

- LEGEND OF SYMBOLS**
- ☐ air conditioner
  - ⊙ borehole
  - cable tv
  - ⊙ electric meter
  - fence or handrail
  - FD 1/2" fire dept. connection
  - FD 3/4" fire hydrant
  - guard rail
  - ⊙ grease trap
  - ⊙ bollard
  - ⊙ grate inlet
  - ⊙ gas meter
  - gas line
  - ⊙ utility pole anchor
  - ⊙ irrigation valve
  - landscape or tree line
  - ⊙ light pole
  - ⊙ mailbox
  - ⊙ monitoring well
  - overhead utility lines
  - ⊙ pool equipment
  - road sign
  - silt fence
  - 386.7 spot elevation
  - ⊙ sanitary sewer manhole
  - sanitary sewer pipe
  - ⊙ storm water manhole
  - storm water pipe
  - ⊙ telephone manhole
  - ⊙ tank fill lid
  - ⊙ telephone riser
  - ⊙ traffic signal pole
  - ⊙ utility clean out
  - ⊙ utility cabinet
  - ⊙ utility vault
  - ⊙ utility markings (line color)
  - color of markings
  - ⊙ utility pole
  - ⊙ utility pole with riser
  - ⊙ utility sign
  - ⊙ water shutoff
  - ⊙ water valve
  - ⊙ water manhole
  - ⊙ water meter
  - ⊙ well
  - water line
  - one-foot contour lines (NAVD 1988)
  - tree
  - diameter in inches at breast height
  - ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

- LEGEND OF ABBREVIATIONS**
- US.SyFt. United States Survey Feet
  - TxCS,'83,NCZ. Texas Coordinate System of 1983, North Central Zone
  - NAVD'88 North American Vertical Datum of 1988
  - M.R.D.C.T. Map Records of Dallas County, Texas
  - O.P.R.D.C.T. Official Public Records of Dallas County, Texas
  - D.R.D.C.T. Deed Records of Dallas County, Texas
  - POB Point of Beginning
  - POC Point of Commencing
  - VOL. Volume
  - PG. Page
  - INST.# Instrument Number
  - TYP. Typical
  - FK/A Formerly Known As
  - CM Controlling Monument

- MONUMENTS / DATUMS / BEARING BASIS**
- CRS ⊙ 1/2" rebar stamped "JPH Land Surveying" set
  - MNS ⊙ Mag nail & washer stamped "JPH Land Surveying" set
  - ⊙ Monuments are found if not marked MNS or CRS.
  - TBM ⊙ Site benchmark (see vicinity map for general location)
  - Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
  - Elevations, if shown, are NAVD'88
  - Bearings are based on grid north (TxCS,'83,NCZ)

