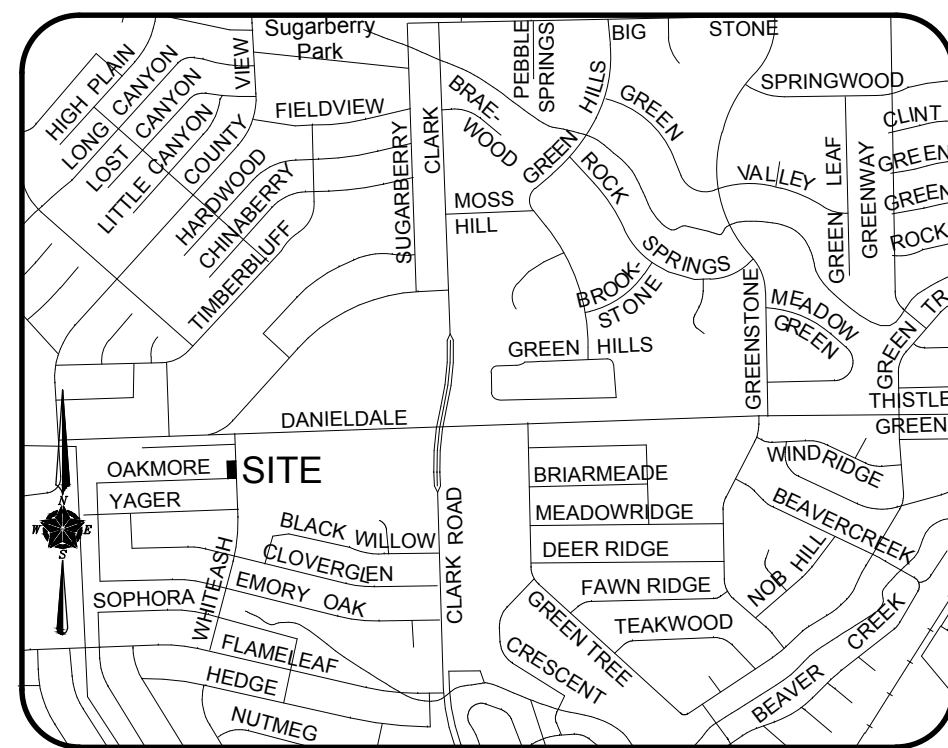


VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO REMOVE EXISTING 18.75 FOOT AND REDUCE THE 7.5 FOOT PLATTED BUILDING LINES TO WRAP AROUND EXISTING STRUCTURES
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 4813C0465K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK:  
71B-F-1 WHEATLAND ROAD - BLUESTEM ROAD  
SQUARE CUT IN CENTER OF CONCRETE STORM SEWER INLET ON EAST SIDE OF WHEATLAND ROAD AND 30 FOOT SOUTH OF THE SOUTH PROPERTY LINE OF BLUESTEM ROAD, ELEV. = 725.910  
71B-E-1 WHEATLAND ROAD - MOUNTAIN CREEK BOULEVARD  
SQUARE CUT ON TOP CONCRETE CURB ON EAST SIDE OF WHEATLAND ROAD AND 50 FEET NORTH OF END OF CURB AT WHEATLAND ROAD AND AT THE NORTHEAST CORNER OF MOUNTAIN CREEK BOULEVARD
- 7) ALL EXISTING IMPROVEMENTS ARE TO REMAIN

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, David Torrez and Monica Torrez are the sole owners of tract of land situated in the Catharine Kimmell Survey, Abstract No. 724 in the City of Dallas, Dallas County, Texas, Lot 18, Block A/8606, of The Woods - Eleventh Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 78206, Page 13, of the Deed Records Dallas County, Texas, and also being that certain tract of land as described to David Torrez and Monica Torrez by Corporate Warranty Deed as recorded in Volume 2001229, Page 5695, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying in the intersection of the northerly right-of-way line of Oakmore Drive (50 foot right-of-way) also being the westerly right-of-way line of White Ash Road (50 foot right-of-way), same being the southeasterly corner of said Lot 18, Block A/8606;

THENCE South 88 degrees 56 minutes 47 seconds West, along the southerly line of said Lot 18, Block A/8606, common with the northerly right-of-way line of said Oakmore Drive, a distance of 65.00 feet to a 1/2 inch iron rod found for the southeasterly corner of Lot 19, Block A/8606 of said The Woods - Eleventh Section;

THENCE North 01 degrees 08 minutes 14 seconds West, along the westerly line of said Lot 18, Block A/8606, common with the easterly line of said Lot 19, Block A/8606, a distance of 110.00 feet to a 3-1/4 inch metallic disc stamped "HO & RPLS 5299" set on a 1/2 inch iron rod, and lying on the southerly right-of-way line of a 15 foot alley;

THENCE North 88 degrees 56 minutes 47 seconds East, along the northerly right-of-way line of said Lot 18, Block A/8606, common with the southerly right-of-way line of 65.00 feet to a 3-1/4 inch metallic disc stamped "HO & RPLS 5299" set on a 1/2 inch iron rod, and lying on the westerly right-of-way line said White Ash Road;

THENCE South 01 degrees 08 minutes 14 seconds East, along the easterly line of said Lot 18, Block A/8606, common with westerly right-of-way line of said White Ash Road, a distance of 110.00 feet to the POINT OF BEGINNING and containing 7,150 square feet or an 0.164 acre of land.

