

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM CAP STAMPED
R.O.W. = RIGHT-OF-WAY
CM = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

Δ=15°06'14"
R=200.00'
(L=52.24) L=52.72
CB=N6°39'34"E
C=52.57'

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE



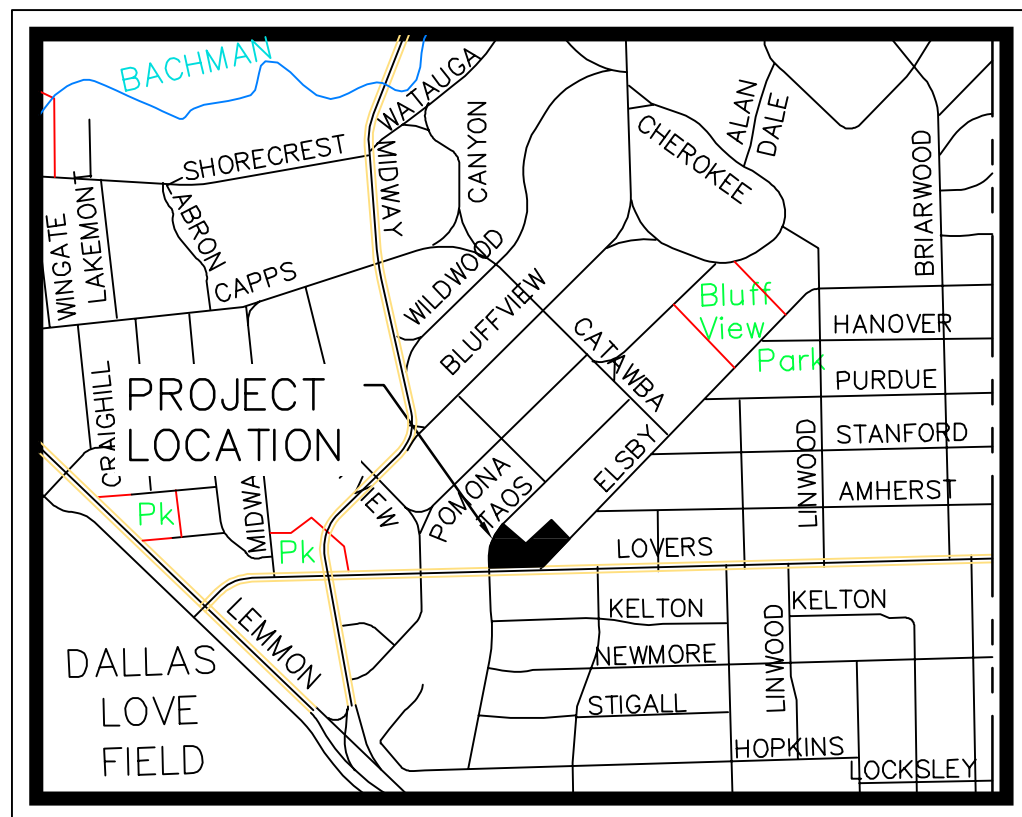
GENERAL NOTES:

Lot to Lot drainage will not be allowed without engineering section approval.

Basis for bearings is North 90°00'00" West along the south line of Lot 1 in Block A/5679 LINWOOD PLACE ADDITION as recorded in Volume 3, Page 429 of the Map Records of Dallas County, Texas.

The purpose of this plat is to create one lot from two platted lots for development.

