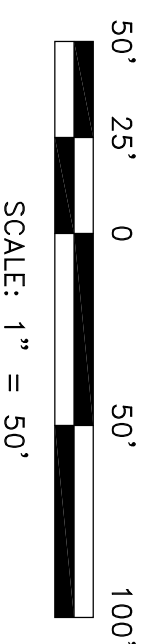


VICINITY MAP  
NOT TO SCALE

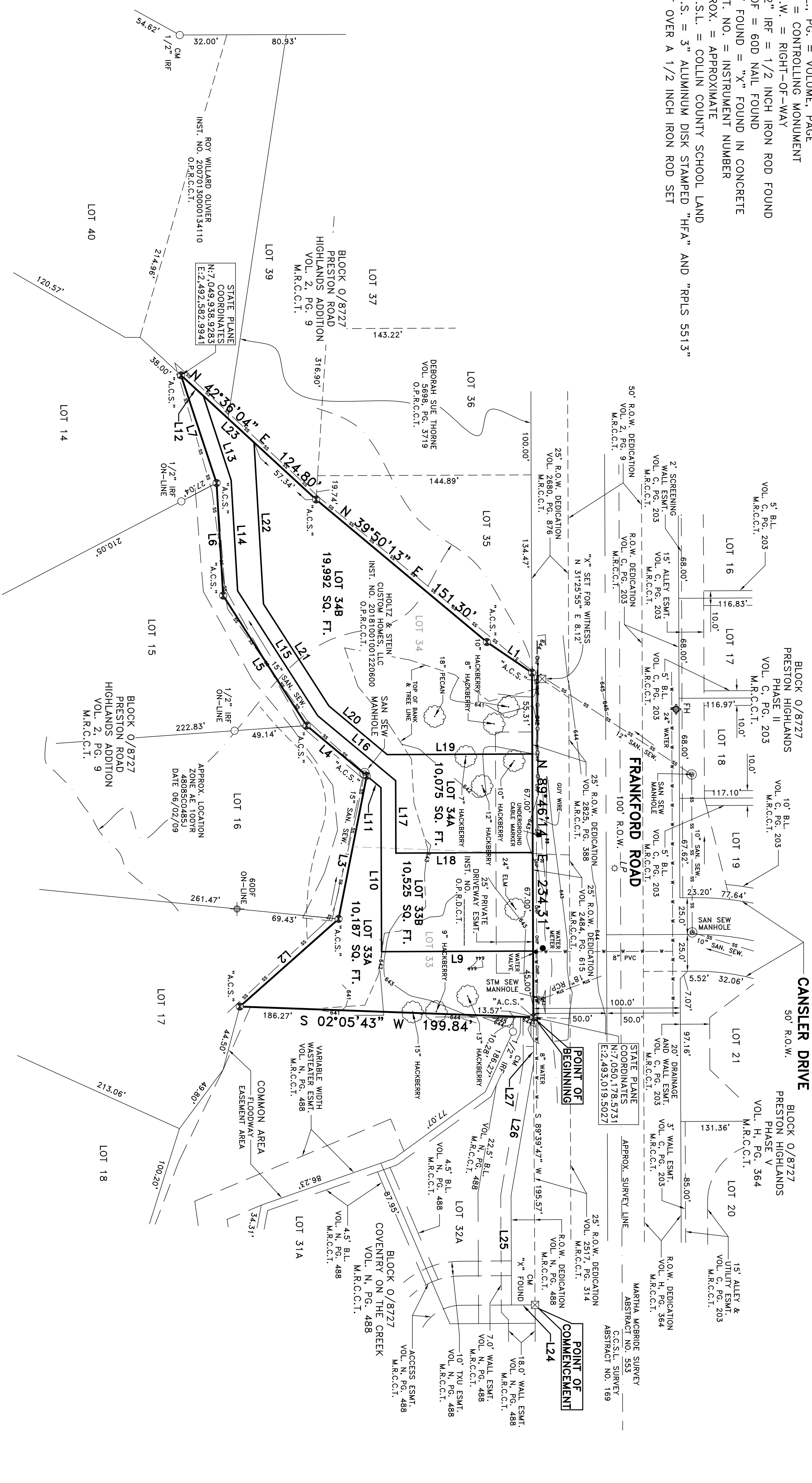


**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
- 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO RE-PLAT TWO LOTS INTO FOUR.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES; NO SCALE AND NO PROJECTION.
- 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C04851, DATED 06/02/2009, THIS PROPERTY DOES LIE IN ZONE AE, AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.

**LEGEND**

- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME, PAGE
- C.M. = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 600F = 600 NAIL FOUND
- "X" FOUND = "X" FOUND IN CONCRETE
- INST. NO. = INSTRUMENT NUMBER
- APPROX. = APPROXIMATE
- C.C.S.L. = COLLIN COUNTY SCHOOL LAND
- A.C.S. = 3" ALUMINUM DISK STAMPED "HFA" AND "RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET



Line #	Direction	Length
L1	N34.00'55"E	37.05'
L2	N41.32'28"W	89.81'
L3	N78°52'05"W	99.20'
L4	S39°50'21"W	53.25'
L5	S57°16'35"W	105.09'
L6	S86°40'52"W	76.66'
L7	S71°44'16"W	77.14'
L8	N00°13'34"W	103.06'
L9	N89°46'14"E	111.55'
L10	N39°50'21"E	12.57'
L11	N42°36'04"E	20.54'
L12	S71°44'16"W	60.45'
L13	S77°16'35"W	75.41'
L14	S86°40'13"W	82.43'
L15	S57°16'35"W	100.93'
L16	S39°50'21"W	68.95'
L17	S89°46'14"W	49.21'
L18	S00°13'32"E	93.06'
L19	S00°13'32"E	98.68'
L20	S39°50'21"W	51.66'
L21	S57°16'35"W	82.43'
L22	S86°40'52"W	109.97'
L23	N42°36'04"E	46.92'
L24	S00°20'13"E	15.93'
L25	S89°42'01"W	74.30'
L26	N80°18'10"W	91.17'
L27	S89°39'47"W	31.50'

