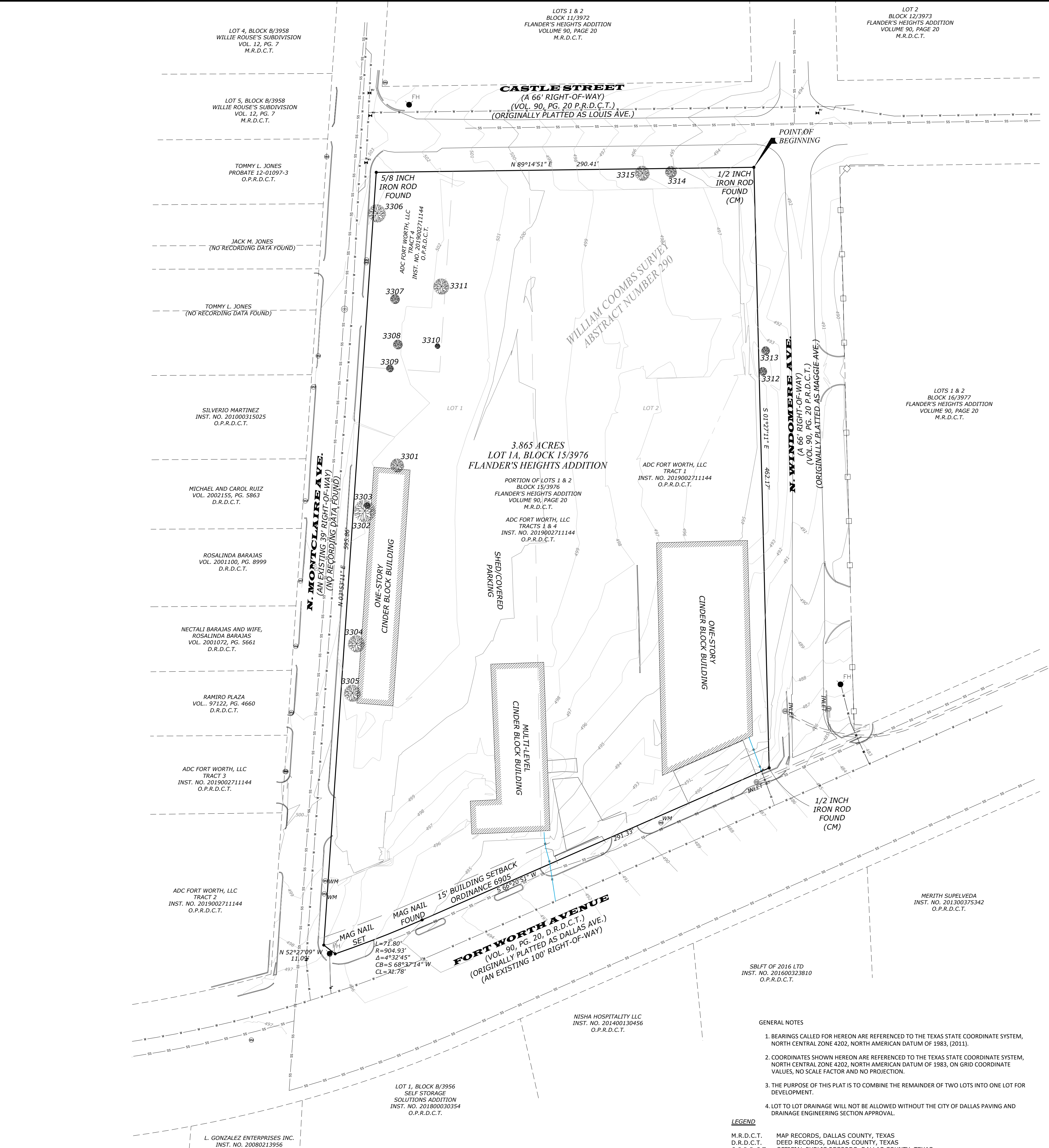
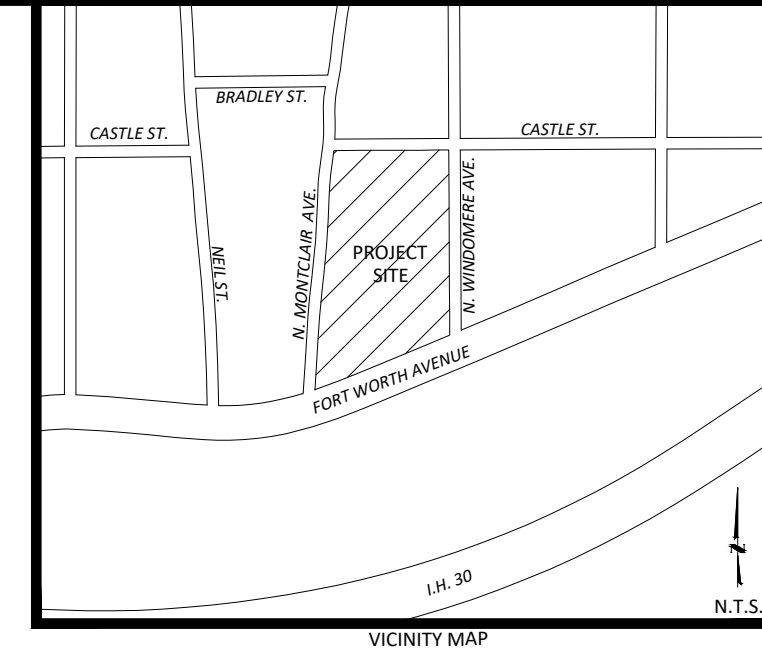
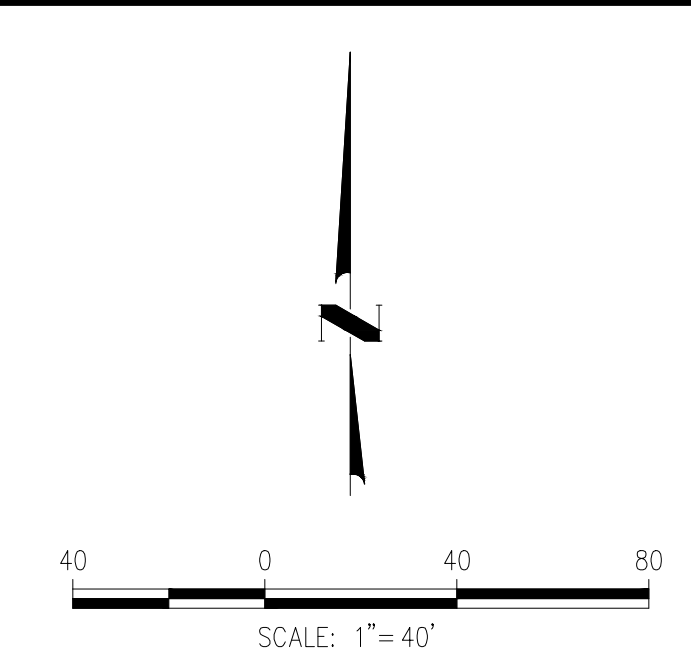


