

LOT 9, BLOCK 56948  
WOODHAVEN ADDITION NO. 2  
VOL. 72216, PG. 2230  
D.R.D.C.T.

LOUIS E. JOHNSON, JR.  
VIRGINIA JOHNSON  
VOL. 77236, PAGE 1585  
D.R.D.C.T.

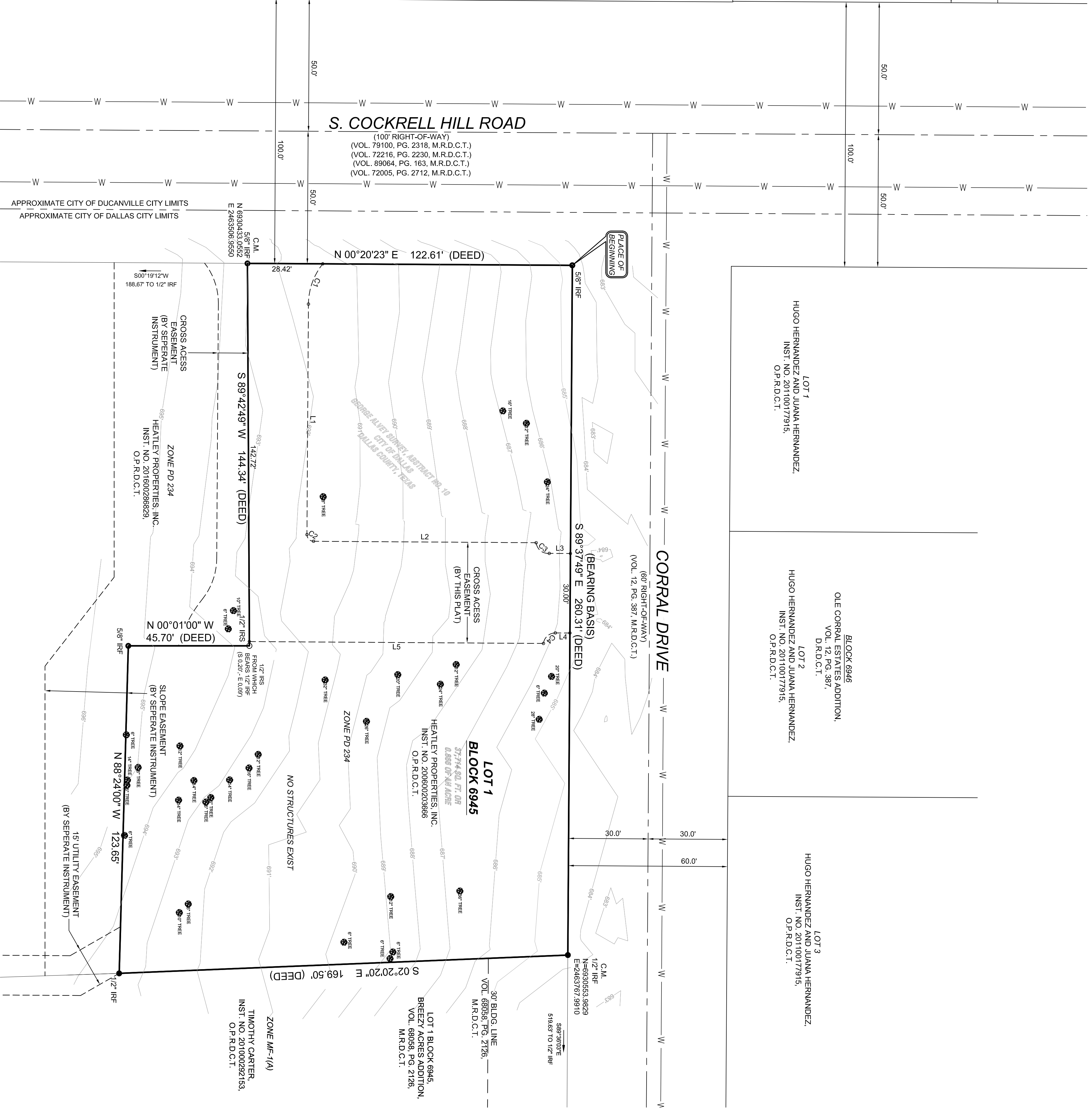
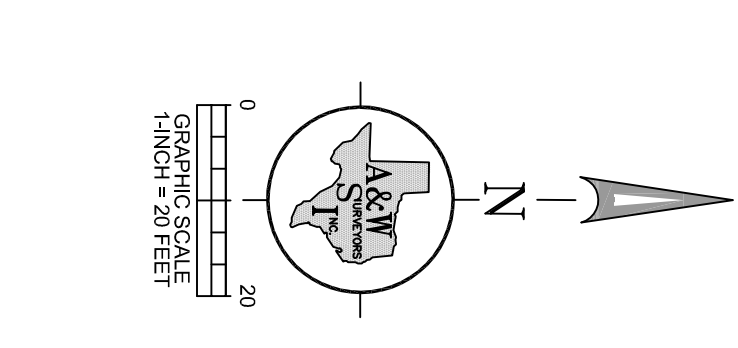
30' BLDG. LINE  
SUBDIVISION PART OF  
LOT 9, BLOCK 56948  
VOL. 72005, PG. 2712  
M.R.D.C.T.