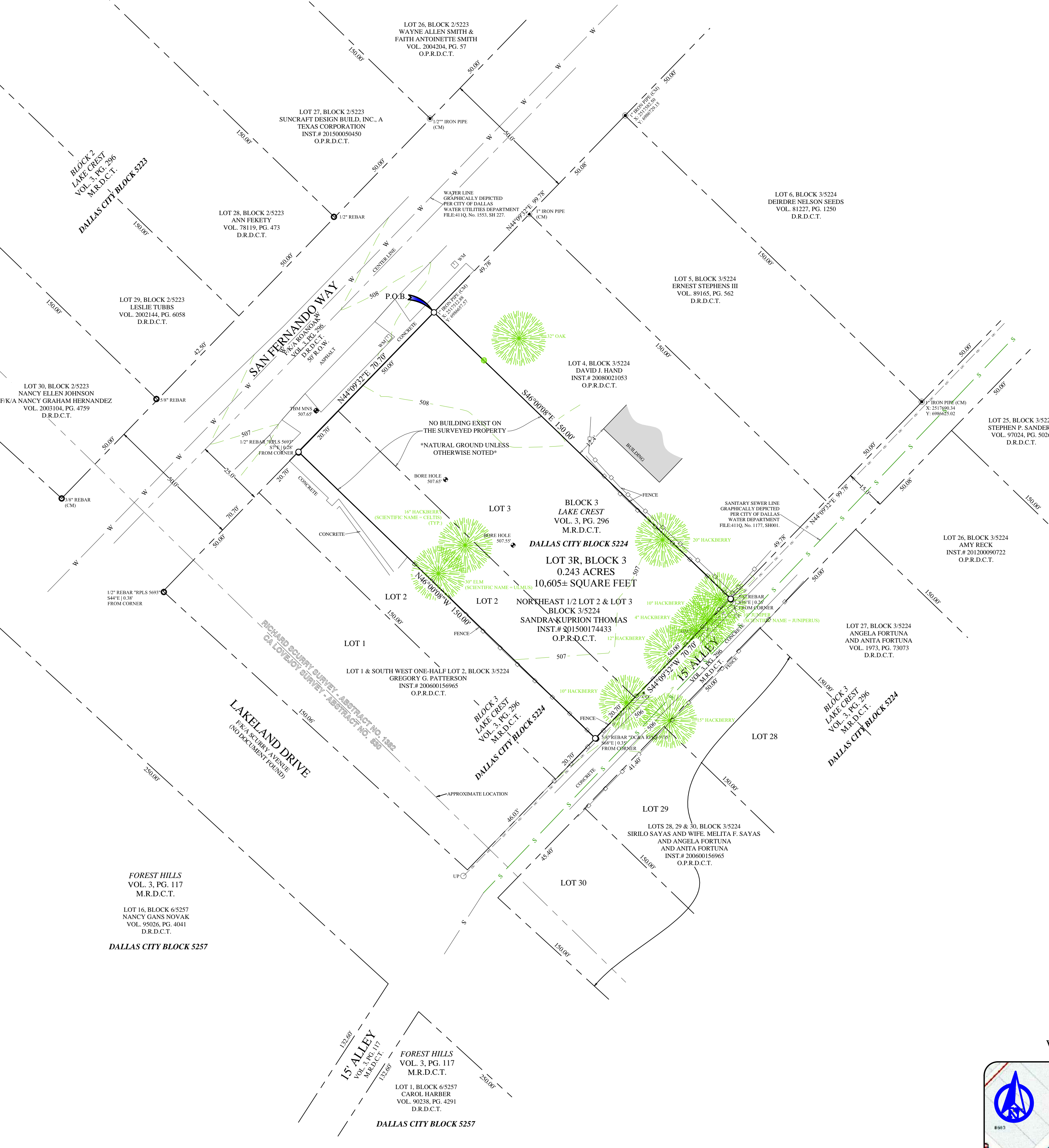
- FLOOD ZONE CLASSIFICATION**
- This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0355K, dated July 7, 2014, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.



**Existing Owner**  
Sandra Kuprion Thomas  
8550 Eustis Avenue  
Dallas, TX 75218

**Engineer**  
Big Red Dog Engineering  
4925 Greenville Avenue  
Dallas, Texas 75206  
Phone: (214) 307-4767

JPH Job No.  
2015.055.002 San Fernando Way, Dallas Co., Dallas - Preliminary Plat.dwg  
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807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jpHLandSurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene



**FOREST HILLS**  
VOL. 3, PG. 117  
M.R.D.C.T.

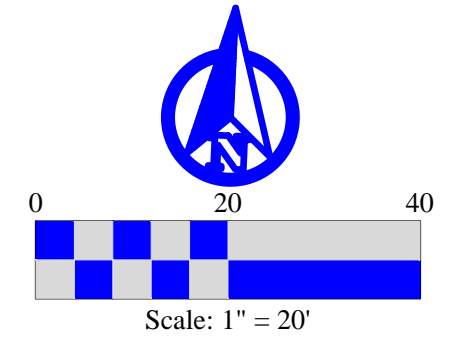
LOT 16, BLOCK 6/5257  
NANCY GANS NOVAK  
VOL. 95026, PG. 4041  
D.R.D.C.T.

