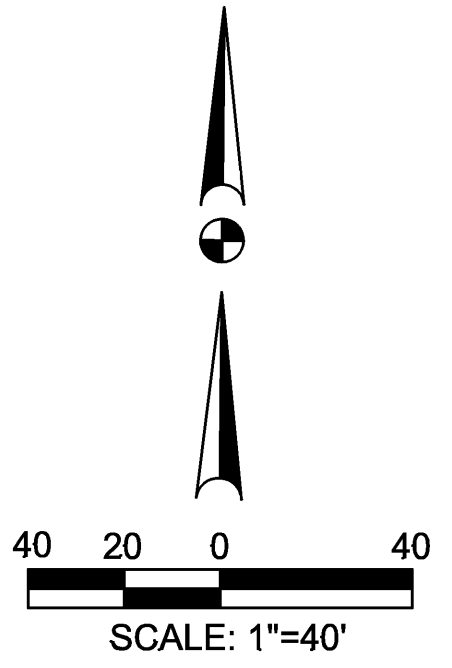


VICINITY MAP
(DALLAS MAPSCO 55-H)
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS 1
COUNTY OF DALLAS 1

WHEREAS the CITY OF DALLAS is the Owner of the property situated in the City of Dallas, Dallas County, Texas, out of the W. J. Elliott Survey, Abstract No. 448, and being all of Lots 7, 8, 9, 10 and 11, Block 13/6641, Cadillac Place, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 459, Map Records, Dallas County, Texas (M.R.D.C.T.), said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Instrument Numbers 20080329961, 20080351572, 20080392072, 201000004433, and 201200149842, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northwesterly corner of said Lot 11, said point also being the intersection of the southerly right-of-way line of Morrell Avenue (a variable width right-of-way) and the northeasterly right-of-way line of Packard Street (a 50-foot right-of-way) (Volume 7, Page 459, M.R.D.C.T.);

THENCE North 69°09'16" East, along the northerly line of said Lot 11 and the southerly right-of-way line of said Morrell Avenue, a distance of 152.31 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northwesterly corner of said Lot 11, said point also being the intersection of the southerly right-of-way line of said Morrell Avenue and the southwesterly line of a 15-foot wide alley (Volume 7, Page 459, M.R.D.C.T.);

THENCE South 30°50'27" East, departing the southerly right-of-way line of said Morrell Avenue, along the southwesterly line of said 15-foot alley and the northeasterly line of said Lots 11, 10, 9, 8 and 7, a distance of 240.78 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 7, said point also being the northeasterly corner of Lot 6 of said block 13/6641;

THENCE South 59°09'33" West, departing the southwesterly line of said 15-foot alley, along the common line of said Lots 6 and 7, a distance of 150.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of said Lot 7, said point also being the northwesterly corner of said Lot 6, and said point also being in the northeasterly right-of-way of said Packard Street;

THENCE North 30°50'27" West, along the northeasterly right-of-way line of said Packard Street and the southwesterly line of said Lots 7, 8, 9, 10 and 11, a distance of 267.21 feet to the POINT OF BEGINNING and containing 38,099 square feet or 0.875 acres of land, more or less.

LEGEND:

- R.O.W. RIGHT-OF-WAY
- C.I.R.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- C.M. CONTROLLING MONUMENT

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 0.875 ACRE PARK OUT OF FIVE LOTS.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE #202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **CADILLAC HEIGHTS 2**, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 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 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 _____, 2021.

By: _____
Name: _____
Title: _____

STATE OF TEXAS 1
COUNTY OF DALLAS 1

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, Daniel S. LIM, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212, 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 _____, 2021.

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

Daniel S. LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS 1
COUNTY OF DALLAS 1

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Daniel S. Lim 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 _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

**PRELIMINARY PLAT
CADILLAC HEIGHTS 2**

BEING
A REPLAT OF
PART OF CADILLAC PLACE
VOLUME 7, PAGE 459, M.R.D.C.T.
OUT OF
THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-002

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:
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engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-8881
Email: LimAssoc@aol.com