



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS  
WHERFAS, Hedgestone Investments, LLC., is the sole owner of a tract of land situated in the G.L. Haas Survey, Abstract No. 641, and being part of Lot 13, Block B/6854, Second Installment of Goldmine Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 10, Page 441, Map Records, Dallas County, Texas, and some being in a tract of land conveyed to Hedgestone Investments, LLC., by Warranty Deed Recorded in Instrument No. 201800307217, 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 corner, said corner being in the Southeast right-of-way line of 56th Street (50 foot right-of-way) created by Volume 10, Page 361, Deed Records, Dallas County, Texas, and being in the Southwest right-of-way line of Veterans Drive (50 foot right-of-way) created by Volume 10, Page 361, Deed Records, Dallas County, Texas;  
THENCE South 30 degrees 37 minutes 45 seconds East, along the Southwest right-of-way line of said Veterans Drive, a distance of 101.97 feet to a 1/2 inch iron rod with yellow cap stamped "086 Surveying" set for corner, said corner being the North corner of Lot 13B, Block B/6854, Resubdivision of Part of Lot 13, Block B/6854, of Goldmine No. 2 Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof, recorded in Volume 596, Page 1659, Map Records, Dallas County, Texas;  
THENCE South 59 degrees 25 minutes 39 seconds West, along the Northwest line of said Lot 13B, Block B/6854, a distance of 153.50 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Lot 13B, Block B/6854, and being in the Northeast line of a tract of land conveyed to Orlando Sanchez and Erika Denise Sanchez, by deed recorded in Instrument No. 201800196268, Official Public Records, Dallas County, Texas;  
THENCE North 30 degrees 37 minutes 45 seconds West, along the Northeast line of said Sanchez Tract, a distance of 101.97 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Sanchez Tract, and being in the Southeast right-of-way line of said 56th Street;  
THENCE North 59 degrees 25 minutes 39 seconds East, along the Southeast right-of-way line of said 56th Street, a distance of 153.50 feet to the POINT OF BEGINNING and containing 151,652 square feet or 0.359 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
WHERFAS, Hedgestone Investments, LLC., acting by and through its duly authorized officer, Shy Anderson, does hereby adopt this plat designating the herein described property as **VETERANS 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 units. The maintenance of paving on 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 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 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 \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
Hedgestone Investments, LLC.  
Shy Anderson (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shy Anderson 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.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 \_\_\_\_\_, 2019.  
RELEASED FOR REVIEW: A PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513  
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 Bryan Connolly 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

- LEGEND**  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
CM = CONTROLLING MONUMENT  
R.O.M. = RIGHT-OF-WAY  
○ 1/2" IR - 1/2 INCH IRON ROD FOUND  
○ 5/8" IR - 5/8 INCH IRON ROD FOUND  
⊙ A.C.S. = 3" ALUMINUM DISK STAMPED "RNSA & PLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS, OUT OF LOT 13, BLOCK B/6854, SECOND INSTALLMENT, GOLDMINE ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT  
**VETERANS ADDITION**  
LOT 13A-1 AND 13A-2, BLOCK B/6854  
15,652 SQ.FT. / 0.359 ACRES  
BRING A REPLAT OF LOT 13, BLOCK B/6854  
SECOND INSTALLMENT, OF GOLDMINE ADDITION  
G.L. HAAS SURVEY, ABSTRACT NO. 641  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5189-129

OWNER: HEDGESTONE INVESTMENTS, LLC.

SHY ANDERSON (OWNER)  
5606 BRN MAWR  
DALLAS, TX 75206  
214-542-0029  
kws67@msm.com



PLANNING & SURVEYING  
Main Office  
12095 Shiloh Road, Ste. 200  
Dallas, TX 75228  
P 214.349.0485  
F 214.349.0485  
Email No. 01668800  
www.cbgsurvey.com