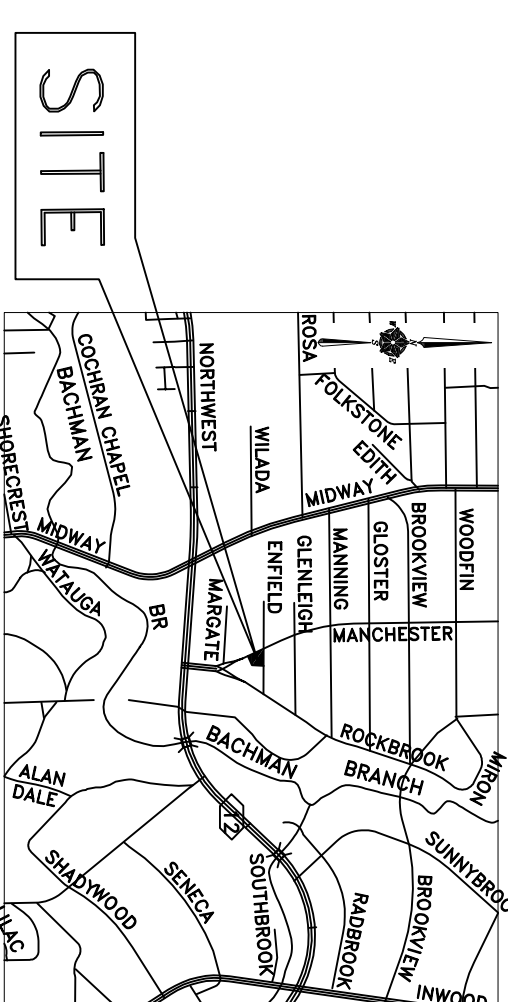


VICINITY MAP - NOT TO SCALE



- GENERAL NOTES:**
- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011)
  - 2) The scale purpose of this plat is to reduce the existing 25 foot platted building line to wrap around proposed swimming pool.
  - 3) Lot-to-lot drainage will not be allowed without engineering section approval.
  - 4) Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  - 5) The maximum number of lots permitted by this plat is one.
  - 6) **BENCHMARKS:**  
City of Dallas Benchmark No. 459  
A standard Water Department Bench Mark in center of Storm Sewer Inlet in Front of House at 4223 Northwest Highway, 0.15 miles West of Midway Road, Northing: 7,001,336.226; Easting: 2,478,501.683; Elevation: 499.994
  - 7) City of Dallas Benchmark No. 451  
A square is cut on Head Wall of concrete Culvert Between Manchester Drive and Rockbrook Drive on the North side of Northwest Highway, Northing: 7,001,197.821; Easting: 2,480,339.145; Elevation: 484.760
  - 8) According to the F.I.R.M. No. 48113C03303, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
  - 9) Existing structure is to remain existing.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, John Charles Moran and Mary E. Moran are the owners of a tract of land situated in the James Farouhar Survey, Abstract No. 455 in the City of Dallas Block 5568, Dallas County, Texas, being that same tract of land described in Warranty Deed With Vendor's Lien to John Charles Moran and Mary E. Moran recorded in Instrument No. 20140307117, Official Public Records, Dallas County, Texas and being known as all of Lot 1, Block 5568 of Landstowne Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Volume 7, Page 253, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with yellow cap stamped "5310" found for corner (containing monument) being at the southeast corner of the intersection of Enfield Drive (a called 50' right-of-way) and Manchester Drive (a called 50' right-of-way), and being the northwest corner of said Lot 1, Block 5568 of Landstowne Estates Addition;

THENCE South 85 degrees 37 minutes 27 seconds East, along the south right-of-way line of said Enfield Drive, a distance of 52.10 feet to a 1/2 inch iron rod with yellow cap stamped "5310" found for corner, being the start of a tangent curve to the left, having a radius of 5754.70 feet;

THENCE continuing along the south right-of-way line of said Enfield Drive, and along said tangent curve to the left, having a chord bearing of South 86 degrees 30 minutes 52 seconds East, a chord distance of 122.98 feet and an arc length of 122.98 feet to a 1/2 inch iron pipe found for corner, being the northwest corner of Lot 2, Block 5568 of said Landstowne Estates Addition;

THENCE South 07 degrees 09 minutes 28 seconds West, along the west line of said Lot 2, Block 5568, a distance of 120.07 feet to a 1/2 inch iron rod found, being the southwest corner of said Lot 2, Block 5568, and the most northerly corner of Lot 3, Block 5568 of said Landstowne Estates Addition;

THENCE South 69 degrees 24 minutes 10 seconds West, along the most westerly north line of said Lot 3, Block 5568, a distance of 100.11 feet to a 1/2 inch iron rod with red cap stamped "4888" found, from which a 3/4 inch iron rod found bears South 22 degrees 52 minutes 47 seconds West, said point being in the east right-of-way line of aforementioned Manchester Drive, and being the northwest corner of said Lot 3, Block 5568;

THENCE North 21 degrees 42 minutes 51 seconds West, along the east right-of-way line of said Manchester Drive, a distance of 178.47 feet to the **POINT OF BEGINNING** and containing 19,214 square feet or 0.44 of an acre of land.

