

LOCATION MAP  
NTS

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE AND A HALF LOTS.
5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.

LEGEND

	POWER POLE
	TREE
	SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER
	1" I.P.F. IRON PIPE FOUND
	1/2" I.R.F. IRON ROD FOUND
	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 PROPERTY RECORDS, DALLAS COUNTY, TEXAS
	R.O.W. RIGHT-OF-WAY

SURVEYOR'S STATEMENT

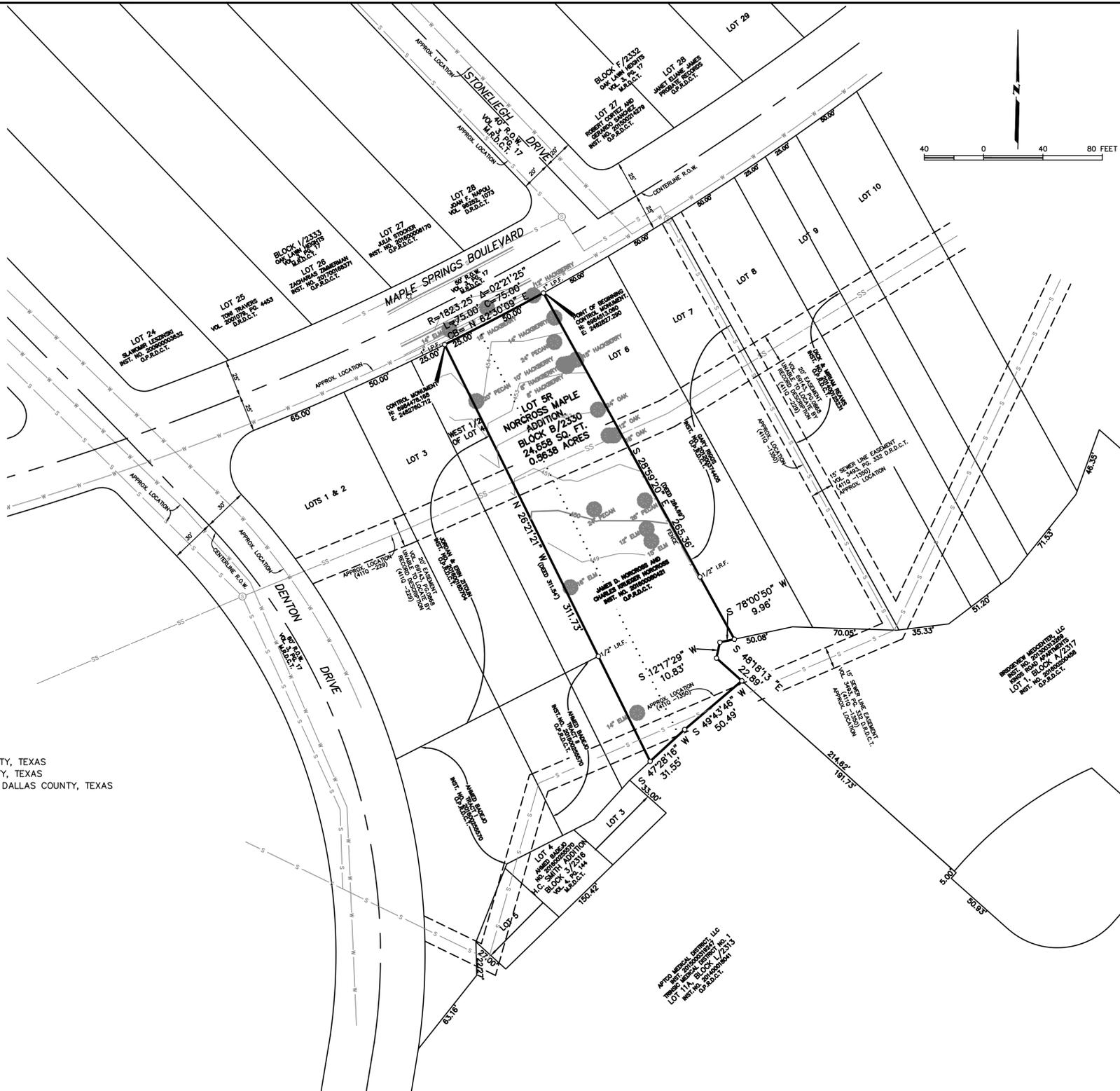
I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially 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 the 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 \_\_\_\_\_, 2017.