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, Holz & Stein Custom Homes, LLC, is the sole owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, being all of Lots 33 and 34, Block O/8727, an addition to the City of Dallas, Collin County, Texas, according to the Map Hereof recorded in Volume 2, Page 9, Map Records, Collin County, Texas, same being that tract of land conveyed to said Holz & Stein Custom Homes, LLC, by Special Warranty Deed, recorded in Instrument No. 20181001001220600, Official Public Records, Collin County, Texas, and being more particularly described as follows: COMMENCING at a "X" found in concrete for corner, said corner being the most Easterly Northwest corner of Lot 32A, Conveyance on the Creek, an addition to the City of Dallas, Collin County, Texas, according to the Map Hereof recorded in Volume N, Page 488, Map Records, Collin County, Texas, and being in the South Right-of-Way line of Frankford Road (a 100 foot Right-of-Way):

THENCE, along the Northernly line of said Lot 32A, and the South Right-of-Way line of said Frankford Road, the following bearings and distances:  
 THENCE South 00 degrees 20 minutes 13 seconds East, a distance of 15.93 feet to a point for corner;  
 THENCE South 89 degrees 42 minutes 01 seconds East, a distance of 74.30 feet to a point for corner;  
 THENCE North 80 degrees 18 minutes 10 seconds West, a distance of 91.17 feet to a point for corner;  
 THENCE South 89 degrees 39 minutes 47 seconds West, a distance of 31.50 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lot 32A, and the West line of a Common Area and Floodway Easement Area, Block O/8727, of said Conveyance on the Creek, a distance of 199.84 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Common Area and Floodway Easement Area, and being on the North line of Lot 17, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE North 41 degrees 32 minutes 28 seconds West, along the North line of said Lot 17, a distance of 89.81 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lot 17, and the Northeast corner of Lot 16, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE North 78 degrees 52 minutes 05 seconds West, along the Northernly line of said Lot 16, a distance of 99.20 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the North corner of said Lot 16;  
 THENCE South 39 degrees 50 minutes 21 seconds West, along the Northernly line of said Lot 16, a distance of 53.25 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lot 16, and the Northeast corner of Lot 15, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE South 57 degrees 16 minutes 35 seconds West, along the Northernly line of said Lot 15, a distance of 105.09 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being an inferior corner of said Lot 15;  
 THENCE South 86 degrees 40 minutes 52 seconds West, along the Northernly line of said Lot 15, a distance of 76.66 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lot 15, and the Northeast corner of Lot 14, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE South 71 degrees 44 minutes 16 seconds West, along the Northernly line of said Lot 14, a distance of 77.14 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being on the Easterly line of Lot 39, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE North 42 degrees 36 minutes 04 seconds East, along the Easterly line of said Lot 35, a distance of 151.30 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Lot 39, and the Southeast corner of Lot 35, Block O/8727, of said Preston Road Highlands Addition;  
 THENCE North 39 degrees 50 minutes 13 seconds East, along the Easterly line of said Lot 35, a distance of 37.05 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;  
 THENCE North 34 degrees 08 minutes 55 seconds East, along the Easterly line of said Lot 35, a distance of 53.25 feet to a 3 inch aluminum disk stamped "LFA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Lot 35, and being in the South Right-of-Way line of said Frankford Road, from which an "X" found in concrete for reference bears North 31 degrees 29 minutes 55 seconds East, a distance of 8.12 feet;  
 THENCE North 89 degrees 46 minutes 14 seconds East, along the South Right-of-Way line of said Frankford Road, a distance of 234.31 feet to the POINT OF BEGINNING, and containing 50,780 square feet or 1.166 acres of land.

**OWNER'S DEDICATION**

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Holz & Stein Custom Homes, LLC, acting by and through its duly authorized officer, Brian Karr, does hereby adopt this plat, designating the herein described property as, and hereby dedicates, in fee simple, to the public use, forever, any streets, alleys, and floodway management areas shown hereon. The easements shown hereon 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, or other improvements or growths shall be reserved for the individual use and accommodation of all public utilities, or other improvements or growths shall be reserved for the individual use and accommodation of all public utilities, or other improvements or growths shall be reserved for the individual use and accommodation of all public utilities, or other improvements 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 of 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, catchments, 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESSE, my hand of Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
 Holz & Stein Custom Homes, LLC

By: \_\_\_\_\_  
 Brian Karr  
 STATE OF TEXAS  
 COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brian Karr, 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 Collin 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. 19435, 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. 21A-28.017 (Q)(D)(G) & (H); and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
**RELEASED FOR REVIEW ON 03/07/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
 COLLIN COUNTY

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

**PRELIMINARY PLAT**  
**HOLZ-FRANKFORD ADDITION**  
 LOTS 33A, 33B, 34A, AND 34B, BLOCK O/8727  
 50,780 SQ. FT. / 1.166 ACRES  
 BEING A REPLAT OF  
 LOTS 33 AND 34, BLOCK O/8727  
 PRESTON ROAD HIGHLANDS ADDITION  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169  
 CITY OF DALLAS, COLLIN COUNTY, TEXAS  
 CITY PLAN FILE NO. 5189-149

**PLANNING & SURVEYING**  
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**OWNER: HOLZ & STEIN**  
**CUSTOM HOMES, LLC**  
 16051 ADDISON ROAD, SUITE 202  
 ADDISON, TEXAS 75001  
 469-726-2524