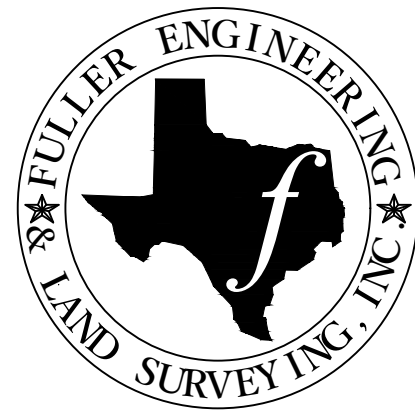


**LEGEND**

- CM = Controlling Monument
- FIR = Found Iron Rod
- YCIR = 3638 Yellow Capped Iron Rod Found
- R.O.W. = Right-of-Way
- Esm't = Easement
- Inst. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- VOL. = Volume
- PG. = Page
- I.R.F. = Iron Rod Found
- I.R.S. = Iron Rod Set
- ( ) = Bearing Basis



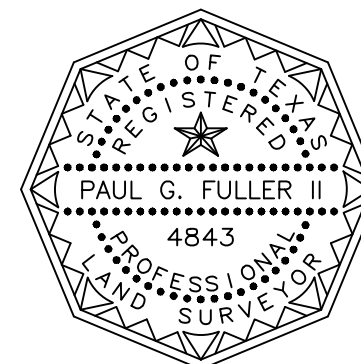
PREPARED FOR  
 JL HIGHGATE HOMES LLC – SERIES D & G  
 PO BOX 600017  
 DALLAS, TX 75360  
 (214)–738–3342  
 DECEMBER 2015

Tech:	KG	According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4813C0335 K, dated July 7, 2014, this property does not lie within a 100-Year Flood Hazard Area.
Field:	IR	
Job No.:	15IVLDRP	

**SURVEYOR'S STATEMENT**

I, PAUL G. FULLER II, 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.



PAUL G. FULLER II,  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4843

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Paul G. Fuller II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purpose and consideration therein expressed. "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."

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Notary Public in and for Dallas County, Texas

**OWNERS DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, JL Highgate Homes LLC – Series D & G, acting by and through its duly authorized agent, Liz Haynsworth, does hereby adopt this plat, designating the herein described property as HAYNSWORTH ESTATE 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 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Liz Haynsworth  
 Co-Manager, JL Highgate Homes LLC – Series D & G

STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for said county and state, On this day personally appeared Liz Haynsworth known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNERS CERTIFICATE**

Being Lots 18 & 19, Block E/2848, of Lakeview Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 19, Page 465, of the Map Records of Dallas County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set, for the southwest corner of said Lot 19, said iron rod also being the southeast corner of Lot 20, Block E/2848, of said Lakeview Heights Addition and also being in the north line of Marquita Avenue (50' right-of-way);

THENCE NORTH, with the west line of the said Lot 19 and the east line of said Lot 20, a distance of 150.00 feet to a 1/2 inch iron rod set for the northwest corner of said Lot 19 and the northeast corner of the said Lot 20, said iron rod also being in the south line of a 15 foot alley;

THENCE EAST, with the north line of the said Lot 19 and the south line of the said alley, at 59 feet passing the northeast corner of said Lot 19 and the northwest corner of said Lot 18, continuing with the north line of Lot 18 and the south line of the said alley, in all a total distance of 118.00 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 18 and the northwest corner of Lot 17, Block E/2848, of said Lakeview Heights Addition, said point also being in the south line of said alley;

THENCE SOUTH, with the east line of said Lot 18 and the west line of the said Lot 17, a distance of 150.00 feet to a 1/2 inch iron rod set for the southeast corner of said Lot 18 and the southwest corner of said Lot 17, said iron rod also being in the said north line of the Marquita Avenue;

THENCE WEST, with the south line of said Lot 18, at 59 feet passing the southwest corner of said Lot 18 and the southeast corner of said Lot 19, continuing with the south line of said Lot 19 and the said north line of Marquita Avenue, in all a total distance of 118.00 feet to the POINT OF BEGINNING and containing 0.406 acres (17,700 square feet) of land, more or less.

