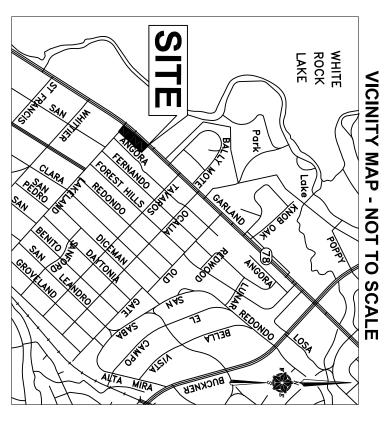


M.R.D.C.T. D.R.D.C.T. O.P.R.D.C.T. VOL., PG. INST. NO. CM IRF MON. (A) SET MONUMENT

LEGEND

RDS, DALLAS COUNTY, TEXAS ORDS, DALLAS COUNTY, TEXAS UBLIC RECORDS, DALLAS COUNTY, TEXAS M DISK STAMPED "CKA" & "RPLS 5299" /2" IRON ROD LIC WASHER STAMPED "CKA" & "RPLS 5299" MAG NAIL



N 47° 19'47" W st 135.56' CENTERLINE LOVEJOY SURVEY, ABSTRACT NO. 829
LOVEJOY SURVEY, ABSTRACT NO. 138 R.O.W.
BL
TBM
GM
WM
BOL
TYP
CO MON. (B) SET 150.00' MH L=101 02 B=1223 51. CH=N36°44/29 E 100 99 10T TEXAS STATE
PLANE COORDINATES
N= 6,987,120.46
E= 2,516,944.20 150.00' 100.99 505 METER JAMIE A. JEFFRIES II INST. NO. 200600119918 O.P.R.D.C.T. LOT 2 50.00 LOT 29 68.5' 100.0' DEED LINE 50.0' 150.00 506 44 % 6 52 W STATE OF TEXAS VOL. 1779, PG. 616 D.R.D.C.T. BRETT WADE & KRISTEN WADE ST. NO. 201500108 50.00 LOT 28 150.00' BRETT WADE &
KRISTEN WADE
INST. NO. 2015001459
O.P.R.D.C.T 1A, BLOCK 1/ 45,729 SQ.FT 1.05 AC. BLOCK 1/5222 (E CREST ADDIT VOL. 3, PG. 296 P.R.D.C.T. GARLAND ROAD

100' PUBLIC R.O.W.

ORMERLY BANKHEAD HIGHWAY)

(BY USE AND OCCUPATION &

VOL. 1779, PG. 617) TION 150.00 2" WATER LINE// W W W W 210.95 20.95 CLAUDIA E. SHOOK VOL. 2002203, PG. 3772 D.R.D.C.T ONDOR K, LTD. INST. NO. 201100117943 O.P.R.D.C.T. 50.00' LOT 5 LOT 26 - ¥ SS 150.00' BEGINNING POINT OF DEENA DILLON)L. 2003245, PG. 7708 D.R.D.C.T. LOT 25 50.00' 150.00' S 45°44'03" E 150.00' -0.9' ON LAURA ELLEN EDGAR VOL. 2003212, PG. 2562 D.R.D.C.T. TEXAS STATE ANE COORDINATES N= 6,987,166.35 E= 2,517,199.33 50.00' LOT 7 50.00 LOT 24 8" SANIT 150.00' 150.00' BLOCK 1/5222 KE CREST ADDITION VOL. 3, PG. 296 P.R.D.C.T. SEWER LINE ss -- ss -JOHN M. HOWE & ANN HANSON HOWE INST. NO. 201500320552 O.P.R.D.C.T. 8 TO1 LOT 23 150.00' 150.00' CHARLES W. DUKE VOL. 73201, PG. 154 D.R.D.C.T. LOT 9 50.00 LOT 22 50.00

West con

LAKELAND DRIVE

40' PUBLIC R.O.W. w VOL. 3, PG. 296, P.R.D.C.T.)

, WATER LINE

C.A. LOVEJOY SURVEY, ABSTRACT NO. 831
C.A. LOVEJOY SURVEY, ABSTRACT NO. 830

CENTERLINE &

C.A. LOVEJOY SURVEY, ABSTRACT NO. 831 C.A. LOVEJOY SURVEY, ABSTRACT NO. 829

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Condor K, Ltd., a Texas limited partnership, is the owner of a tract of land situated in the C.A. Lovejoy Survey, Abstract No. 1382, being Lot 1 and 38 feet of Lot 2, in Block 1/5222, of Lake Crest Addition, an Addition in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 296, Map Records, Dallas County, Texas, same being conveyed to Condor K, Ltd., a Texas limited partnership by Special Warranty Deed with Vendor's Lien recorded in Volume 2004155, Page 12027, Deed Records, Dallas County, Texas, together with 12 feet of Lot 2 and all of Lots 3, 4, 5 and 6, being conveyed to Condor K, Ltd., a Texas limited partnership, by Special Warranty Deed recorded in Instrument No. 201100117943, Official Public Records, Dallas County, Texas, less that portion of land dedicated to the State of Texas, by Deed recorded in Volume 1779, Page 616, Deed Records, Dallas County, Texas, the remaining being more particularly described by metes and bounds as follows:

eginning at an "X" cut found in the So ublic R.O.W.), said point being the We eing the North corner of said Lot 6 and outheast right-of-way line of Garland Road (100 foot est corner of Lot 7, Block 1/5222 of said addition, same d of the herein described tract;