PRELIMINARY

RELEASED NOVEMBER 13, 2017 FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831



STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS JAMES D. NORCROSS and CHARLES KRUEGER NORCROSS are the owners of that certain tract of land situated in the C. GRIGSBY SURVEY, ABSTRACT NO. 532, City of Dallas, Dallas County, Texas, being all of that tract of land conveyed by General Warranty Deed recorded in Instrument No. 201600080421, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being a Lot 5 and the east half of Lot 4, Block B/2330, Lawn Oak Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 3, Page 317, Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found in southeast right-of-way line of Maple Springs Boulevard (a 50' R.O.W.) being the north corner of said Lot 5 and the west corner of Lot 6, Block B/2330, of said Lawn Oak Heights;

THENCE S 28°59'20" E, along the common line of said Lot 5 and said Lot 6, at 217.58 feet passing a 1/2-inch iron rod found, continuing for a total distance of 265.36 feet to a point in a creek in the north line of Lot 1, Block A/2317, Kings Road Apartments, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Instrument No. 2016002004581, O.P.R.D.C.T.;

THENCE S 78°00'50" W, along the common line between said Lot 5 and said Lot 1, a distance of 9.96 feet to a point in a creek;

THENCE S 12°17'29" W, continuing along said common line, a distance of 10.83 to a point in a creek;

THENCE S 48°18'13" E, continuing along said common line, a distance of 22.89 feet to a point in a creek for a corner of Lot 11-A, Block L/2313, Trinsic Medical District No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Instrument No. 201400018041, O.P.R.D.C.T.;

THENCE S 49°43'46" W, along the common line between said Lot 4 and said Lot 11-A, a distance of 50.49 feet to a point in a creek.

THENCE S 47°28'16" W, continuing along said common line, a distance of 31.55 feet to a point in a creek.

THENCE N 26°21'21" W, along the centerline of said Lot 4, at 78.56 feet passing a 1/2-inch iron rod found, continuing for a total distance of 311.73 feet to a 1 inch iron pipe found in the southeast right-of-way line of said Maple Springs Boulevard;

THENCE along the common line between said Lots 4 and 5 and the southeast right-of-way line of said Maple Springs Boulevard and a curve to the left having a central angle of 02°21'25", a radius of 1823.25 feet and a chord bearing of N 62°33'09" E, a distance of 75.00 feet, and an arc distance of 25.00 feet and continuing for a total arc distance of 75.00 feet to the POINT OF BEGINNING and containing 24.558, sq. ft. or 0.5638 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, JAMES D. NORCROSS AND CHARLES KRUEGER NORCROSS, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as 5R, BLOCK B/2330, OAK LAWN HEIGHTS, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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, Texas.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared James D. Norcross, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Charles Krueger Norcross, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

PRELIMINARY PLAT  
NORCROSS MAPLE ADDITION

LOT 5R, BLOCK B/2330  
BEING A REPLAT OF  
LOT 5 AND EAST 1/2 OF LOT 4  
BLOCK B/2330  
0.5638 ACRES  
OUT OF THE

C. GRIGSBY SURVEY, ABSTRACT NO. 532  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SCALE: 1"=40' DATE: NOVEMBER 13, 2017

CITY PLAN FILE NO. S178-035  
ENGINEERING NUMBER 3111T-

DATE: NOVEMBER 13, 2007

OWNER  
JAMES D. NORCROSS  
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PH. (214)832-7009  
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OWNER  
CHARLES KRUEGER NORCROSS  
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VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
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PROJECT NO. 2017-075