**GENERAL NOTES**

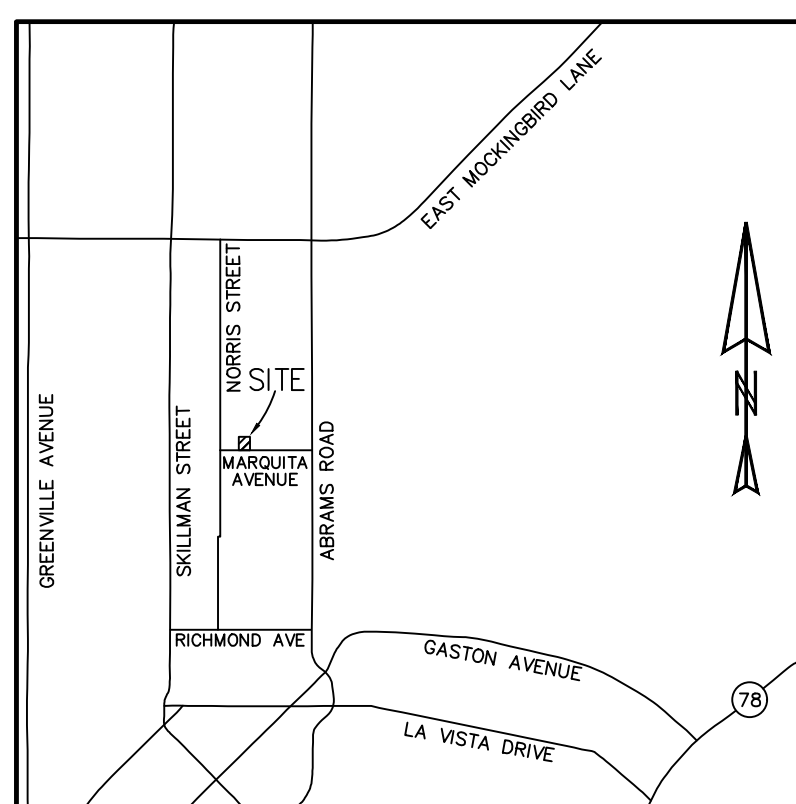
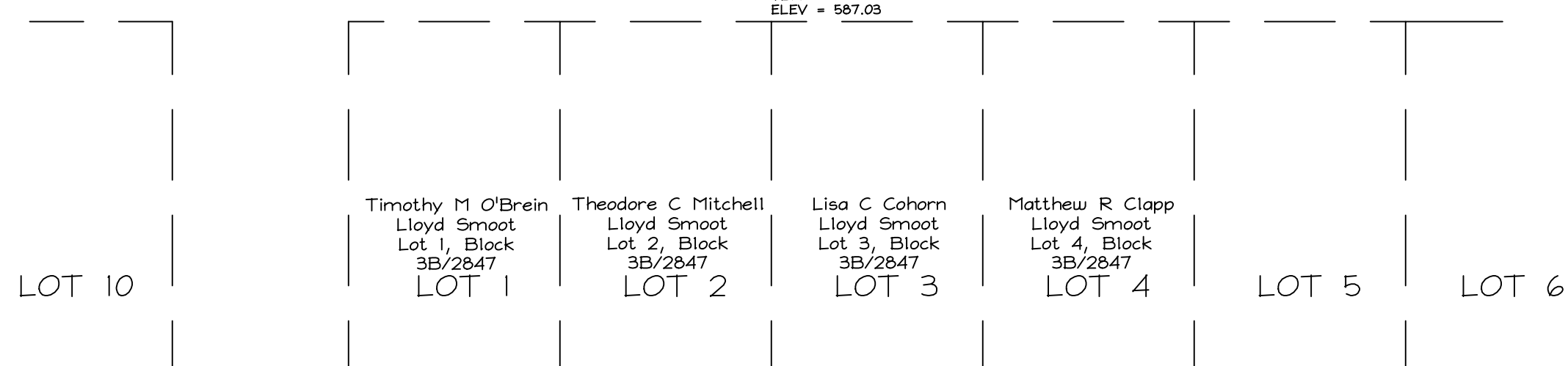
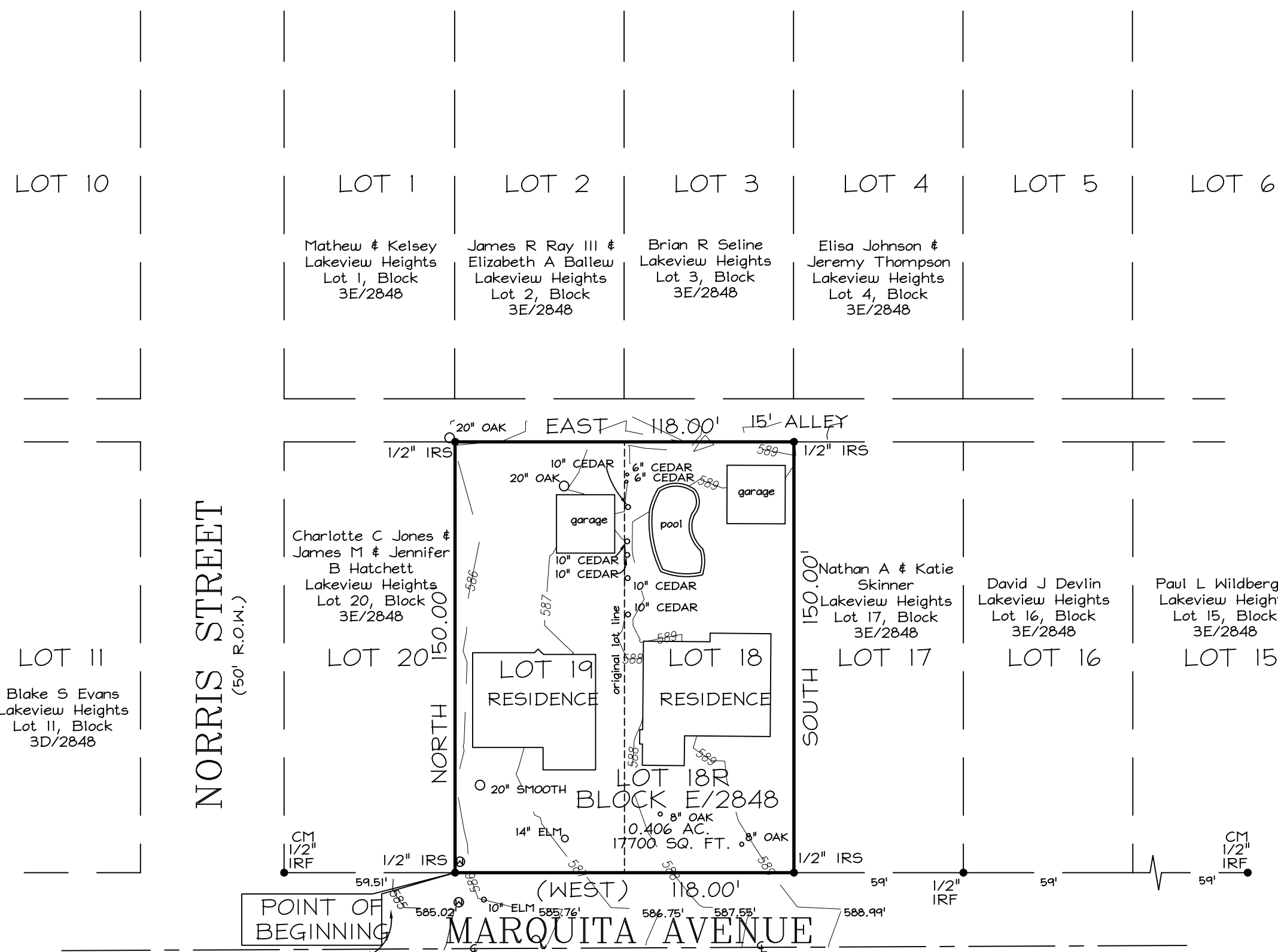
- 1) Lot to lot drainage will not be allowed without Engineering Section approval.
- 2) Basis of Bearing is monuments found along the north line of Marquita Avenue
- 3) The purpose of this plat is to create one lot from two.
- 4) Existing structures to be removed.

LOT 18R IN CITY BLOCK E/2848  
 HAYNSWORTH ESTATE  
 REPLAT  
 LAKEVIEW HEIGHTS ADDITION  
 LOT 18R IN CITY BLOCK E/2848  
 BEING A REVISION OF: LOTS 18 & 19  
 IN CITY BLOCK E/2848, LAKEVIEW HEIGHTS ADDITION  
 AN ADDITION TO THE CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 TOTAL NUMBER OF LOTS = 1  
 GROSS ACREAGE = 0.406 ACRES

A. MCCOMAS SURVEY, ABSTRACT NO. 911  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO.: S156-122

**FULLER ENGINEERING  
 & LAND SURVEYING, INC.**

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800  
 2411 GARDEN PARK COURT, ARLINGTON, TX. 76013  
 PH# (817)856-2442, FAX# (817)451-5676



VICINITY MAP  
 No Scale

