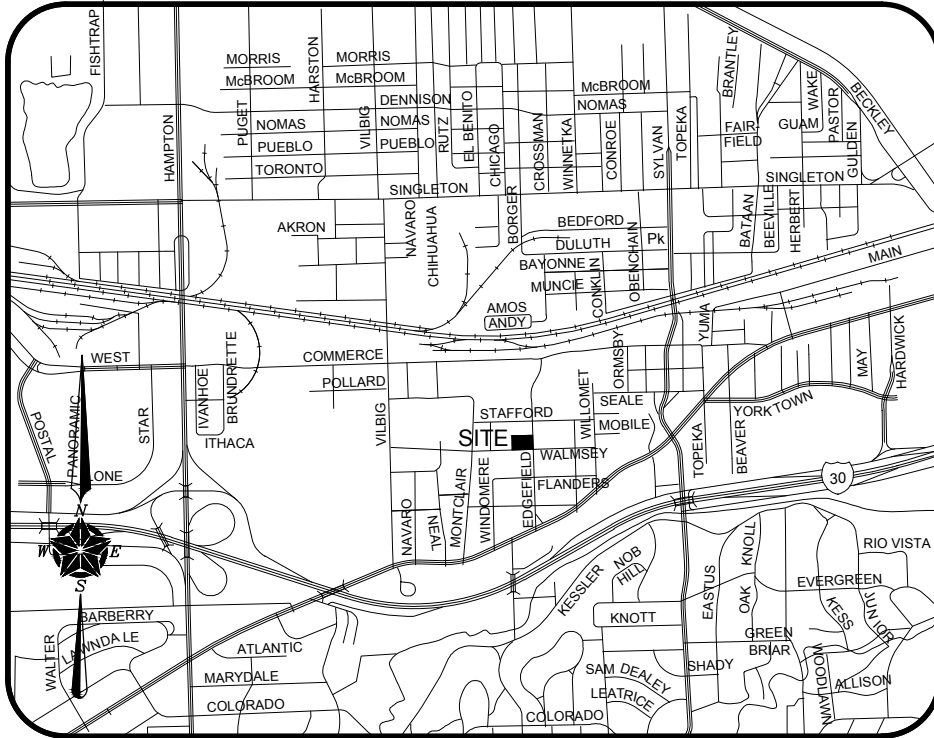


## VICINITY MAP - NOT TO SCALE



## GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) NO PERMITS TO BE ALLOWED (BUILDING, GRADING, ETC...) UNTIL ALL CITY'S ORDINANCES AND REQUIREMENTS ARE ADDRESSED INCLUDING ALL ISSUES PERTAINING TO FLOODPLAIN, FLOODWAY ALTERATION AND FILL PERMITS. (EXCEPT SPRINKLER)
- 5) ACCORDING TO THE F.I.R.M. NO. 4813C0340 J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN
- 6) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Leverage Square 67, LP, a Texas limited partnership, is the sole owner of a tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, and being all of Lot 4, Block 3/3964 of Flanders Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90, Page 20, Map Records, Dallas County, Texas, and being a portion of the abandoned alley by Ordinance No. 3164 and recorded in Volume 2663, Pg. 134 of the Deed Records, Dallas County, Texas, and being at tract of land as described by Correction Special Warranty Deed to Leverage Square 67, LP, a Texas limited partnership, as recorded in Instrument No. 20180005626, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found lying in the intersection of the northerly line of Walmley Avenue (66 feet right-of-way) and also being the westerly line of said Edgely Avenue (66 feet right-of-way), same being the southeasterly corner of said Leverage Square 67, LP, tract;

THENCE South 89 degrees 14 minutes 12 seconds West, along the southerly line of said Leverage Square 67, LP, tract, common with the northerly line of said Walmley Avenue, a distance of 237.50 feet to a 3-1/4 inch metallic disk stamped "FP & RPLS 5299" set for corner, also being the southeasterly corner of a tract of land as described by Special Warranty Deed to Iglesia Bautista Christian Fellowship as recorded in Instrument No. 201200065939, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod bears North 10 degrees 29 minutes 40 seconds West, a distance of 0.75 feet;

