



- GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. THE PURPOSE OF THIS RE-PLAT IS TO COMBINE 8 LOTS INTO 1 LOT.
 3. BEARING SOURCE: THE NORTH RIGHT-OF-WAY LINE OF MARINE WAY (S 89° 54' 30" E) ACCORDING TO THE DEED TO FEARLESS INVESTMENTS RECORDED IN INSTRUMENT NO. 201000059287, O.P.R.D.C.T.
 4. COORDINATES BASED ON:
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE
NORTH AMERICAN DATUM OF 1983
ON GRID COORDINATE VALUES
NO SCALE AND NO PROJECTION
 5. ANY ACCESS OF MODIFICATION TO SOUTH BOUND SERVICE ROAD OF WALTON WALKER BOULEVARD LOOP NO. 12 REQUIRES TXDOT APPROVAL.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Springful Properties, LLC are the owners of that 2.3945 acre tract of land situated in the ENOCH HORTON SURVEY, ABSTRACT NO. 613, City of Dallas, Dallas County, Texas and being all of Lots 1, 2, 3 and 4 and part of Lots 10, 11, 12 and 13, Block D/8343 of Mountain Lake Estates, an addition to the City of Dallas, according to the plat thereof recorded in Volume 8, Page 385, Map Records, Dallas County, Texas and a portion of Marine Way abandoned by City Ordinance No. 29799; same being all of those tracts of land conveyed by General Warranty Deeds, recorded in Instrument Nos. 201700163344, 201700163345, 201700163346, 201700163347, 201700163348, 201700163349, 201700163350 and 201700163351, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the easterly right-of-way line of Stillwell Boulevard (a 100' R.O.W.) and being the southwest corner of said Lot 4 and also being the northwest corner of Lot 5 of said Block D/8343 and being in a curve to the right having a central angle of 22 deg. 53 min. 26 sec., a radius of 1382.50 feet and a chord which bears N 26 deg. 14 min. 16 sec. E, a distance of 548.66 feet;

THENCE northeasterly, along the easterly right-of-way line of said Stillwell Boulevard an arc distance of 552.33 feet to a 1/2" iron rod found with a yellow plastic cap stamped "VOTEX R.P.L.S. #4813" for corner at its intersection with the northerly right-of-way of Marine Way (a 60' R.O.W.) (abandoned) and being the west most southwest corner of the remainder of Lot 2, Block C/8343 of said Mountain Lake Estates, and being the beginning of an inverse curve to the left, having a central angle of 127 deg. 35 min. 29 sec., a radius of 20.00 feet and a chord which bears S 26 deg. 06 min. 46 sec. E, a distance of 35.89 feet;

THENCE southeasterly, along the northerly right-of-way line of said Marine Way (abandoned) and the southwest line of the remainder of said Lot 2, an arc distance of 44.54 feet to a 1/2" iron rod found with a yellow plastic cap stamped "VOTEX R.P.L.S. #4813" for corner on the northerly right-of-way line of said Marine Way (abandoned) being the south most southwest corner of the remainder of said Lot 2;

THENCE S 89 deg. 54 min. 30 sec. E, along the northerly right-of-way line of said Marine Way (abandoned) and the south line of the remainder of said Lot 2, a distance of 82.87 feet to a power pole for corner in the westerly right-of-way line of Walton Walker Boulevard (State Highway Loop No. 12);

THENCE S 00 deg. 58 min. 34 sec. W, along the westerly right-of-way line of said Walton Walker Boulevard, a distance of 460.03 feet to a 1/2" iron rod found for corner in the south line of said Lot 13 and the north line of Lot 14 of said Block D/8343;

THENCE N 89 deg. 58 min. 00 sec. W, along the north line of said Lot 14 and the north line of Lot 5, of said Block D/8343, and the south line of said Lot 13 and said Lot 4, a distance of 333.39 feet to the POINT OF BEGINNING and containing 113,333 sq. ft. or 2.6018 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, Springful Properties, LLC, do hereby adopt this plat, designating the herein above described property as **WILLIE'S LANDSCAPE 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 lane easements shall be open to the public, fire and police, fire and police units, garage 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 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 full right to remove and keep removed all or parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to or from and upon said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 mains and wastewater mains and wastewater easements shall also include additional area of working space for construction and maintenance of manholes, cleanouts, fire hydrants, water services, wastewater services, from the main to the curb or pavement line, and the description of such additional easements herein shall be determined by their location as installed.

This approved subject to all platting ordinances, rules, and regulations of the City of Dallas, Texas.

WITNESS my hand this the ____ day of _____, 2017.

BY: Springful Properties, LLC

Elva J. Torres-Fonseca, Manager

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ELVA J. TORRES-FONSECA, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for Dallas County My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, CANDY HONE, 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 THE 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 THE 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

RELEASED SEPTEMBER 6, 2017 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CANDY HONE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5867

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CANDY HONE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

OWNER
SPRINGFUL PROPERTIES, LLC
CONTACT: ELVA J. TORRES-FONSECA
P.O. BOX 541476
DALLAS, TEXAS 75354
PH. (214) 356-1018
EMAIL: ejtf9@yahoo.com

PRELIMINARY PLAT
WILLIE'S LANDSCAPE ADDITION
LOT 1A, BLOCK D/8343
BEING A REPLAT OF
ALL OF LOTS 1-4 AND PART OF LOTS 10-13, BLOCK D/8343
MOUNTAIN LAKES ESTATES

OUT OF THE
ENOCH HORTON SURVEY, ABSTRACT NO. 613
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-287
AUGUST 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2012-057-P