



**LEGEND**  
 R.O.W. .... RIGHT-OF-WAY  
 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  
 INST. .... INSTRUMENT  
 NO. .... NUMBER  
 VOL. .... VOLUME  
 PG. .... PAGE  
 (CM) .... CONTROLLING MONUMENT  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 SQ. FT. .... SQUARE FEET

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF DALLAS:

WHEREAS ALI YAZAN AL REFAIE is the owner of all of that certain lot, tract or parcel of land in City Block 5833, City of Dallas, Texas, and being situated in the GEORGE L. HAAS SURVEY, ABSTRACT NO. 641, and being all of that same tract of land described in Special Warranty Deed to Ali Yazan Al Refaie, recorded in Instrument No. 201900167947 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southeast R.O.W. line of E. Ledbetter Drive (a 100' R.O.W.) and being the northeast corner of Lot 1, Block 5833 of Mayrom Addition, an addition to the City of Dallas, Texas, recorded in Volume 98240, Page 769 of the Deed Records of Dallas County, Texas;

THENCE North 59°05'00" East, 151.09' along the southeast line of E. Ledbetter Drive to a 1/2" iron rod found at the northwest corner of that same tract of land described in Special Warranty Deed to George M. Reeves, III, Ltd., recorded in Instrument Number 200600068818 of the Official Public Records of Dallas County, Texas;

THENCE South 30°55'00" East, 195.81' along the west line of said George M. Reeves, III, Ltd. property to a cut cross found in concrete in the northwest R.O.W. line of Great Trinity Forest Way/State Highway Loop 12 (a variable width R.O.W.);

THENCE South 75°15'00" West, 157.31' along the northwest line of Great Trinity Forest Way/State Highway Loop 12 to a cut cross found in concrete at the southeast corner of Lot 1, Block 5833 of the aforementioned Mayrom Addition

THENCE North 30°55'00" West, 152.01' along the east line of said Lot 1 to the Point of Beginning and containing 26,276 square feet or 0.603 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALI YAZAN AL REFAIE, owner, does hereby adopt this plat, designating the herein described property as **LEDBETTER LOOP 12 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 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 \_\_\_\_\_, 2021.

Ali Yazan Al Refaie, Owner

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Ali Yazan Al Refaie, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas.

**GENERAL NOTES:**

- Bearings based on State Plane Coordinate System, North Texas Central Zone (4202), North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create a build able lot from 0.603 acres of land.
- Coordinates shown are State Plane Coordinate System, North Texas Central Zone (4202), North American datum of 1983 on grid coordinate values, no scale and no projection.
- Structures to remain.

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas.

**SURVEYOR'S STATEMENT:**

I, SCOTT DAVIS, 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.

\*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.

SCOTT DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

**PRELIMINARY PLAT  
 LEDBETTER LOOP 12 ADDITION  
 LOT 2, BLOCK 5833**

AN ADDITION OF 0.603 ACRES IN CITY BLOCK 5833, SITUATED IN THE GEORGE L. HAAS SURVEY, ABSTRACT NO. 641, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 5201-699  
 ENGINEERING FILE NO. \_\_\_\_\_

OWNER	DEVELOPER
ALI YAZAN AL REFAIE 529 MYRTLE DR. ARLINGTON, TX 76018 yazanal2009@yahoo.com	ISA TWINS, INC. 309 WILSHIRE DR. GLENN HEIGHTS, TEXAS 75154 isabossam68@gmail.com

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	DATE: 07/07/2021 disc@bcglobal.net 214-321-0569	JOB NO. 21015
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