



- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 (2011) BASIS OF BEARINGS IS THE WESTERLY RIGHT-OF-WAY OF POLK STREET (S 00°39'31"E).
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE ALL OF LOTS 9, 10, 11 AND 12 INTO FOUR LOTS.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

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
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS	IRON ROD CAP STAMPED "TXHS" SET
CM	CONTROL MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
A/C	AIR CONDITIONER

WHEREAS, GRBK Frisco LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the J.L. Leonard Survey, Abstract No. 0770 in the City of Dallas, Dallas County, Texas and being all of Lots 9 and 10, Block 192/3251, George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, an addition to the City of Dallas County, Texas, according to the map thereof recorded in Volume 131, Page 518, Map Records, Dallas County, Texas, and being a tract of land conveyed to GRBK Frisco LLC, by Special Warranty Deed, recorded in Instrument No. 201700086031, Official Public Records, Dallas County, Texas;

BEGINNING at a 1/2 inch iron with cap stamped "TXHS" set lying on the westerly right-of-way line of Polk Street (called 60 right-of-way) and lying on the northerly right-of-way line of 9th Street (called 60 foot right-of-way) and same being the southeasterly corner of said Lot 9, Block 192/3251;

THENCE South 89 degrees 19 minutes 13 seconds West, along the northerly right-of-way line of said 9th Street, a distance of 90.16 feet to a 1/2 inch iron with cap stamped "TXHS" set for the southeasterly corner of Lot 11, Block, 22/2551, Winnetka Heights, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 194, Map Records, Dallas County, Texas;

THENCE North 00 degrees 14 minutes 00 seconds West, along the westerly line of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, common with the easterly line of said Winnetta Heights, a distance of 116.00 feet to a 1/2 inch iron pin with cap stamped "TXHS" set lying on the southerly right-of-way line of a 20 foot alley and same being the northwesterly corner of Lot 10, Block 192/3251 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3,;

THENCE North 89 degrees 19 minutes 13 seconds East, along the southerly right-of-way line of said 20 foot alley, a distance of 89.31 feet to a 1/2 inch iron with cap stamped "TXHS" set lying on the westerly right-of-way line of said Polk Street;

THENCE South 00 degrees 39 minutes 10 seconds East, along the westerly right-of-way line of said Polk Street, a distance of 116.00 feet to the POINT OF BEGINNING and containing 10,409 square feet or 0.239 an acre of land.

WHEREAS, GRBK Frisco LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the J.L. Leonard Survey, Abstract No. 0770 in the City of Dallas, Dallas County, Texas and being all of Lots 11 and 12, Block 192/3251, George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, an addition to the City of Dallas County, Texas, according to the map thereof recorded in Volume 131, Page 518, Map Records, Dallas County, Texas, and being a tract of land conveyed to GRBK Frisco LLC, by Special Warranty Deed, recorded in Instrument No. 201700086031, Official Public Records, Dallas County, Texas;

BEGINNING at a 1/2 inch iron with cap stamped "TXHS" set lying on the westerly right-of-way line of Polk Street (called 60 right-of-way) and lying on the southerly right-of-way line of Mable Street (called 50 foot right-of-way) and same being the northeasterly corner of said Lot 11;

THENCE South 00 degrees 39 minutes 10 East, along the easterly line of said Lot 11, Block 192/3251, common with the westerly right-of-way line of said Polk Street, a distance of 116.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of a 20 foot alley and same being the southeasterly corner of said Lot 11, Block 192/3251;

THENCE North 89 degrees 19 minutes 13 seconds East, along northerly right-of-way line of said 20 foot alley, a distance of 89.16 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the easterly line of Lot 9, Block 22/3262, Winnetka Heights, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 194, Map Records, Dallas County, Texas;

THENCE North 00 degrees 14 minutes 00 Seconds West, along the westerly line of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, common with the easterly line of said Winnetka Heights, a distance of 116.00 feet to a 1/2 inch iron with cap stamped "TXHS" set lying on the southerly right-of-way line of said Mable Street and same being the northwesterly corner of Lot 12, Block 192/3251 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3;

THENCE North 89 degrees 19 minutes 13 seconds East, along the southerly right-of-way line of said Mable Street, a distance of 88.31 feet to the POINT OF BEGINNING and containing 10,293 square foot or an 0.236 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK FISCO LLC, a Texas limited liability company, acting by and through its duly authorized agent Jason Dalton, President, does hereby adopt this plan, designating the herein described property as **WINNETKA HEIGHTS PHASE II**, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 easements 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 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 _____, 2017

GRBK Frisco LLC, a Texas limited liability company

Jed Dolson, 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 Jed Dolson, 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 and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature _____

SURVEYOR'S STATEMENT

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 monumantal shown hereon was either found or placed in compliance with the City of Dallas Development Code, Section 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. (1/05/2018)

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

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 Jed Dolson, 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 and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

* LOTS 11R & 12R, BLOCK 192/325
WINNETKA HEIGHTS PHASE II
10,293 SQ. FT.
0.236 ACRE

* LOTS 9R, & 10R, BLOCK 192/3251
WINNETKA HEIGHTS PHASE II
10,409 SQ. FT.
0.239 ACRE

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
JED DOLSON
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
(469) 450-5585

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



PRELIMINARY PLAT
WINNETKA HEIGHTS PHASE II
LOT 9R, 10R, 11R, AND 12R, BLOCK 192/3251
REPLAT OF LOTS 9, 10, 11, AND 12, BLOCK 192/3251
GEORGE J. BRYAN'S
REVISED MAP OF 63 ACRES OF
DALLAS LAND AND LOAN COMPANY ADDITION NO. 3
J.L. LEONARD SURVEY, ABSTRACT NO. 0770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-076

DATE: 09/12/2017 / JOB # 1701563-1/ SCALE - 1" = 40' /JWF