LOT 9B, BLOCK 56948  
WOODHAVEN ADDITION NO. 2  
VOL. 72216, PG. 2230  
D.R.D.C.T.

MARIA ENCARNACION  
RAMOS MELANDEZ  
INST. NO. 201600199807  
O.P.R.D.C.T.

LOT 6A, BLOCK 56948  
WOODHAVEN ADDITION NO. 2  
VOL. 72216, PG. 2230  
D.R.D.C.T.

HEAVENS EMBASSY CHURCH  
INST. NO. 20070102841  
O.P.R.D.C.T.



**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Heatley Properties, Inc. are the sole owners of a 0.866 of an acre tract of land located in the GEORGE ALLEY SURVEY, ASSESSMENT NO. 10, City of Dallas, Texas, and being the same tract of land described in deed to Heatley Properties, Inc., recorded in Instrument No. 2006002039856, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found for corner at the intersection of the East line of S. Cockrell Hill Road and the North line of Block 6945; thence North 00°01'00" West, a distance of 45.70' to a 1/2" iron rod found for corner; thence North 00°20'23" East, a distance of 122.61' to the PLACE OF BEGINNING and containing 37.714 square feet or 0.866 of an acre of land.

**SURVEYORS 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 during field operations and the reliable information furnished to me by one of the Title 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 communication shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a), (b), (c), (d), (e), and (f) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY, RELEASED 08-10-2017 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.  
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, R.P., S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas \_\_\_\_\_

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°42'49" W	144.34'
L2	N00°01'00" W	45.70'
L3	N00°20'23" E	122.61'
L4	S02°20'20" E	169.50'
L5	N88°24'00" W	123.65'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAN.	CHORD
C1	38°25'57"	24.50'	16.45'	57.0201'E	16.13'
C2	80°00'00"	2.50'	3.93'	N45°22'07"E	3.54'
C3	89°15'46"	4.56'	7.07'	N09°11'09"E	6.38'
C4	63°37'44"	4.58'	6.57'	S41°29'20"E	6.00'

**LEGEND**

D.R.D.C.T. Deed Records, Dallas County, Texas  
M.R.D.C.T. Map Records, Dallas County, Texas  
O.P.R.D.C.T. Official Public Records, Dallas County, Texas

C.M. Corner  
V.C.M. Value Monument  
PAGE Page  
INST. NO. Instrument Number  
IRF iron rod found  
SET DISK 1/2" iron rod capped with a 3/4" brass disk  
DOLLAR COCKRELL HILL ADDITION  
PPLS 5310' set

**NOTES**

- 1) Lot to be drainage will not be allowed without Engineering Section approval.
- 2) Any structure new or existing may not extend across new property lines.
- 3) The purpose of this plat is to create a Platted lot from unpatented land.
- 4) Coordinates shown are Texas State Plane Coordinate (NAD 83) for not found with a 3/4" brass disk on field Coordinates unless No Scale and No Projection.
- 5) Basis of bearings determined by the deed recorded in Instrument No. 201600203986, Official Public Records in Dallas County, Texas.

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174400  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

Owner: Max Almy Investments, LLC  
~ 3930 Galleria Oaks, Trenchana, Texas 75503 ~  
~ P.O. Box 3379, Trenchana, Texas 75503 ~

**PRELIMINARY PLAT**  
**FAMILY DOLLAR COCKRELL HILL ADDITION**  
**LOT 1, CITY BLOCK 6945**  
BEING 0.866 ACRES OUT OF CITY BLOCK 6945  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-285

304 No. 17-1557 | Drawn by: 414 | Date: 08-10-2017 | Release:  
A professional company operating in your best interest™