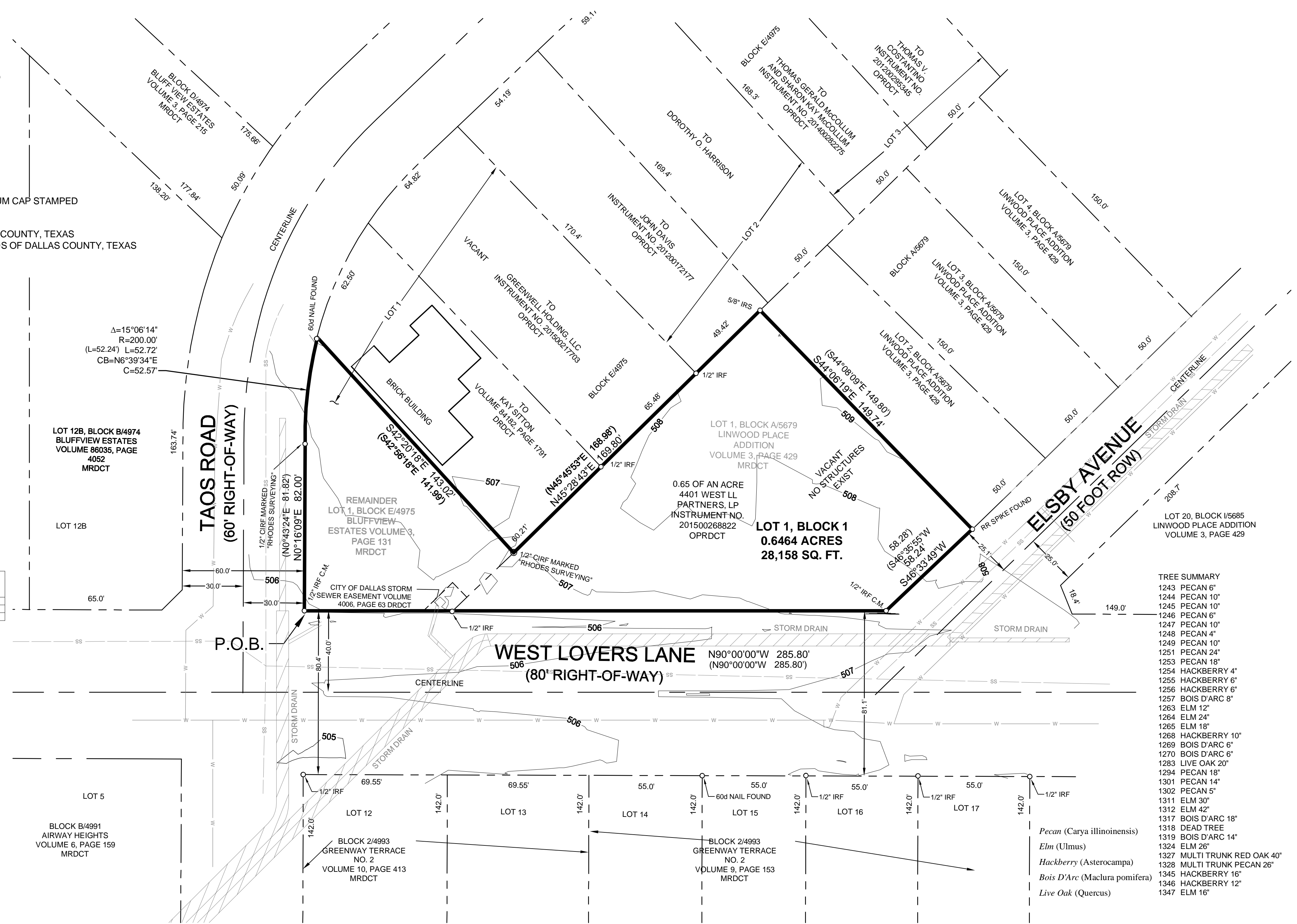
*Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. *



VICINITY MAP

N.T.S.

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TREE SUMMARY

1243	PECAN 6"
1244	PECAN 10"
1245	PECAN 10"
1246	PECAN 6"
1247	PECAN 10"
1248	PECAN 4"
1249	PECAN 10"
1251	PECAN 24"
1253	PECAN 18"
1254	HACKBERRY 4"
1255	HACKBERRY 6"
1256	HACKBERRY 6"
1257	BOIS D'ARC 6"
1263	ELM 12"
1264	ELM 24"
1265	ELM 18"
1268	HACKBERRY 10"
1269	BOIS D'ARC 6"
1270	BOIS D'ARC 6"
1283	LIVE OAK 20"
1294	PECAN 18"
1301	PECAN 14"
1302	PECAN 5"
1311	ELM 30"
1312	ELM 42"
1317	BOIS D'ARC 18"
1318	DEAD TREE
1319	BOIS D'ARC 14"
1324	ELM 26"
1327	MULTI TRUNK RED OAK 40"
1328	MULTI TRUNK PECAN 26"
1345	HACKBERRY 16"
1346	HACKBERRY 12"
1347	ELM 16"