**DALLAS CITY BLOCK 5257**

**FOREST HILLS**  
VOL. 3, PG. 117  
M.R.D.C.T.

LOT 1, BLOCK 6/5257  
CAROL HARBERT  
VOL. 90238, PG. 4291  
D.R.D.C.T.

**DALLAS CITY BLOCK 5257**



- SURVEYOR'S NOTES:**
1. Site Benchmark - Mag nail with washer stamped "JPH LAND SURVEYING" set in concrete drive of south right of way of San Fernando Way approximately 112 feet northeast of the intersection of San Fernando Way and Lakeland Drive - Elevation = 507.65'.
  2. The purpose of this plat is to combine the northeast 1/2 half of Lot 2 and all of Lot 3 of Block 3/5224 of Lake Crest into a single lot.
  3. The water and sewer plans were provided by Mitchell Lanett of the City of Dallas Utility Vault. (lanett.mitchell@dallascityhall.com).
  4. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS**, Sandra Kuprion Thomas, is the sole owner of the Northeast 1/2 of Lot 2 and all of Lot 3, Block 3/5224 of **Lake Crest**, an addition to the City of Dallas, Texas situated in the Richard Scurry Survey, Abstract No. 1382, Dallas County, Texas according to the plat recorded in Volume 3, Page 296 of the Map Records of Dallas County, Texas and described in the General Warranty Deed to Sandra Kuprion Thomas recorded under Instrument Number 201500174433 of the Official Public Records of Dallas County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a 1 inch iron pipe found on the south right of way of San Fernando Way (formerly known as Roanok St. and dedicated as a 50-foot right of way on the plat of **Lake Crest** recorded in Volume 3, Page 296 of the Map Records of Dallas, County, Texas) at the most northerly common corner of Lot 3 and Lot 4, Block 3/5224 of said **Lake Crest**, from which a 1 inch iron pipe found at the north corner of Lot 5, Block 3/5224 of **Lake Crest** bears NORTH 44 degrees 09 minutes 32 seconds EAST, a distance of 99.78 feet;

**THENCE** SOUTH 46 Degrees 00 Minutes 08 Seconds EAST, with the common line of said Lot 3 and Lot 4, a distance of 150.00 feet to the most southerly common corner of Lot 3 and Lot 4 located on the northwest line of the 15-foot wide alley situated in Block 3/5224 and dedicated on the said **Lake Crest** plat, from which a found 5/8 inch rebar bears SOUTH 46 Degrees EAST, a distance of 0.26 feet, from said most southerly common corner of Lot 3 and Lot 4, a 1 inch iron pipe found on the said northwest line of the 15-foot wide alley at the south corner of said Lot 5 bears NORTH 44 degrees 09 minutes 32 seconds WEST, a distance of 99.78 feet;

**THENCE** SOUTH 44 Degrees 09 Minutes 32 Seconds WEST, with the northwest line of the 15-foot wide alley, passing at a distance of 50.00 feet the south corner of Lot 3, in all, a total distance of 70.70 feet to the south corner of the tract described in the deed to Sandra Kuprion Thomas recorded under Instrument Number 201500174433 of the Official Public Records of Dallas County, Texas, same being the east corner of the tract described in the deed to Gregory G. Patterson recorded under Instrument Number 200600156965 of the Official Public Records of Dallas County, Texas, from which a found 5/8 inch capped rebar stamped "DC&A RPLS 393S" bears SOUTH 68 degrees EAST, a distance of 0.35 feet ;

**THENCE** NORTH 46 Degrees 00 Minutes 08 Seconds WEST, through the interior of Lot 2, Block 3/5224 of **Lake Crest**, with the common line of the said tracts to said Sandra Kuprion Thomas and said Gregory G. Patterson, a distance of 150.00 feet returning to the said southeast right of way of San Fernando Way, from which a found 1/2 inch capped rebar stamped "RPLS 5693" bears SOUTH 7 Degrees EAST, a distance of 0.28 feet;

**THENCE** NORTH 44 Degrees 09 Minutes 32 Seconds EAST, with the southeast right of way of San Fernando Way, passing at a distance of 20.70 feet to the north corner of said Lot 2, in all, a total distance of 70.70 feet to the returning to the **Point of Beginning** and enclosing 0.243 (± 10,605 square feet).

