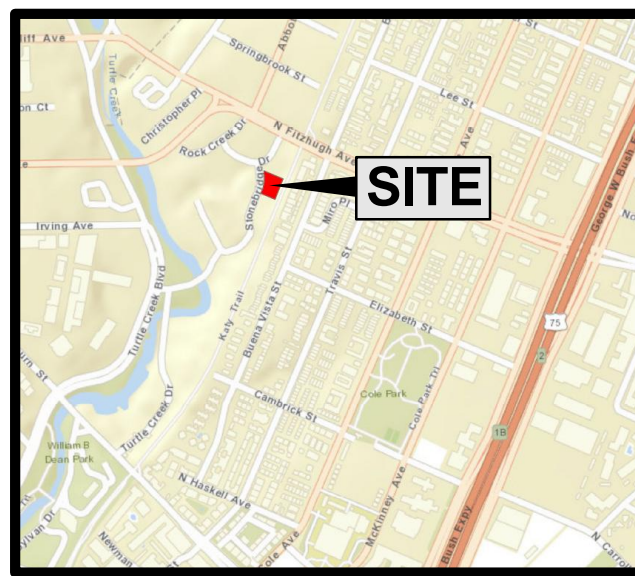




GRAPHIC SCALE IN FEET

1" = 20' @ 24X36



LOCATION MAP NTS

LEGEND

Table with 2 columns listing various symbols and their corresponding descriptions for infrastructure, utilities, and landmarks.

LINE TYPE LEGEND

Table with 2 columns listing line styles and their corresponding descriptions for boundaries, easements, and utilities.

LEGEND

Key for symbols used in the tree tables, including central angle, point of beginning, and various iron rod types.

TREE TABLE

Table listing tree inventory for Lot 109, including species like Crepe Myrtle and Elm.

TREE TABLE

Table listing tree inventory for Lot 9, including species like Pecan and Cedar.

TREE TABLE

Table listing tree inventory for Lot 8, including species like Myrtle and Oak.

TREE TABLE

Table listing tree inventory for Lot 7, including species like Myrtle and Oak.

NOTES:

- 1. According to Map No. 48113C0335K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area.
2. Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
3. The purpose of this plat is to replat 2 (two) lots, revising the common boundary lines.
4. Lot to lot drainage will not be allowed without Engineering Section approval.
5. Structures to remain on site.

OWNERS CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS Mike Leatherwood is the owner of a 0.3896 acre tract of land situated in the City of Dallas, Dallas County, Texas out of the William Grigsby Survey, Abstract No. 501, and being all of Lot 9 and Lot 10, Block 5/2023, of Turtle Creek Park, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 4, Page 83, Map Records of Dallas County, Texas, and being all that certain tract of land described in deed to Mike Leatherwood, as recorded in Instrument No. 201600116443 of the Official Public of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "COLLIN RPS 1764" found within a 1/2" iron pipe at the southwest corner of said Lot 9 and at the northwest corner of Lot 8 of said Block 5/2023 and on the east right-of-way line of Stonebridge Drive, having a 45-foot right-of-way;
THENCE along the west line of said Lot 9 to and along the west line of said Lot 10 and said east right-of-way line of Stonebridge Drive, the following:

North 22°24'24" East, a distance of 26.57 feet to a 1/2" iron rod with cap stamped "PEISER SURVEYING" found at the beginning of a non-tangent curve to the left;

In a northerly direction, with said curve to the left, having a central angle of 28°22'40", a radius of 198.70 feet, an arc distance of 98.41 feet and a chord bearing and distance of North 8°58'05" East, 97.41 feet to a 1/2" iron rod with cap stamped "PEISER SURVEYING" found;

North 6°24'42" West, a distance of 10.00 feet to a 1/2" iron rod with cap stamped "PEISER SURVEYING" found at the beginning of a non-tangent curve to the right;

In a northerly direction, with said curve to the right, having central angle of 15°51'12", a radius of 74.00 feet, an arc distance of 20.48 feet and a chord bearing and distance of North 1°40'36" West, 20.41 feet to a nail with washer found at the northwest corner of said Lot 10 and the southwest corner of Lot 11 of said Block 5/2023;

THENCE South 66°41'03" East, departing said east right-of-way line of Stonebridge Drive, along the north line of said Lot 10 and the south line of said Lot 11, a distance of 139.88 feet to a 1/2" iron pipe found at the northeast corner of said Lot 10 and the southeast corner of said Lot 11 and on the west right-of-way line of the M.K. & T. Railroad, having a 60-foot right-of-way;

THENCE South 22°21'59" West, along the east line of said Lot 10, to and along the east line of Lot 9 and said west right-of-way line of M.K. & T. Railroad, a distance of 149.28 feet to a 5/8" iron rod found at the southeast corner of said Lot 9 and the northeast corner of said Lot 8 and on said west right-of-way line of the M.K. & T. Railroad;

THENCE North 66°03'26" West, departing said west right-of-way line of M.K. & T. Railroad, along the south line of said Lot 9 and said north line of Lot 8, a distance of 104.22 feet to the POINT OF BEGINNING and containing 16,970 square feet or 0.3896 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mike Leatherwood, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TURTLE CREEK PARK, 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.

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

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, James Paul Ward, 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 in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(ii)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017

James Paul Ward
Registered Professional Land Surveyor No. 5608
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511

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

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 James Paul Ward 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 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 9R AND LOT 10R, BLOCK 5/2023
TURTLE CREEK PARK
BEING A 0.3896 OF AN ACRE TRACT OF LAND
BEING A REPLAT OF LOT 9 AND LOT 10, BLOCK 5/2023
TURTLE CREEK PARK SITUATED IN THE WILLIAM
GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CURVE TABLE
Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains data for curves C1 through C4.

SURVEYOR
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Phone: (817) 339-2278

DEVELOPER
Modern Living LLC
5433 Ledgestone Drive
Dallas, TX 75214
Contact: Paul Jankowski
Phone: (214) 720-1650

OWNER
Mike Leatherwood
15303 Dallas Parkway Ste. 285
Addison, TX 75001

CITY PLAN FILE NO. S167-153

Kimley-Horn logo and contact information table including address, phone, and website.

Vertical text on the right edge: 31-420717 6.08 PM 12/20/17 SURVEY/2016/05/08/STONEBRIDGE.DWG - PLOTTED BY: JANCEE, FORREST - 4/4/2017 2:56 PM LAST SAVED