

LEGEND

P.O.B. = POINT OF BEGINNING
XF = 'X' CUT IN CONCRETE FOUND
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
MNF = MAG NAIL FOUND
VF = 'V' CUT IN CONCRETE FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS, L & W REAL ESTATE, LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being all of Lot 1B, Block 524 of Woolf Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 200600107293, Official Public Records of Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to L & W Real Estate, LLC recorded in Instrument No. 201000325113 of said Official Public Records and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the east corner of said Lot 1B, Block 524 at the intersection of the southwest right-of-way line of North Harwood Street (a variable width right-of-way) and the northwest right-of-way line of Woodall Rodgers Freeway (a variable width right-of-way);

THENCE with said northwest right-of-way line of Woodall Rodgers Freeway, South 43°32'21" West, a distance of 148.91 feet to an "X" cut in concrete found at the south corner of said Lot 1B, Block 524 and being the east corner of Lot 1A, Block 524 of said Woolf Addition;

THENCE departing said northwest right-of-way line of Woodall Rodgers Freeway and with the common line of said Lots 1A and 1B, Block 524, the following courses and distances:

North 46°27'48" West, a distance of 164.13 feet to an "X" cut in concrete found for corner;
South 43°32'12" West, a distance of 16.21 feet to an "X" cut in concrete found in the northeast line of Lot 3A, Block 524 of Nineteen Hundred McKinney, an addition to the City of Dallas, Texas, according to the Plat recorded in Instrument No. 200600266492, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Lots 1B and 3A, Block 524, the following courses and distances:

North 46°04'39" West, a distance of 88.00 feet to a mag nail found at the west corner of said Lot 1B, Block 524;
North 42°43'45" East, a distance of 16.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 47°36'35" East, a distance of 21.81 feet to an "X" cut in concrete found at the south corner of Lot 3B, Block 524 of Corporate Office, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 201600246641, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Lots 1B and 3B, Block 524, North 46°31'04" East, a distance of 140.10 feet to a mag nail with washer stamped "PACHECO KOCH" found at the north corner of said Lot 1B, Block 524 and in the southwest right-of-way line of North Harwood Street;

THENCE with said southwest right-of-way line of North Harwood Street, the following courses and distances:

South 43°18'08" East, a distance of 70.02 feet to a "V" cut in concrete found for corner;
South 43°19'23" East, a distance of 173.88 feet to the POINT OF BEGINNING and containing 39,984 square feet or 0.9179 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, L & W REAL ESTATE, LLC, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as HARWOOD WOOLF ADDITION, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

L & W REAL ESTATE, LLC

By: Julien Devereux - Manager

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 Julien Devereux, 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2020.

