



SURVEYOR'S NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS CENTRAL PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM ONE (1) PLATTED LOT.
6. NO STRUCTURES TO REMAIN.

ABBREVIATIONS & LEGEND

0 R.O.C.T.	1/2" R.F. FOUND	1/2" R.F. SET	1/2" R.F. FOUND	1/2" R.F. SET
PLAN RECORDS, DALLAS COUNTY, TEXAS	1/2" R.F. SET	1/2" R.F. SET	1/2" R.F. FOUND	1/2" R.F. SET
PLAN RECORDS, DALLAS COUNTY, TEXAS	1/2" R.F. SET	1/2" R.F. SET	1/2" R.F. FOUND	1/2" R.F. SET
PLAN RECORDS, DALLAS COUNTY, TEXAS	1/2" R.F. SET	1/2" R.F. SET	1/2" R.F. FOUND	1/2" R.F. SET

LEGEND

1/2" R.F. FOUND	X FOUND	TELE BOX	OHU	OVERHEAD UTILITY LINE
1/2" R.F. SET	X SET	CABLE BOX	GW	GUY WIRE ANCHOR
1/2" R.F. FOUND	⊙ SAN SEW. MH	ELECTRIC BOX	GS	GAS METER
1/2" R.F. SET	⊙ WATER VALVE	BRICK COLUMN	R	ROOF FINISH
1/2" R.F. FOUND	⊙ FINE HYDRANT	STONE COLUMN	CS	CHALK LINE FENCE
1/2" R.F. SET	⊙ STORM DRAIN MH	STONE DRAIN MH	W	WOOD FENCE
1/2" R.F. FOUND	⊙ SAN SEW. CO.	STONE EQUIP	F	FEMA FLOOD LINE
1/2" R.F. SET	⊙ LIGHT POLE	POOL EQUIP	AS	ASPHALT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHERREAS 10707 Lenox, LLC, is the sole owner of a tract of land located in the MARSHALL S. PULLIAM SURVEY, Abstract No. 1150 and the M.F. FORTNER SURVEY, Abstract No. 479, City of Dallas, Dallas County, Texas, and being Lot 3, Block B/5534 of Wilson Estates Subdivision No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 13, Page 67, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty to 10707 Lenox, LLC, recorded in Instrument No. 201600086884, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WILSON SHEAR ADDITION, RP/LS 5310, BLOCK B/5534" set for corner at the intersection of the West line of Lennox Lane, a 60' wide public right-of-way, with the North line of Catina Lane, a 50' wide public right-of-way;

Thence South 89°21'43" West, along said North line, a distance of 357.00' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WILSON SHEAR ADDITION, RP/LS 5310" set at the South common corner of said Lot 3 and Lot 4 of said Block B/5534;

Thence North 00°27'17" West, a distance of 280.50' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WILSON SHEAR ADDITION, RP/LS 5310" set for corner in the South line of a 15' wide public alley right-of-way, at the North common corner of said Lots 3 and 4;

Thence North 89°21'43" East, a distance of 322.00' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "WILSON SHEAR ADDITION, RP/LS 5310" set at the beginning of the North transitional right-of-way of said alley with the said West line of Lennox Lane;

Thence South 45°32'47" East, a distance of 35.30' to a 5/8" iron rod found for corner in the said West line of Lennox Lane;

Thence South 00°27'17" East, a distance of 285.50' to the PLACE OF BEGINNING and containing 99,798 square feet or 2,291 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
I, John S. Turner, 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 State Board of Professional Land Surveying, the City of Dallas Department of Public Works, Ordinance No. 19455, and the Texas local Gas Department Code, Chapter 212. I further affirm that the plat shows hereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a), (b), (c), (d), (e), (f), (g), (h), and (i) and that the drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20__.

PRELIMINARY, RELEASED 05-03-2016 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor #5310

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 John S. Turner, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 10707 LENOX, LLC, acting by and through its duly authorized agent, described property as WILSON SHEAR ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use for the purpose of providing utility services, the easements shown hereon, and the portion of the street(s) shown hereon. Streets to be dedicated, in fee simple, to the public use for the purpose of providing utility services, 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 the private streets is the responsibility of the homeowners association. 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 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20__.

By: _____
Authorized Agent
10707 Lenox, LLC

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 _____, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PRELIMINARY REPLAT
WILSON SHEAR ADDITION
LOTS 3A AND 3B, BLOCK B/5534
BEING
A REPLAT OF WILSON ESTATES SUBDIVISION NO. 2
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
MARSHALL S. PULLIAM SURVEY, ABSTRACT NO. 1150
M.F. FORTNER SURVEY, ABSTRACT NO. 479
CITY PLAN FILE NO. 5156-199