**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-4-617 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**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.** 01/03/2019

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 52599

**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/she 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 \_\_\_\_\_, 2019.

Notary Signature \_\_\_\_\_

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, John Charles Moran and Mary E. Moran, does hereby adopt this plat, designating the herein described property as **MORAN PLACE**, 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 the 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, encumber, 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 public utilities shall at all times have the full right of ingress and egress to or from and upon the said public utilities 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, the 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 \_\_\_\_\_, 2019.

John Charles Moran  
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 **JOHN CHARLES MORAN**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he/she 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 \_\_\_\_\_, 2019.

Notary Signature \_\_\_\_\_  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

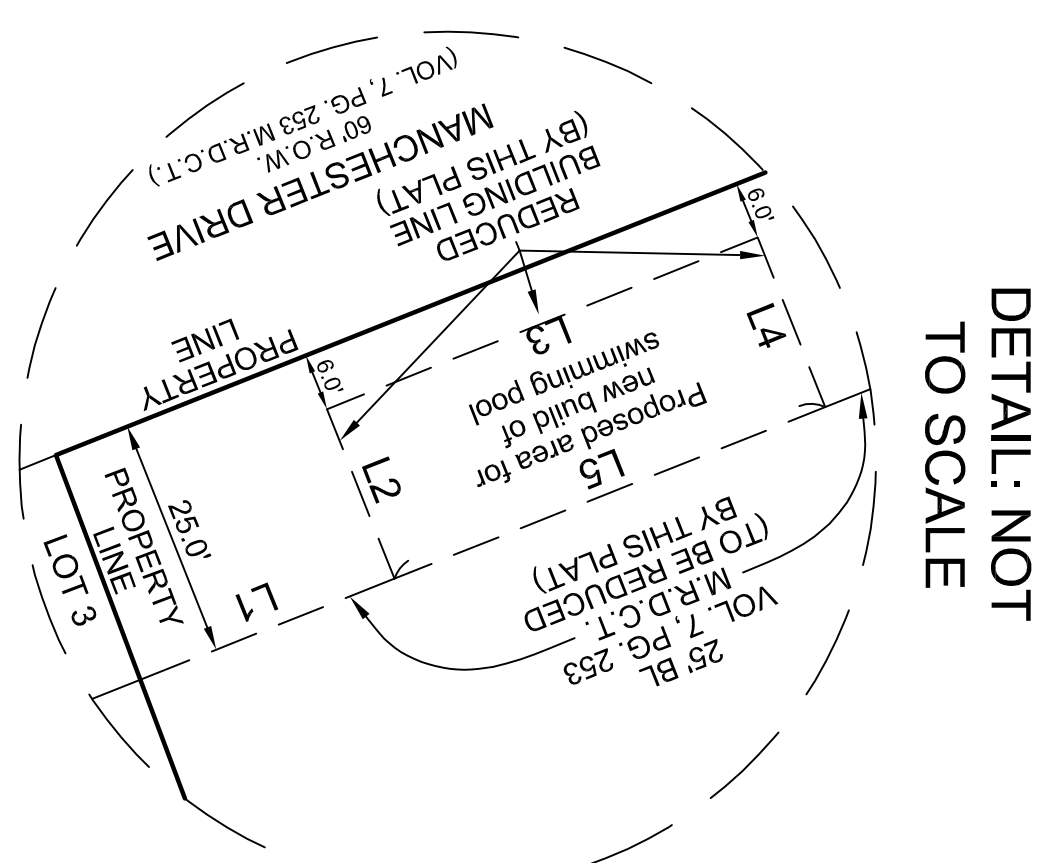
Mary E. Moran  
Owner  
STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **MARY E. MORAN**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