THENCE North 01 degrees 17 minutes 52 seconds West, along the westerly line of said Leverage Square 67, LP, tract, common with the easterly line of said Iglesia Bautista Christian Fellowship, tract, a distance of 150.06 feet to a 3-1/4 inch metallic disk stamped "FP & RPLS 5299" set for corner in the southeasterly corner of Lot 1A, Block 3/3964 of Rivera-Murillo Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99138, Page 88, Deed Records, Dallas County, Texas, also being the southwesterly corner of Lot 3, Block 3/3964 of said Flanders Heights Addition, from which two iron rods bear North 19 degrees 41 minutes 48 seconds West, a distance 0.88 feet, and South 17 degrees 03 minutes 23 seconds West, a distance of 0.70 feet for witness;

THENCE North 89 degrees 14 minutes 27 seconds East, along the northerly line of said Leverage Square 67, LP, tract, common with the southerly line of said Lot 3, Block 3/3964, of Flanders Heights Addition, a distance of 237.50 feet to a 60D nail found lying on the westerly line of said Edgely Avenue;

THENCE South 01 degrees 17 minutes 52 seconds East, along the easterly line of said Leverage Square 67, LP, tract, common with the westerly line of said Edgely Avenue, a distance of 150.04 feet to the POINT OF BEGINNING containing 36,636 square feet or 0.818 acre of land.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEVERAGE SQUARE 67, LP, a Texas limited partnership acting by and through its duly authorized agent Peyman Etebari, President does hereby adopt this plat, designating the herein described property as **FLANDERS PARK**, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, 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 and 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 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

LEVERAGE SQUARE 67, LP, a Texas limited partnership

Peyman Etebari, President

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 Peyman Etebari, 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 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 \_\_\_\_\_, 2018.

Notary Signature

SURVEYOR'S STATEMENT

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 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 the \_\_\_\_ day of \_\_\_\_\_, 2018.

**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. (09/20/2018)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299  
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 purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

## LEGEND

|                     |  |
|---------------------|--|
| 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   |
| SQ.FT.              | SQUARE FEET  |
| AC.                 | ACRE   |
| R.O.W.              | RIGHT-OF-WAY   |
| C.M.                | CONTROLLING MONUMENT   |
| M.D.S. (A)          | 3-1/4" METALLIC DISK STAMPED "FP & RPLS 5299" SET FOR CORNER |
| IRON ROD FOUND      | IRON ROD FOUND   |
| IRON ROD SET "TXHS" | IRON ROD SET "TXHS"  |
| IRON PIPE FOUND     | IRON PIPE FOUND  |
| FENCE POST CORNER   | FENCE POST CORNER  |
| "X" FOUND / SET     | "X" FOUND / SET  |
| POWER POLE          | POWER POLE   |
| FIRE HYDRANT        | FIRE HYDRANT   |
| WATER METER         | WATER METER  |
| WATER VALVE         | WATER VALVE  |
| SANITARY SEWER      | SANITARY SEWER   |
| MANHOLE COVER       | MANHOLE COVER  |
| CLEANOUT            | CLEANOUT   |
| ASPHALT PAVING      | ASPHALT PAVING   |
| CHAIN LINK FENCE    | CHAIN LINK FENCE   |
| WOOD FENCE          | WOOD FENCE   |
| OES                 | OVERHEAD ELECTRIC SERVICE                                    |
| OHP                 | OVERHEAD POWER LINE  |
| SS                  | SANITARY SEWER LINE  |
| W                   | WATER LINE   |
| CONCRETE PAVING     | CONCRETE PAVING  |

## SURVEYOR

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



## DEVELOPER

OAXACA INVESTMENTS, LLC  
1881 SYLVAN AVENUE, SUITE 200  
DALLAS, TEXAS 75208  
P. 214.760.8770  
ATTN: RUSSELL TURMAN

## PRELIMINARY PLAT

## FLANDERS PARK

LOTS 4A, 4B, 4C AND 4D, BLOCK 3/3964

BEING A REPLAT OF LOT 4, BLOCK 3/3964,

FLANDERS HEIGHTS ADDITION

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-327

DATE: 09/18/2018 / JOB # 1802469-1 / SCALE: 1" = 30' / JWR