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

J. Andy Dobbs RPLS No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

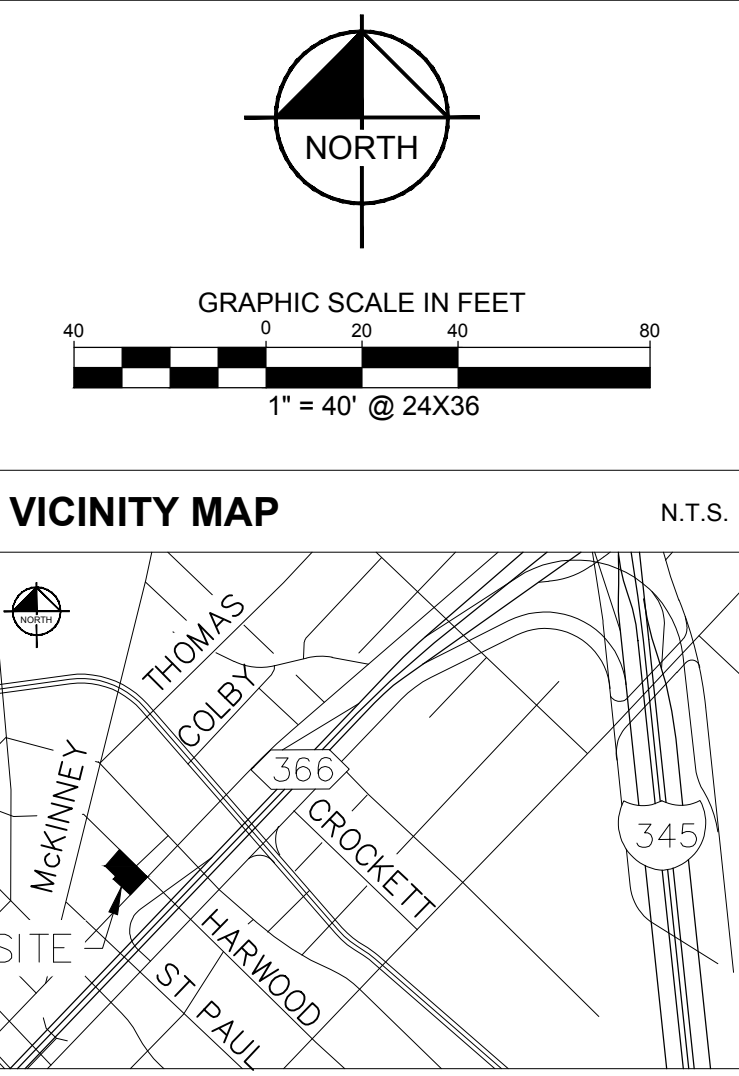
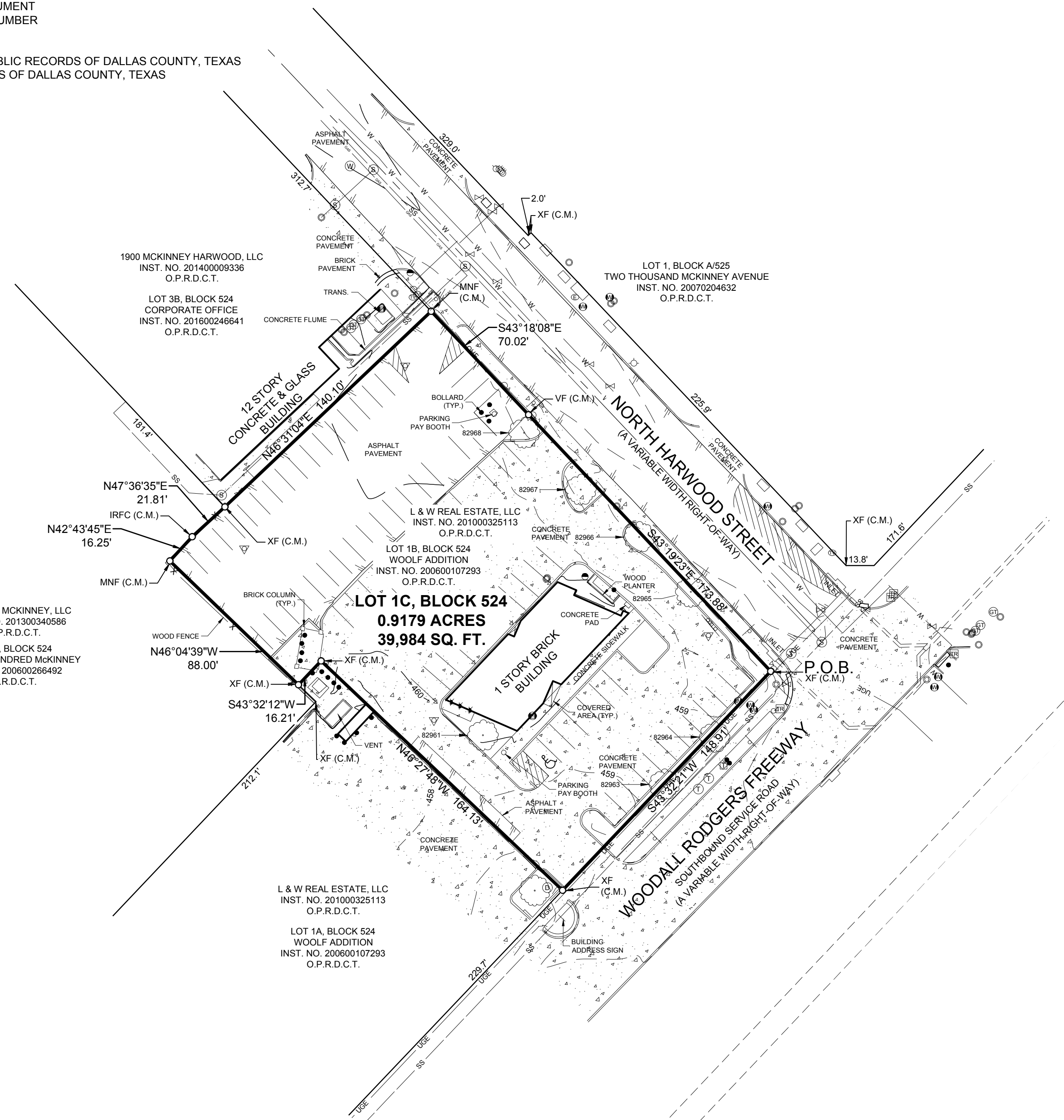
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

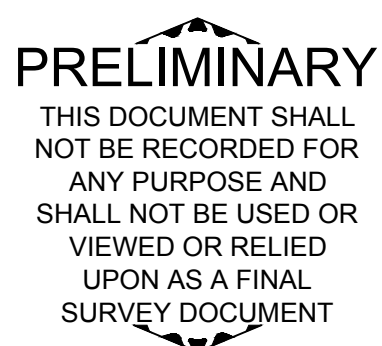
GENERAL NOTES:

- 1. Bearings are based State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
2. Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
3. Property monuments were found per prior survey dated September, 2019.
4. The purpose of this plat is to create 1 lot and dedicate easements from 0.9179 acres and all of 1 lot from a previously platted subdivision for development.
5. Building will be removed with redevelopment of the property.



Legend table with symbols for Roof Drain, Cable TV Handhole, Cable TV Manhole, etc., and Line Type Legend with symbols for Boundary Line, Easement Line, Building Line, etc.

Tree Table with columns for Point No., DBH, Common Name, and Scientific Name, listing various trees like Live Oak and Quercus virginiana.



PRELIMINARY PLAT
HARWOOD WOOLF ADDITION
LOT 1C, BLOCK 524
0.9179 ACRES
BEING A REPLAT OF ALL OF LOT 1B, BLOCK 524 WOOLF ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-177
WASTEWATER NO. WW20-
PAVING AND DRAINAGE NO. DP20-

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Firm # 10115500. Tel. No. (972) 770-1300, Fax No. (972) 239-3620.

ENGINEER: KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75251 CONTACT: BRAD MOSS, P.E. PHONE: 972-770-1300 EMAIL: brad.moss@kimley-horn.com

OWNER: L & W REAL ESTATE, LLC 4415 W. LAWTHER DRIVE DALLAS, TEXAS 75214 CONTACT: JULIEN DEVEREUX PHONE: 469-644-3975 EMAIL: jpdereveux@att.net

Scale, Drawn by, Checked by, Date, Project No., Sheet No. table

Vertical text on the right edge: D:\G\PROJECTS\2020\13455 NOEL ROAD\13455 NOEL ROAD.dwg PLOTTED BY: DOBBS, ANDY 6/25/2020 11:20 AM