TREE TAG NO.	TREE SIZE	COMMON	SCIENTIFIC
3301	26"	CEDAR ELM	ULMUS CRASSIFOLIA
3302	42"	CEDAR ELM	ULMUS CRASSIFOLIA
3303	12"	CEDAR ELM	ULMUS CRASSIFOLIA
3304	32"	CEDAR ELM	ULMUS CRASSIFOLIA
3305	32"	CEDAR ELM	ULMUS CRASSIFOLIA
3306	34"	CEDAR ELM	ULMUS CRASSIFOLIA
3307	18"	PECAN	CARYA ILLINOINENSIS
3308	18"	PECAN	CARYA ILLINOINENSIS
3309	14"	CEDAR ELM	ULMUS CRASSIFOLIA
3310	8"	PECAN	CARYA ILLINOINENSIS
3311	30"	CEDAR ELM	ULMUS CRASSIFOLIA
3312	16"	NORTHERN CATALPA	CALTALPA SPECIOSA
3313	16"	CEDAR ELM	ULMUS CRASSIFOLIA
3314	22"	BOIS D'ARC	MACLURA POMIFERA
3315	28"	MULBERRY	MORUS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADC FORT WORTH, LLC, is the owner of a tract of land situated in the William Coombs Survey, Abstract Number 290, City Block 3976, City of Dallas, Dallas County, Texas, being a portion of Lots 1 and 2, Block 15/3976, Flander's Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 90, Page 20, Map Records, Dallas County, Texas and also being all of that certain called 3.6587 acre tract of land (Tract 1) and all of that certain called 0.264 acre tract of land (Tract 4) described in deed to ADC Fort Worth, LLC, as recorded in Instrument Number 201900271144, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Tract 1, said iron rod being at the intersection of the south Right-of-Way line of Castle Street (a 66' Right-of-Way dedicated as Louis Ave. in Volume 90, Page 20, Plat Records, Dallas County, Texas) and the west Right-of-Way line of N. Windomere Ave. (a 66' Right-of-Way dedicated as Maggie Ave. in Volume 90, Page 20, Plat Records, Dallas County, Texas);