**DEDICATION STATEMENT**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,  
That Sandra Kuprion Thomas, does hereby adopt this plat designating the herein above-described property as **Lot 3R, Block 3/5224, Lake Crest**, an addition in the City of Dallas, Texas, and does hereby dedicate, in fee simple, the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2015.

Sandra Kuprion Thomas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Sandra Kuprion Thomas** 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 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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT:**

I, Jewel Chadd, 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 \_\_\_\_\_, 2015

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.  
\*RELEASED FOR REVIEW TO THE CITY OF DALLAS ON OCTOBER 20, 2015.  
\*RELEASED FOR REVIEW TO THE CITY OF DALLAS ON OCTOBER 26, 2015.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
Email: jewel@jphls.com

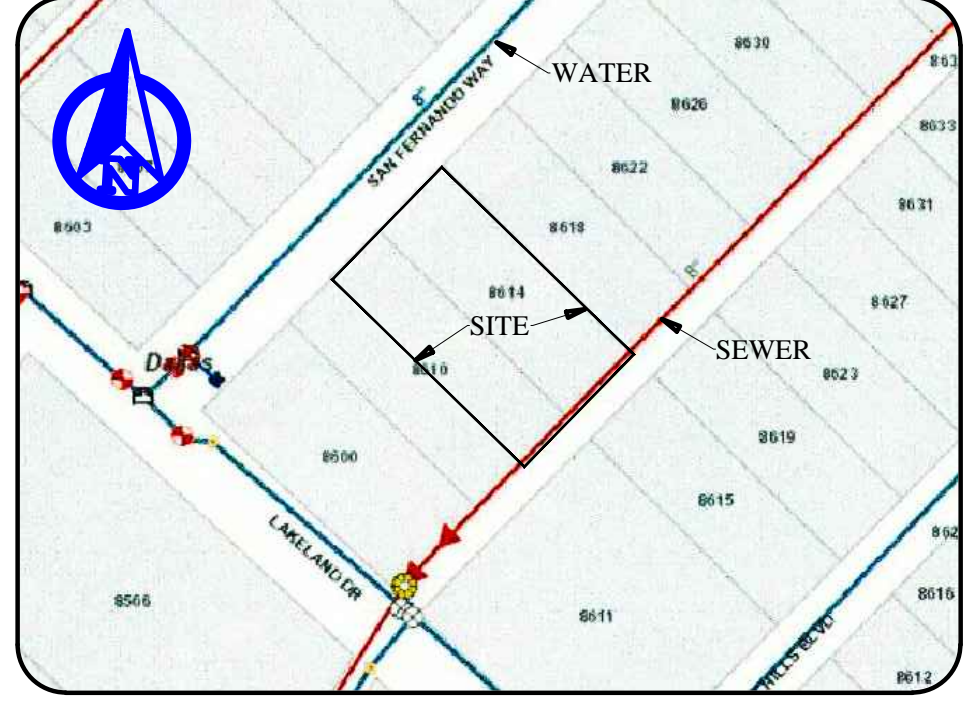
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jewel Chadd 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 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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

**WATER AND SEWER MAP**  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE



**PRELIMINARY PLAT**  
**LOT 3R, BLOCK 3/5224**  
**LAKE CREST**  
**0.243 OF AN ACRE**

BEING A REPLAT OF  
LAKE CREST  
NORTHEAST 1/2 OF LOT 2  
AND ALL OF LOT 3 OF BLOCK 3/5224  
VOLUME 3, PAGE 296, M.R.D.C.T.  
SITUATED IN  
RICHARD SCURRY SURVEY, ABSTRACT NO. 1382  
CITY OF DALLAS, DALLAS COUNTY, TEXAS