SURVEYOR'S STATEMENT

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 Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (4/18/2019)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Signature

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Torrez and Monica Torrez, do hereby adopt this plat, designating the herein described property as HERITAGE OAKMORE 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
David Torrez, Owner

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 David Torrez, 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 therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

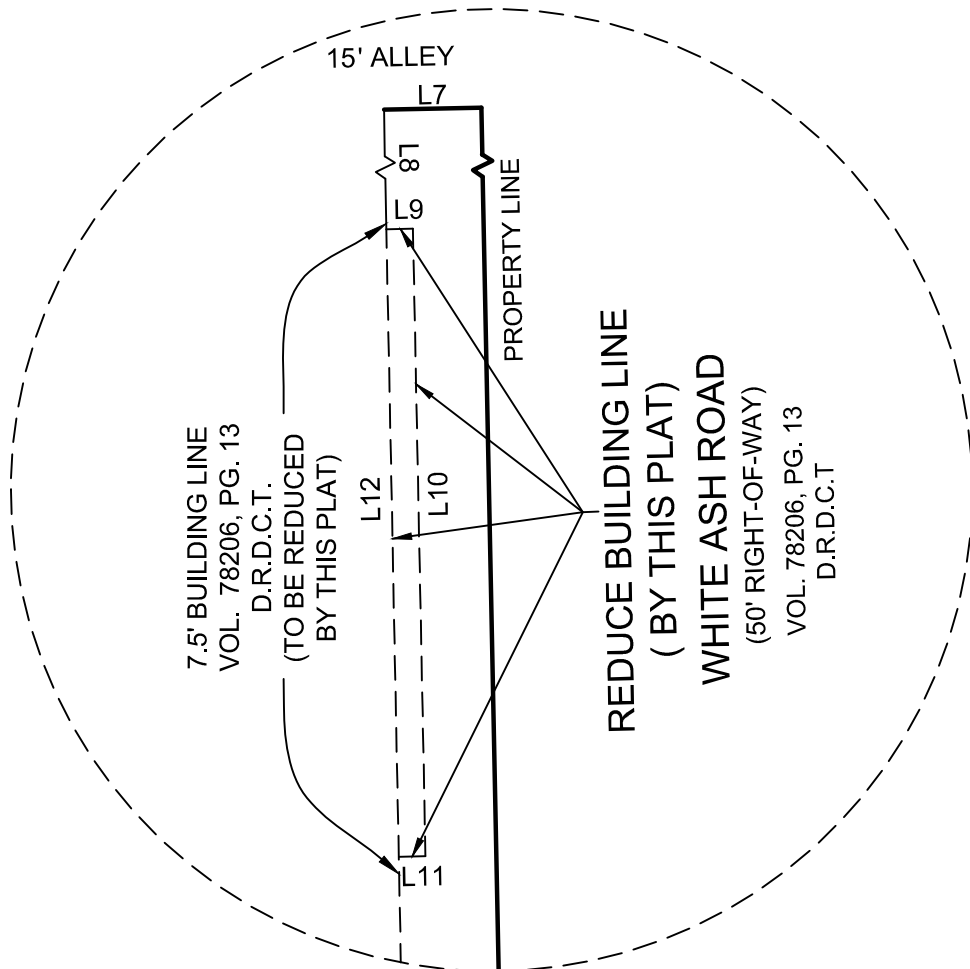
By: \_\_\_\_\_  
Monica Torrez, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

