

VICINITY MAP (NOT TO SCALE)

LEGEND

CO CLEANOUT	ADS 3-1/4-INCH ALUMINUM DISK STAMPED "J.A." SET
CV CABLE VAULT	(C.M.) CONTROLLING MONUMENT
EMO ELECTRIC METER	STAMPED "J.A." SET
EV ELECTRIC VAULT	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
GS UIC GAS MARKER	D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
LS LIGHT STANDARD	M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
WMO WATER METER	VOL. - VOLUME
TRAF TRAFFIC SIGN	PG. - PAGE
PROPR PROPERTY LINE	INST. NO. - INSTRUMENT NUMBER
EASEM EASEMENT LINE	R.O.W. RIGHT-OF-WAY
DEED DEED LINE	6" W UNDERGROUND WATER
FENCE FENCE	6" SS UNDERGROUND SANITARY SEWER
OHL OVERHEAD LINE	F UNDERGROUND FIBER OPTIC

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Coordinates shown are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Grid Coordinate values, no scale and no projection.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to replat four lots into one lot for development purposes.
- Existing structure to remain

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/10/19.

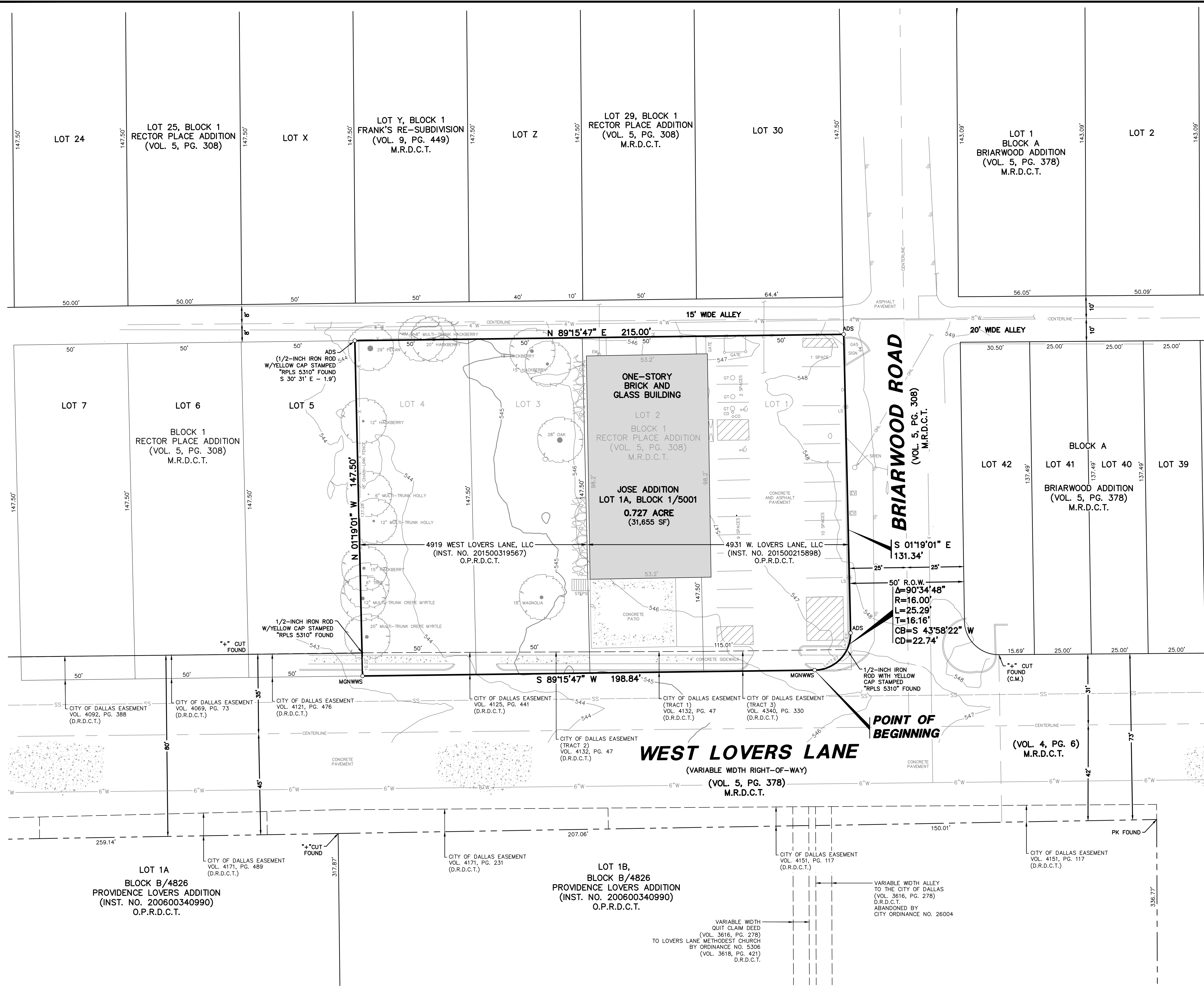
PRELIMINARY PLAT
JOSE ADDITION
LOT 1A, BLOCK 1/5001