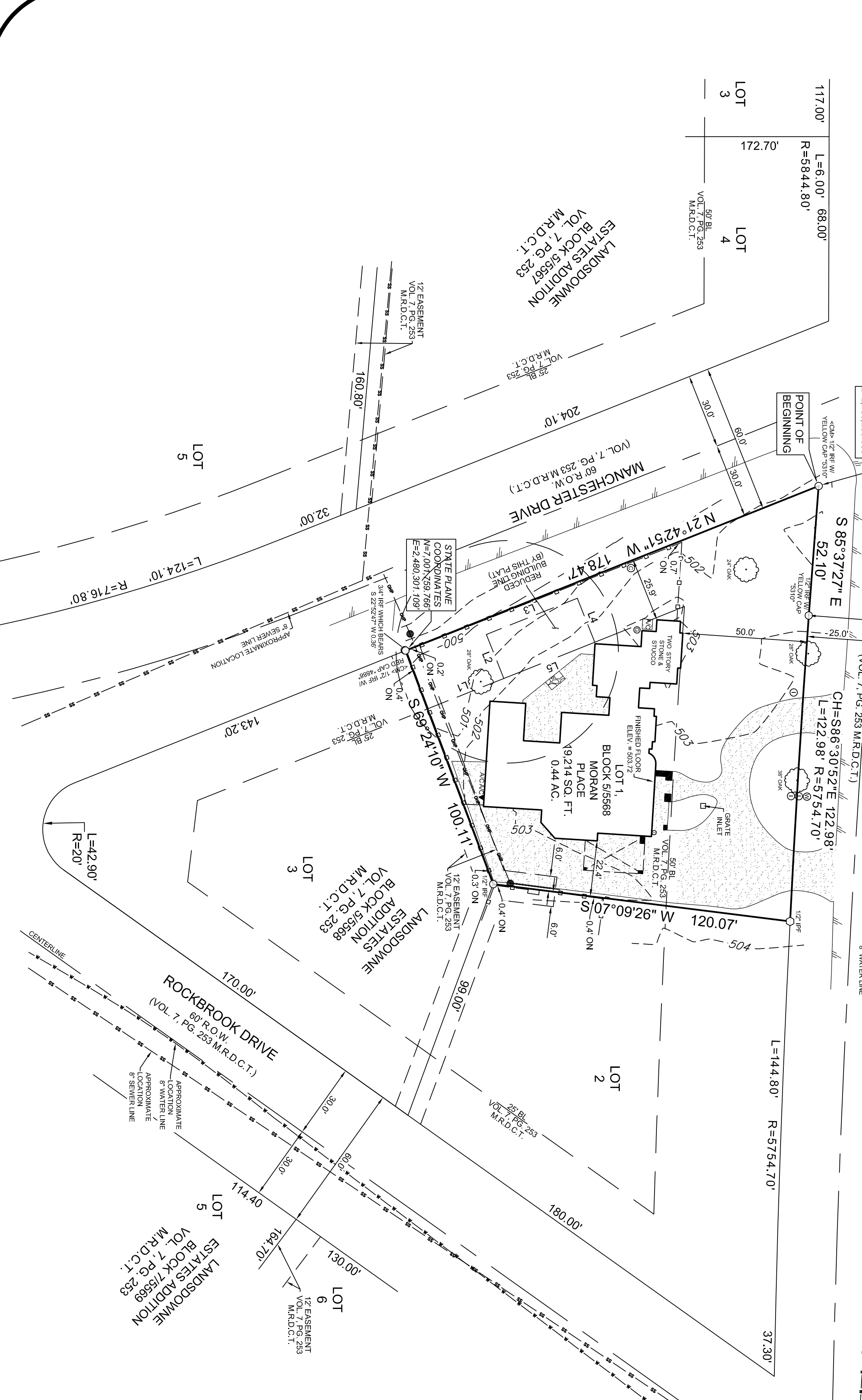
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Signature \_\_\_\_\_

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.00'	N21°42'51"W
L2	18.00'	S88°17'09"W
L3	39.30'	N21°42'51"W
L4	19.00'	N68°17'09"E
L5	39.30'	S21°42'51"E



DETAIL: NOT TO SCALE



OWNER  
John & Mary Moran  
4410 Enfield Drive  
Dallas, Texas 75220

**TEXAS HERITAGE**  
SURVEYING, LLC  
SURVEYOR



10610 Merritt Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
tkheritage@a.com  
Firm #010693900

**PRELIMINARY REPLAT  
MORAN PLACE**  
REPLAT OF LOT 1, BLOCK 55688  
LANDSTOWNE ESTATES ADDITION,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-108

JAMES FAROUHAR SURVEY, ABSTRACT NO. 455  
DATE: 1/3/2019 / JOB #1803293-1 / SCALE: 1" = 30' / DRAWN: NMRW