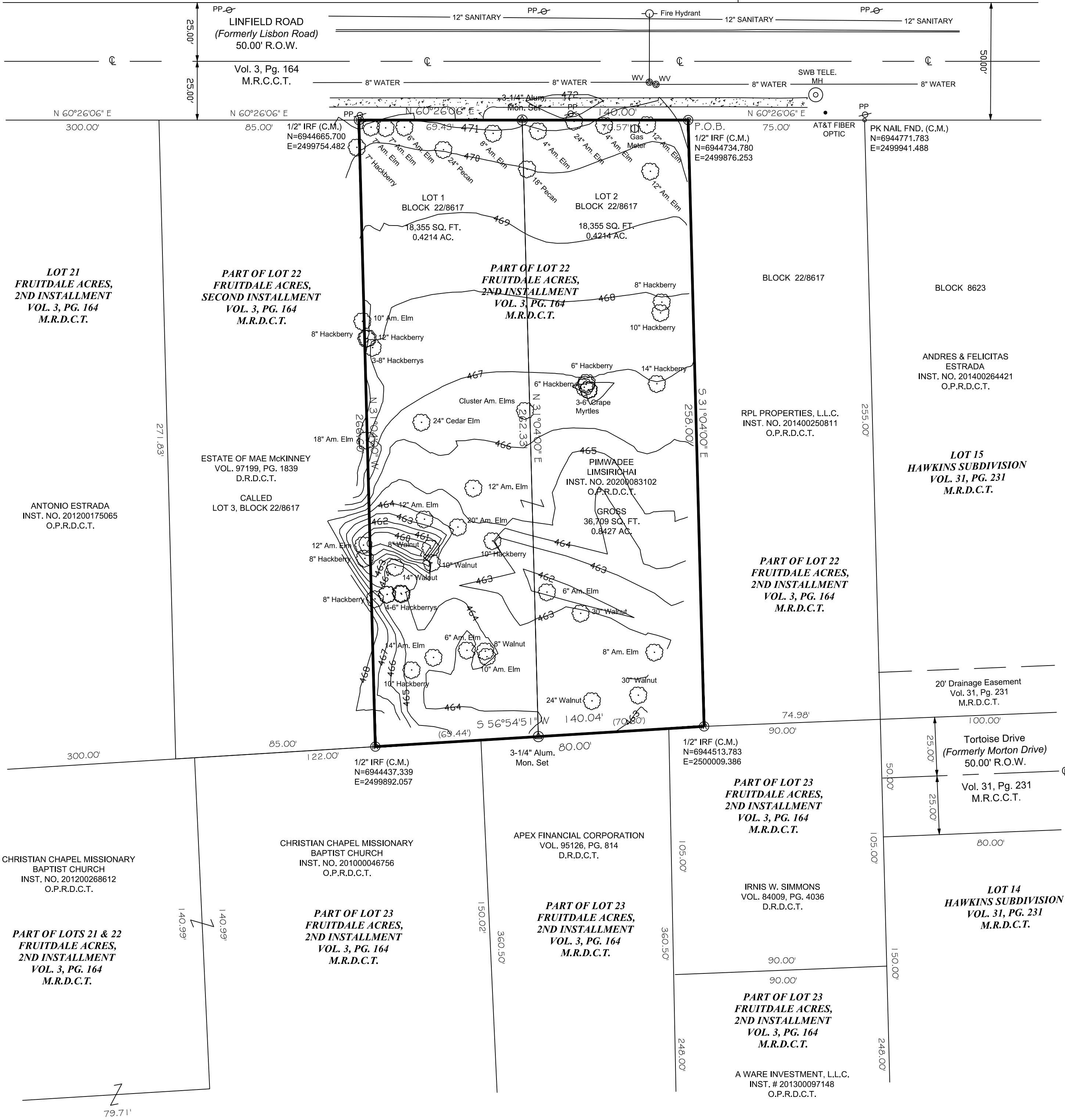
My Commission Expires: \_\_\_\_\_, \_\_\_\_\_.

