

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 TWO TRACTS OF LAND.
- 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. 48113C0340 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, and Silverio Martinez are the sole owners of two tracts of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, and all of Lot 1, Block 5/3966 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 part of said Lot 1, Block 5/3966 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 part of said Lot 1, Block 5/3966 as described by Deed to Silverio Martinez as recorded in Volume 71152, Page 1095, Deed Records Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying in the intersection of the southerly line of Stafford Avenue (75 feet right-of-way) and also being the easterly line of said Edgfield Avenue (66 feet right-of-way), and also being the northwesterly corner of said Leverage Square 67, LP, tract;

THENCE North 89 degrees 19 minutes 25 seconds East, along the northerly line of said Leverage Square 67, LP, tract, common with the southerly line of said Stafford Avenue, passing at 153.12 feet a point and being the northwesterly corner of said Martinez tract, and continuing a total distance of 229.22 feet to a 3-1/4 inch metallic disk stamped "FH & RPLS 5299" set for corner also being the northeasterly corner of said Martinez tract and lying on the westerly line of a 15 foot alley;

THENCE South 01 degrees 38 minutes 13 seconds East, along the easterly line of said Martinez tract, common with the westerly line of said 15 foot alley, a distance 150.01 feet to a 3/8 inch iron rod found for corner also being the northeasterly corner of Lot 2, Block 5/3966, of said Flanders Heights Addition;

THENCE South 89 degrees 20 minutes 30 seconds West, along the southerly line of said Martinez tract, common with the northerly line of said Lot 2, Block 5/3966, Flanders Heights Addition, passing at 76.96 feet a point and being the southeasterly corner of said Leverage Square 67, LP tract, and continuing a total distance of 230.10 feet to a 1/2 inch iron rod found lying on the easterly line of said Edgfield Avenue;

THENCE North 01 degrees 17 minutes 57 seconds West, along the westerly line of said Leverage Square 67, LP tract, common with the easterly right-of-way line of said Edgfield Avenue, a distance of 149.92 feet to the POINT OF BEGINNING, containing 34,439 square feet or 0.791 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 and Silverio Martinez does hereby adopt this plat, designating the herein described property as **FLANDERS HOLLOW**, 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

Silverio Martinez, 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 Silverio Martinez, 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. (09/24/2018)

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
WM	WATER METER
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE COVER
CO	CLEANOUT
ASPHALT PAVING	ASPHALT PAVING
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
METAL FENCE	METAL FENCE
OES	OVERHEAD ELECTRIC SERVICE
OHP	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
W	WATER LINE
CONCRETE PAVING	CONCRETE PAVING

OWNER
LEVERAGE SQUARE 67 LP
1881 SYLVAN AVENUE, SUITE 200
DALLAS, TEXAS 75208
P. 214.760.8770
ATTN: PEYMAN ETEBARI

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

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
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PRELIMINARY PLAT
FLANDERS HOLLOW

LOTS 1A, 1B, 1C AND 1D, BLOCK 5/3966

BEING A REPLAT OF LOT 1, BLOCK 5/3966,

FLANDERS HEIGHTS ADDITION

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-329

DATE: 09/19/2018 / JOB # 1802314-1 / SCALE - 1" = 30' / JWR