

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
T1	S 45°00'00"W	14.14'
T2	S 45°00'00"E	14.14'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AMITY CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, BRETT BLAKEY DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PRESTON ROAD ESTATES, 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 AND UPON 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.

AMITY CAPITAL LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
BRETT BLAKEY

TREE TABLE

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
1	8"	PHOTINA	21	4"	LIGUSTRUM	41	17"	CEDAR
2	2-5",12",13",14"	CEDAR	22	4"	LIGUSTRUM	42	11",6"	HACK BERRY
3	16"	HACK BERRY	23	3"	D WOOD	43	2-14"	CEDAR
4	5"	PHOTINA	24	6"	HOLLY	44	27"	PECAN
5	36"	PECAN	25		CREPE MYRTLE	45	12"	CEDAR
6	18"	HACK BERRY	26	13"	HACK BERRY	46	12",9"	HACK BERRY
7	7"	SYCAMORE	27	9"	HACK BERRY	47	2-17",11",15"	BOISDARC
8	24"	PECAN	28	9"	HACK BERRY	48	10"	HACK BERRY
9	8"	BARK ELM	29		CREPE MYRTLE	49	9"	CEDAR
10		CREPE MYRTLE	30		CREPE MYRTLE	50	12"	HACK BERRY
11	2"	DOG WOOD	31		CREPE MYRTLE	51	12"	HACK BERRY
12	13"	CEDAR	32		CREPE MYRTLE	52	2-12",8"	CEDAR
13	17",15"	CEDAR	33		CREPE MYRTLE	53	13"	HACK BERRY
14	3"	LIGUSTRUM	34	29"	CEDAR	54	15"	HACK BERRY
15	4"	RED BUD	35	3"	RED BUD	55	13"	HACK BERRY
16	7"	MAPLE	36	15"	HACK BERRY	56	7"	HACK BERRY
17	6"	J MAPLE	37	22"	CEDAR	57	8"	HACK BERRY
18	17"	CEDAR	38	15"	HACK BERRY	58	8"	HACK BERRY
19	5"	LIGUSTRUM	39		CREPE MYRTLE	59	2-2"	J MAPLE
20	11",12",14"	LIGUSTRUM	40	5-2"	HOLLY	60	12"	HACK BERRY
						61	19"	HACK BERRY

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, AMITY CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCK 5/5492 OF THE PRESTON ROAD ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 3, PAGE 298, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO AMITY CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED INSTRUMENT NO. 201700284552 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GLENDORA AVENUE (50' RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF TIBBS STREET (50' RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID AMITY CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY TRACT;

THENCE WEST (BASIS OF BEARINGS PER PRESTON ROAD ESTATES ADDITION, PLAT RECORDED IN VOLUME 3, PAGE 298 DEED RECORDS OF DALLAS COUNTY, TEXAS) AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID TIBBS STREET AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GLENDORA AVENUE AND THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 210.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CRAIG HODGES AND JO ANN HODGES AND RECORDED IN INSTRUMENT NO. 201300390729 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH AND LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID GLENDORA AVENUE AND ACROSS SAID LOT 5 AND ALONG THE WEST LINE OF SAID AMITY CAPITAL LLC TRACT AND THE EAST LINE OF SAID CRAIG HODGES AND JO ANN HODGES TRACT FOR A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 5, SAID POINT BEING THE NORTHWEST CORNER OF SAID AMITY CAPITAL LLC TRACT AND THE NORTHEAST CORNER OF SAID CRAIG HODGES AND JO ANN HODGES TRACT;

THENCE EAST ALONG THE SOUTH LINE OF SAID 15' ALLEY AND THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 210.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF AFORESAID TIBBS STREET AND THE SOUTH LINE OF SAID 15' ALLEY, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TIBBS STREET AND EAST ALONG THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7231 ACRES OR 31,500 SQUARE FEET OF LAND, MORE OR LESS.

