



VICINITY MAP - NOT TO SCALE

* LEWIS STREET HEIGHTS
LOT 3B 1/1476
5,992 SQ. FT.
0.138 ACRE

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEWIS STREET. (S89°58'39"E)
- 2) THE PURPOSE FOR THIS PLAT IS TO CREATE 1 LOT FROM FROM A 0.138 ACRE TRACT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) STATE PLANE COORDINATES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) THE EXISTING STRUCTURES ON THE SITE ARE TO BE DEMOLISHED FOR NEW CONSTRUCTION.
- 6) BENCHMARK IS A STANDARD CITY OF DALLAS WATER DEPARTMENT BENCHMARK SET ON THE CONCRETE CURB OF A STORM SEWER DROP INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GLENDALE AND LIVE OAK STREET. (ELEVATION = 520.054')

LEGEND:

IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CM CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
ESMT. EASEMENT
SQ.FT. SQUARE FEET
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MDS(A) 3 INCH ALUMINUM DISK STAMPED
"LSH" & "RPLS 5299" SET ON 1/2 INCH IRON ROD FOR CORNER
MDF(B) 2-1/4 INCH BRASS WASHER STAMPED
"LSH" & "RPLS 5299" FOUND WITH MAG NAIL FOR CORNER

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 5810 Lewis Street, LLC., A Texas limited liability company is the sole owner of a tract of land situated in the Robert Ray Survey, Abstract No. 1242 in the City of Dallas, Dallas County, Texas, and being the North 120 feet of Lot 3, in Block 1/1476, of Ross Avenue Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 118, Page 63, Map Records, Dallas County, Texas, same being conveyed to 5810 Lewis Street, LLC by General Warranty Deed recorded in Instrument No. 201700167340, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwesterly corner of said 5810 Lewis Street, LLC tract and lying on the southerly right-of-way line of Lewis Street (60 foot right-of-way) and same being the northeasterly corner of a tract of land conveyed to James H. Glass by Warranty Deed with Vendor's Lien (with second Lien) recorded in Volume 2001105, Page 7539, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 58 minutes 39 seconds East, along the northerly line of said 5810 Lewis Street, LLC Tract, common with the southerly right-of-way line of said Lewis Street, a distance of 50.00 feet to a "X" cut in concrete found for the northwesterly corner of a tract of land conveyed to Amanda M. Gormley by General Warranty Deed (with Third party Vendor's Lien);

THENCE South 00 degrees 04 minutes 56 seconds West, along the easterly line of 5810 Lewis Street, LLC Tract, common with the westerly line of said Amanda M. Gormley tract, a distance of 120.00 feet to a 3 inch aluminum disk stamped "LSH" & "RPLS 5299" set on 1/2 inch iron rod for corner lying on the northerly line of Lot 3A, Block 1/1476 Ross/Hubert, Phase 3 Addition, an addition to the City of Dallas County, Texas;

THENCE North 89 degrees 36 minutes 45 seconds West, along the southerly line of said 5810 Lewis Street, LLC tract, common with the northerly line of said Lot 3A, Block 1/1476, a distance of 50.00 feet to a 3 inch aluminum disk stamped "LSH" & "RPLS 5299" set on 1/2 inch iron rod for corner lying on the easterly line of said James H. Glass tract;

THENCE North 00 degrees 04 minutes 56 seconds East, along the westerly line of said 5810 Lewis Street, LLC Tract, common with the easterly line of said James H. Glass tract, a distance of 119.68 feet to a the POINT OF BEGINNING and containing 5,992 square feet or an 0.138 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 5810 Lewis Street, LLC., A Texas limited liability company acting by and through its duly authorized agent, Blake Byrd, Managing Member does hereby adopt this plat, designating the herein described property as **LEWIS STREET HEIGHTS** 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 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 or egress to or from 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 or 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 for 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 ____, 2017.

5810 Lewis Street, LLC.

Blake Byrd, Managing Member

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 Blake Byrd 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 purpose 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 ____, 2017.

Notary Signature

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Raul D. Reyes, 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 ____, 2017.

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. (09/15/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

NOTARY CERTIFICATE
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 Raul D. Reyes 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 purpose 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 ____, 2017.

Notary Signature

PRELIMINARY PLAT

LEWIS STREET HEIGHTS

LOTS 3B, BLOCK 1/1476

REPLAT OF THE NORTH 120 FEET

LOT 3, BLOCK 1/1476 OF

ROSS AVENUE HEIGHTS

ROBERT RAY SURVEY, ABSTRACT NO. 1242

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-302

OWNER
5810 LEWIS STREET, LLC.
BLAKE BYRD, MANAGING MEMBER
1528 SOLCUM STREET
DALLAS, TEXAS 75207
(214) 232-4424

TEXAS HERITAGE
SURVEYING, LLC

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