Thence South 45 Degrees 44 Minutes 7, a distance of 150.00 feet to a 1/2 inc "TXHS" (previously set) in the Northwe the South corner of said Lot 7 and the 03 Seconds East, along the Southwest line of said Lot ch iron rod found for corner with a yellow cap stamped st right-of-way line of a 15 foot alley, said point being East corner of said Lot 6 and of the herein described

Thence South 44 Degrees 26 Minutes 52 Seconds West, along the Northwest right-of-way ine of said alley, a distance of 307.16 feet to a 2-1/4 inch metallic disk stamped "CKA" and "RPLS 5299" set on a Mag nail, said point being the South corner of said Lot 1, Block 1/5222, ying in the Northeast right-of-way line of Lakeland Drive (40 foot right-of-way) and the South corner of herein described tract;

Thence North 47 Degrees 19 Minutes 47 Seconds West, along the Northeast right-fo-way line of said Lakeland Drive, a distance of 135.56 feet to a 2-1/4 inch metallic disk stamped "CKA" and "RPLS 5299" set on a Mag nail in the Southeast right-of-way line of said Garland Road, said point being the North corner of said Condor K. Ltd. tract, same being the West corner of herein described tract and lying on a non-tangent curve to the right, having a delta of 04 degrees 43 minutes 49 seconds, a radius of 1223.57 feet and a chord bearing and distance of North 36 degrees 44 minutes 29 seconds East, 100.99 feet;

Thence in a northeasterly direction, along the Southeast right-of-way line of said Garland Road, and along said curve to the right, an arc length of 101.02 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" (previously set);

Thence North 44 Degrees 26 Minutes 5 right-of-way line of said Garland Road, BEGINNING and containing 45,729 squ 52 Seconds East, continuing along the Southeast a distance of 210.95 feet to the POINT OF uare feet or 1.05 acre of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS

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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final

Dated this the

relied upon as a final survey document. (03/25/2016) Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or

exas Re nal Land Sເ veyor No. 5299

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the unders whose name is subscribed to the foregone/she executed the same for the purponthe capacity therein stated and as the a y, a Notary Public in and for the said County and Gary E. Johnson, known to me to be the person oing instrument and acknowledged to me that oses and considerations therein expressed and in act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

BLOCK 5/5256 FOREST HILLS ADDITION VOL. 3, PG. 117 P.R.D.C.T.

ss ____ ss ___ ss ___ ss ___ s 8" SANITARY SEWER LINE

285.22'

R.J. KELLER VOL. 82033, PG. 1155 D.R.D.C.T

2016.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

as **CONDOR K 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 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 for 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.

of the

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, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to n that he/she executed the same for the purposes and considerations therein expressed an	he said County and, known to me to nd acknowledged to n therein expressed an
State, on this day personally appeared	, known to me to
the person whose name is subscribed to the foregoing instrument ar	าd acknowledged to r
that he/she executed the same for the purposes and considerations	therein expressed ar
the capacity therein stated and as the act and deed therein stated.	
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	dav of

2016.

3) All structures on subject tract to be removed. 2) Lot-to-lot drainage will not be allowed without Engineering Section approval 1) The purpose of this plat is to combine all of 6 lots into 1 lot.

GENERAL NOTES:

Notary Signature

4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011). (Along the Southeast right-of-way line of Garland Road: N 44°26'52" E)

5) According to the F.I.R.M. No. 48113C0355~K, the subject property lies in Zone X and does not lie within a flood prone hazard area.

6) City of Dallas Benchmarks:
No. 37-U-1: A standard Water Department benchmark set on concrete curb of storm sewer drop inlet on the Southeast corner of the intersection of Breezwood Drive and Garland Road. (Northing: 6,984,696.411, Easting: 2,515,315.890, Elevation: 469.287)

No. 37-V-2: A square is cut on top of concrete curb at the center of storm sewer drop inlet on the Southeast corner of the intersection of Redondo Drive and Lakeland Drive. (Northing: 6,986,084.675, Easting: 2,517,958.406, Elevation: 499.620)

EXAS HERUTAGE SURVEYING, LLC

OWNER CONDOR K LTD. 8522 GARLAND ROAD DALLAS, TEXAS 75218

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

PRELIMINARY PLAT
CONDOR K ADDITION

LOT 1A, BLOCK 1/5222

A REPLAT OF LOTS 1,2,3,4,5 & 6, BLOCK 1/5222 OF
LAKE CREST ADDITION
IN THE C.A. LOVEJOY SURVEY,
ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-155

DATE: 03/22/2016 / JOB # 1100954-4 / SCALE= 1" = 30' / DRAWN: CN