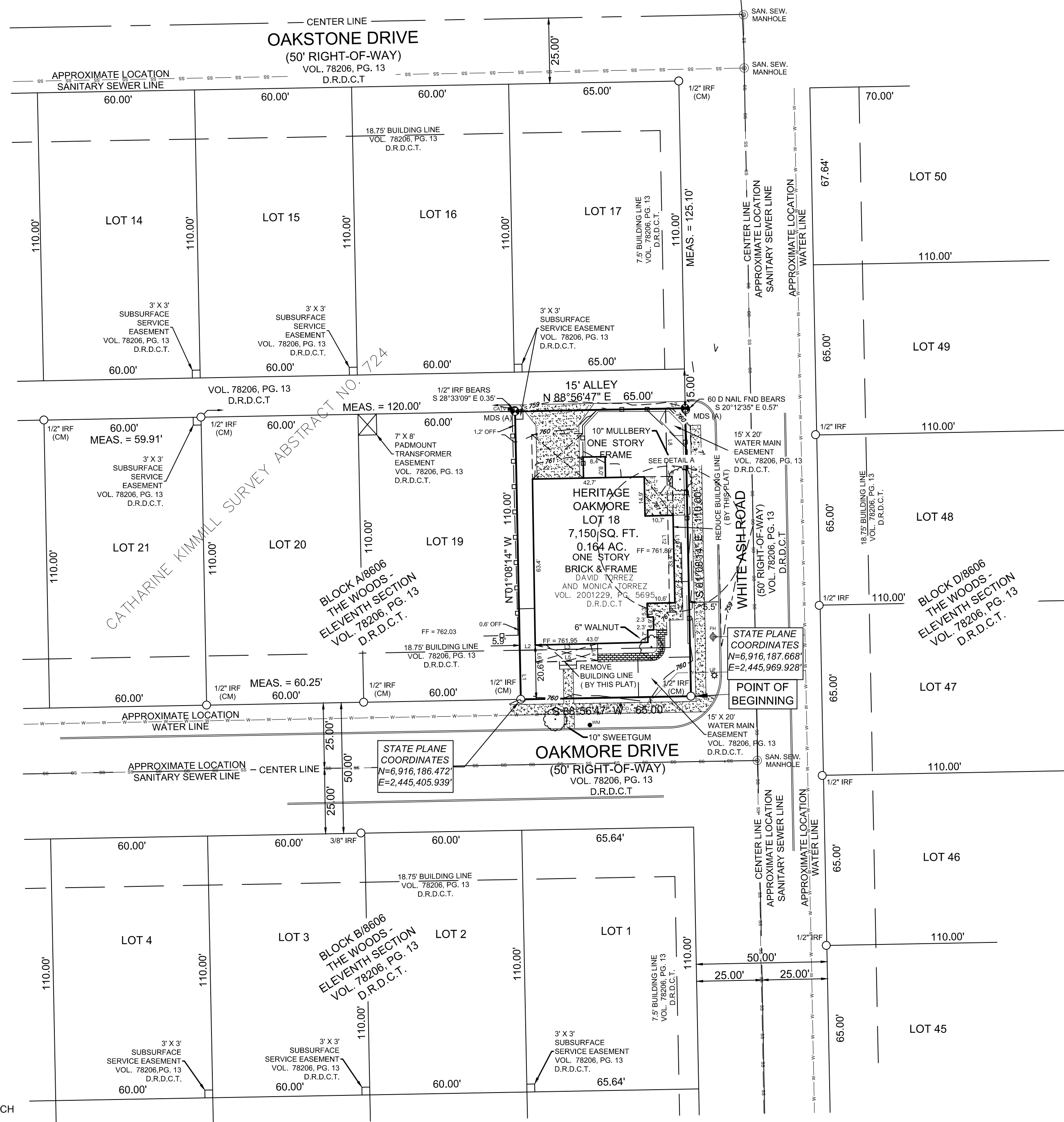
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Monica Torrez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature



DETAIL A  
NOT TO SCALE



LINE #	LENGTH	DIRECTION
L1	18.75'	N1°08'14"W
L2	5.94'	N88°56'47"E
L3	23.80'	N88°56'47"E
L4	4.49'	S1°22'09"E
L5	23.80'	S88°37'51"W
L6	4.62'	N1°22'09"W
L7	7.50'	S88°56'47"W
L8	25.90'	S1°08'14"E
L9	2.05'	N88°51'41"E
L10	48.29'	S1°08'19"E
L11	2.05'	S88°51'46"W
L12	48.29'	N1°08'14"W

- LEGEND
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - AC ACRE
  - SQ. FT. SQUARE FEET
  - I.R.F. 1/2" IRON ROD FOUND
  - C.F.T. CONTROLLING MONUMENT
  - M.D.S. (A) 3-1/4" METALLIC DISC STAMPED "HO & RPLS 5299" SET ON A 1/2 INCH IRON ROD
  - LIGHT POLE
  - FIRE HYDRANT
  - EM ELECTRIC METER
  - CATV CABLE TELEVISION
  - WM WATER METER
  - SSMH SANITARY SEWER MANHOLE COVER
  - CO CLEANOUT

- COVERED PORCH, DECK OR CARPORT
- CHAIN LINK FENCE
- CONCRETE PAVING
- WOOD FENCE

OWNER  
DAVID TORREZ & MONICA TORREZ  
7301 OAKMORE DRIVE  
(972) 800-9784  
ATTN: MONICA TORREZ

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

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



PRELIMINARY PLAT  
**HERITAGE OAKMORE**  
LOT 18, BLOCK A/8606  
REPLAT OF LOTS 18, BLOCK A/8606,  
THE WOODS - ELEVENTH SECTION  
CATHARINE KIMMELL SURVEY, ABSTRACT NO. 724  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-183