BEING A REPLAT OF LOTS 1-4, BLOCK 1 RECTOR PLACE ADDITION LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE A. HARWOOD SURVEY, ABSTRACT NO. 582, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-101
ENGINEERING FILE NO. XXXX-XXXX
SHEET 1 OF 2

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY JAN	CHECKED BY KCH	SCALE 1"=20'	DATE JAN. 2019	JOB NUMBER 3156-18.536
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SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER:
4931 W LOVERS LANE, LLC
1745 HAYDEN DRIVE, SUITE 100
CARROLLTON, TX 75006
PH: (214) 600-1447
CONTACT: MARK MOUSSA

OWNER:
4919 WEST LOVERS LANE, LLC
8350 N CENTRAL EXPRESSWAY SUITE 1750
DALLAS, TEXAS 75206
PH: (214) 600-1447
CONTACT: MARK MOUSSA

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PRELIMINARY PLAT - JOSE ADDITION LOT 1A, BLOCK 1/5001

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, 4919 West Lovers Lane, LLC and 4931 W Lovers Lane LLC are the owners of a 31,655 square foot (0.727 acre) tract of land situated in the A Harwood Survey, Abstract No. 582, Dallas County, Texas; said tract being all of Lots 1, 2, 3, and 4, Block 1, Rector Place Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 5, Page 308 of the Map Records of Dallas County, Texas; said tract being all of that certain tract of land described in General Warranty Deed to 4931 W Lovers Lane LLC recorded in Instrument No. 201500215898 and all of that certain tract of land described in Warranty Deed with Vendor's Lien to 4919 West Lovers Lane, LLC recorded in Instrument No. 201500319567 both of the Official Public Records of Dallas County, Texas; said 31,655 (0.727 acre) square foot tract being more particularly described as follows:

BEGINNING, at a mag-nail with washer stamped "J.A." set for corner at the intersection of the of north Right-of-Way line of West Lovers Lane (a variable width right-of-way) and the west Right-of-Way line of Briarwood Road (a 50-foot right of way); said point being the southeast corner of said Lot 1;

THENCE, South 89 degrees, 15 minutes, 47 seconds West, along the said north line of West Lovers Lane and the south line of said Lots 1, 2, 3, and 4, a distance of 198.84 feet to a mag-nail with washer stamped "J.A." set for corner at the southwest corner of said Lot 4 and the southeast corner of Lot 5, Block 1 of said Rector Place Addition;

THENCE, North 01 degrees, 19 minutes, 01 seconds West, departing the said north line of West Lovers Lane and along the west line of said Lot 4 and the east line of said Lot 5, at a distance of 10.22 feet passing a 1/2-inch iron rod with yellow cap stamped "RPLS 5310" found, continuing in all a total distance of 147.50 feet to a 3-1/4-inch aluminum disk stamped "J.A." set for corner in the south line of a 15-foot alley; said point being the northwest corner of said Lot 4 and the northeast corner of said Lot 5; from said point a 1/2-inch iron rod with yellow cap stamped "RPLS 5310" found bears South 30 degrees, 17 minutes East, a distance of 1.85 feet;

THENCE, North 89 degrees, 15 minutes, 47 seconds East, along the said south line of a 15-foot alley and the north line of said Lots 4, 3, 2, and 1, a distance of 215.00 feet to a 3-1/4-inch aluminum disk stamped "J.A." set for corner at the intersection of the said west line of Briarwood and the said south line of the 15-foot alley; said point being at the northeast corner of said Lot 1;

THENCE; South 01 degrees, 19 minutes, 01 seconds East, along the west line of said Briarwood Road and the east line of said Lot 1, a distance of 131.34 feet to a 3-1/4-inch aluminum disk stamped "J.A." set for corner at the beginning of a curve to the right:

THENCE; along said curve to the right, having a central angle of 90 degrees, 34 minutes, 45 seconds, a radius of 16.00 feet, a chord bearing and distance of South 43 degrees, 58 minutes, 22 seconds West, 22.74 feet, at an arc distance of 7.63 passing a 1/2-inch iron rod w/ yellow cap stamped "RPLS 5310" continuing in all a total arc distance of 25.29 feet to the POINT OF BEGINNING;

CONTAINING: 31,655 square feet or 0.727 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 4919 West Lovers Lane, LLC and 4931 W Lovers Lane, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as JOSE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, 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 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2019.

By: _____

Mark Moussa
President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Mark Moussa 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Kyle Coleman Harris, 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 (c)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the ____ day of _____, 2019

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/10/19.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266
kharris@pkce.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY

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JOSE ADDITION
LOT 1A, BLOCK 1/5001**

BEING A REPLAT OF LOTS 1-4, BLOCK 1
RECTOR PLACE ADDITION
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
A. HARWOOD SURVEY, ABSTRACT NO. 582,
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CITY PLAN FILE NO. S189-101
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DRAWN BY	CHECKED BY	SCALE	DATE
JAN	KCH	NONE	JAN. 2019
			JOB NUMBER
			3156-18.536

PRELIMINARY PLAT - JOSE ADDITION LOT 1A, BLOCK 1/5001

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