THENCE S 01°27'11"E, a distance of 462.17 feet along the common line of the east line of said Lot 2 and said west Right-of-Way line to a 1/2 inch iron rod found in the northerly Right-of-Way line of Fort Worth Avenue (an existing 100' Right-of-Way dedicated as Dallas Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas, no width specified), said iron rod being the southeast corner of said Tract 1;

THENCE S 66°20'51"W, a distance of 291.33 feet along the common line of the south line of said Tract 1 and the northerly Right-of-Way line of said Fort Worth Avenue to a Mag Nail found, said Nail being the beginning of a tangent curve to the right;

THENCE along said common line and with said curve to the right, an arc distance of 71.80 feet, having a radius of 904.93 feet, through a central angle of 4°32'45", having a long chord of which bears S 68°37'14"W, a distance of 71.78 feet to a Mag Nail set at the southerly end of a corner clip at the intersection of said northerly Right-of-Way line and the east Right-of-Way line of N. Montclair Ave. (an existing 39 foot Right-of-Way, no recording data found);

THENCE N 52°27'09"W, a distance of 11.09 feet along said corner clip to a Mag Nail set in the east Right-of-Way line of said N. Montclair Ave., said nail being the southwest corner of said Tract 1;

THENCE N 03°53'11"E, a distance of 595.86 feet along the common line of the west line of Tracts 1 and 4, and said east Right-of-Way line to a 5/8 inch iron rod found, said iron rod being the northwest corner of said Tract 4 and being at the intersection of the east Right-of-Way line of said N. Montclair Ave. and the south Right-of-Way line of the aforementioned Castle Street;

THENCE N 89°14'51"E, a distance of 290.41 feet along the common line of the north line of said Tracts 4 and 1 and the south Right-of-Way line of said Castle Street, returning to the Point of Beginning and containing 168,360 square feet or 3.865 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ADC FORT WORTH, LLC acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as Lot 1A, Block 15/3976, Flander's Heights 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 line 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 line 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, this _____ day of _____.

ADC Fort Worth, LLC

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

SURVEYOR'S STATEMENT:

I, _____, 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-8.167 (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 PLAT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Registered Professional Land Surveyor No. XXXX

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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 said State, on this day personally appeared _____, known 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 _____.

Notary Public in and for the State of Texas

GENERAL NOTES

1. BEARINGS CALLED FOR HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
2. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
3. THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINDER OF TWO LOTS INTO ONE LOT FOR DEVELOPMENT.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

LEGEND

- M.R.D.C.T.
- D.R.D.C.T.
- O.P.R.D.C.T.
- CM
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- PG.
- WM
- W
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE

PIERCE-MURRAY LAND SOLUTIONS
Engineering & Surveying
800 TALLWOOD CIRCLE
TYLER, TEXAS 75703
(817) 239-5666
(903) 539-2256
TBEPLS FIRM REGISTRATION NO. 10194437

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5015 TEMPLETON PARKWAY, STE 405 | FARMERS, TX 76804 | 214-434-8844
(817) 239-5666
(903) 539-2256
TBEPLS FIRM REGISTRATION NO. 10194437

PRELIMINARY PLAT
FLANDER'S HEIGHTS ADDITION
LOT 1A, BLOCK 15/3976
REPLAT OF A PORTION OF LOTS 1 AND 2, FLANDER'S HEIGHTS ADDITION
VOLUME 90, PAGE 20, MAP RECORDS, DALLAS COUNTY, TEXAS
BEING 3.865 ACRES SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NUMBER 290,
DALLAS COUNTY, TEXAS

S201-511
DATE OF PREPARATION OCTOBER 6, 2020