LEGEND

C.M.	CONTROLLING MONUMENT
CL	CENTER LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	PLACE OF BEGINNING
INST. #	INSTRUMENT NO.
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
AC.	ACRE
MEA.	MEASURED
IRF	IRON REBAR FOUND
IR	IRF (IRON REBAR FOUND)
3-1/4" ALUM.	3-1/4" ALUMINUM MONUMENT SET
OWNSHIP TIE	OWNERSHIP TIE

GENERAL NOTES:

- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Gnd Coordinate Values, no scale and no projection.
- Lot to Lot drainage is not permitted without Engineering Section approval.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create a two (2) lot subdivision by subdividing one lot into two lots, tracts or parcels of land.
- Bearings are based on the latest realization of the North American Datum of 1983 (NAD83(2011)) epoch 2010.00, Texas State Plane Coordinate System of 1983, Texas North Central Zone 4202.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PIMWADEE LIMSIRICHAI**, does hereby adopt this plat, designating the herein described tract as **APPLE LEAF HOMES**, 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 reserved for the purposes as 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 utility 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 and 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: **PIMWADEE LIMSIRICHAI** OWNER

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned, a Notary Public in and for said State, on this day personally appeared **PIMWADEE LIMSIRICHAI** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: \_\_\_\_\_, \_\_\_\_\_.

OWNER'S CERTIFICATE

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS** **PIMWADEE LIMSIRICHAI** is the owner of that certain lot, tract or parcel of land lying and being situated in the City of Dallas (*formerly the City of Fruitdale*), out of a portion of Lot 22 of Fruitdale Acres, 2nd Installment, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 3 at Page 164 of the Map Records of Dallas County, Texas (M.R.D.C.T.), lying and being situated in the Samuel Lockhart Survey, Abstract No. 820, being conveyed to Pimwadee Limsirichai by that General Warranty Deed recorded in Dallas County Clerk's Instrument No. 20200083102 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being that same property conveyed by that certain Deed to Edward Calloway and wife, Jacquelyne Calloway as described in Volume 79184 at Page 2786 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) being more particularly described as follows:

**BEGINNING** at a 1/2" Iron Rebar found for the northeast corner of the herein described lot, tract or parcel of land from which point the northeast corner of Lot 22 of said Fruitdale Acres bears, North 60° 26' 06" East, 75.00 feet, same lying and being in the southeast line of Lindfield Road (*formerly Lisbon Road*) a 50.00 feet wide public right-of-way;

**THENCE** South 31° 04' 00" East, continuing parallel to and 75.00 feet from the southeast line of said Lot 22, a distance of 258.00 feet (*Deed=258.00 feet*) to a 1/2" Iron Rebar found for corner in the southeast line of Lot 22;

**THENCE** South 56° 54' 51" West, a distance of 140.04 feet (*Deed=140.00 feet*) to a 1/2" Iron Rebar found for corner;

**THENCE** North 31° 04' 00" West, continuing parallel to and 85.00 feet from the northwest line of said Lot 22, a distance of 266.60 feet (*Deed=266.60 feet*) to a 1/2" Iron Rebar found for corner in the southeast line of Lindfield Road;

**THENCE** North 60° 26' 06" East, continuing with the southeast line of Lindfield Road a distance of 140.00 (*Deed=140.00 feet*) to the **PLACE OF BEGINNING** containing 36,709 square feet or 0.8427 acres of land.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY

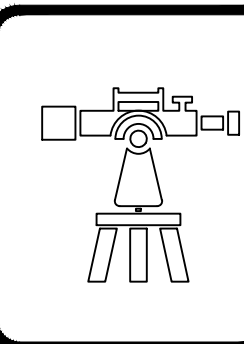
PRELIMINARY PLAT  
APPLE LEAF HOMES ADDITION  
LOTS 1 & 2, CITY BLOCK 22/8617

A REPLAT OF A PART OF LOT 22  
FRUITDALE ACRES ADDITION  
SECOND INSTALLMENT  
BEING 0.8348 ACRES OUT OF THE  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 820  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE # SXXX-XXX  
CITY ENGINEERING PLAN FILE # (LOT 1)  
CITY ENGINEERING PLAN FILE # (LOT 2)

BOUNDARY ~ COMMERCIAL  
HOME BUILDING ~ PLATTING  
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS  
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695  
OFFICE (214) 549-5349 ~ FAX (214) 348-1149

APPLE LEAF HOMES ADDITION  
BEING 0.8348 ACRES OUT OF THE  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 820  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DATE: 07-09-2020
FIELD DATE: 06-14-2020
JOB NO.: 202023
DRAWING: LINFIELD
PARTY CHIEF: L.A.P.
SCALE: 1" = 30'
GF #: N/A
TITLE CO.: N/A
LENDER: N/A
PURCHASER: N/A
REVISIONS: N/A
SHEET 1 OF 1