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 _____ 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

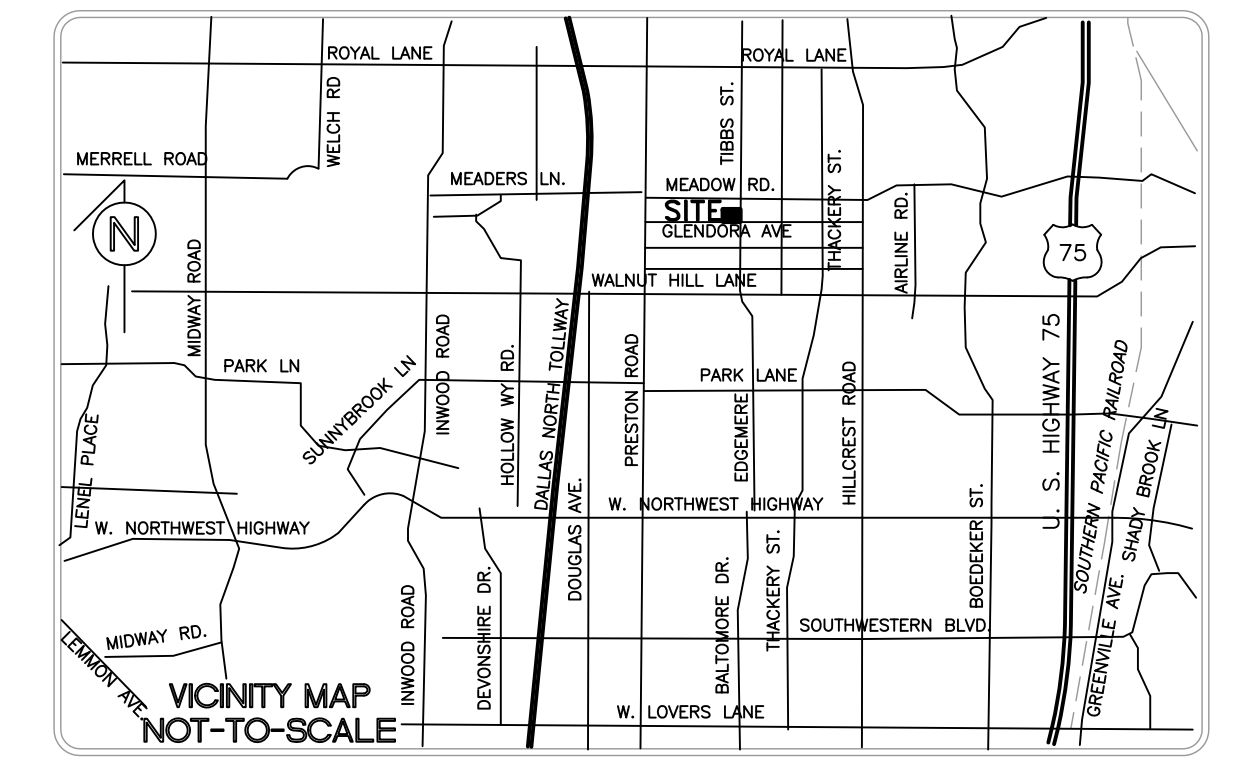
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____ 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S STATEMENT

I, DAVID PETREE, 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) (1) (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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

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 DAVID PETREE, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 5 PRESTON ROAD ESTATES, BLOCK 5/5492, VOLUME 3, PAGE 298 (D.R.D.C.T.)
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - ALL EXISTING STRUCTURES WITHIN THE PLATTED AREA WILL BE REMOVED.

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM AN EXISTING LOT.

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

PRELIMINARY PLAT
PRESTON ROAD ESTATES
LOTS 5A & 5B

BEING A REPLAT OF
PRESTON ROAD ESTATES
PART OF LOT 5, BLOCK 5/5492
VOLUME 3, PAGE 298
MAP RECORDS, DALLAS COUNTY, TEXAS
BEING A 0.7231 ACRE TRACT SITUATED IN
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0195K, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS) AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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
IRF	IRON ROD FOUND (SIZE AS NOTED)
INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE



ENGINEER:
BURGER ENGINEERING, LLC
TEXAS BOARD PROFESSIONAL ENGINEERS NO. F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

OWNER:
AMITY CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY
83 ABBEY WOODS LANE
DALLAS, TEXAS 75248
PHONE: (972) 960-9797
CONTACT: BRETT BLAKEY
EMAIL: BRETTBLAKEY@AOL.COM