Pecan (Carya illinoensis)
Elm (Ulmus)
Hackberry (Asterocampa)
Bois D'Arc (Maclura pomifera)
Live Oak (Quercus)

OWNERS CERTIFICATE §

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 4401 West LL Partners, LP is the sole owner of a tract of land located in the A. HARWOOD Survey, Abstract No. 582 and being all of Lot 1 in Block A/5679 of LINWOOD PLACE, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 3, Page 429 of the Map Records of Dallas County, Texas and a part of Lot 1 in Block E/4975 of BLUFFVIEW, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 3, Page 131 of said Map Records and embracing all of the 0.65 of an acre tract described in the deed to 4401 West LL Partners, LP as recorded in Instrument No. 20150026882 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found (control monument) at the southwest corner of said Block E/4975 at the intersection of the north right-of-way line of West Lovers Lane (having a 80 foot right-of-way) and the east right-of-way line of Taos Road (having a 60 foot right-of-way);

THENCE northerly along the west line of said Block E/4975 and said east right-of-way line of Taos Road the following:

North 0°16'09" East, a distance of 82.00 feet (North 0°43'24" East, 81.82 feet deed) to a 1/2" iron rod found at the beginning of a curve to the right; northeasterly direction with said curve to the right having a central angle of 15°06'14", a radius of 200.00 feet, an arc length of 52.72 feet (52.24 feet deed) and a long chord bearing and distance of North 6°39'34" East, 52.57 feet to a 60d nail found for the westerly north corner of said 0.65 of an acre tract and the northwest corner of a tract of land described in the deed to Kay Sitton, as recorded in Volume 84182, Page 1791 of the Deed Records of Dallas County, Texas;

THENCE South 42°20'18" East, departing said westerly line of Block W/4975 and said east right-of-way line of Taos Road, along a northeasterly line of said 0.65 of an acre tract and the southwesterly line of said Sitton tract, a distance of 143.02 feet (South 42°56'18" East, 141.99 feet deed) to a capped 1/2" iron rod found marked "RHODES SURVEYING" for a re-entrant corner of said 0.65 of an acre tract, the south corner of said Sitton tract and being in the southeasterly line of said Block E/4975 and in northwesterly line of said Lot 1 in Block A/5679;

THENCE North 45°28'43" East, along said northwesterly line Lot 1, Block E/5679 and said southeasterly line of Block E/4975 and the southeast line of said Sitton tract, to and along the southeast line of a tract of land described in the deed to Greenwell Holding, LLC as recorded in Instrument No. 201500217703 of said Official

Public Records, to and along the southeast line of a tract of land described in the deed to John Davis as recorded in Instrument No. 201200172177 of said Official Public Records, a distance of 169.80 feet (North 45°45'53" East, 168.98 feet deed) to a capped 5/8" iron rod set marked "KHA" for the easterly north corner of said 0.65 of an acre tract and the northwest corner of Lot 2 in said Block A/5679;

THENCE South 44°06'19" East, along the northeast line of said Lot 1, Block A/5679 and the southwest line of said Lot 2, a distance of 149.74 feet (South 44°08'09" East, 149.80 feet deed) to a rail road spike found for the east corner of said Lot 1, Block A/5679 and the southwest corner of said Lot 2 and being in the northwesterly line of Elsie Avenue (having a 50 foot right-of-way);

THENCE South 45°33'49" West, along the southeast line of said Lot 1, Block A/5679 and said northwesterly right-of-way line of Elsie Avenue, a distance of 58.24 feet (South 46°35'55" West, 58.28 feet deed) to a 1/2" iron rod found (control monument) for the southeast corner of said Lot 1, Block A/5679 at the intersection of said northwesterly right-of-way line of Elsie Avenue and said north right-of-way line of West Lovers Lane;

THENCE North 90°00'00" West, pass at 213.08 feet a 1/2" iron rod found for the west corner of said Lot 1, Block A/5679 and the southeast corner of said Lot 1, Block E/4975 continuing along the south line of said Lot 1, Block E/4975, a distance of 285.80 feet (North 90°00'00" West, 285.80 feet deed) to the **POINT OF BEGINNING** and containing 28,158 square feet or 0.64640 acres of land.

OWNER:
4401 WEST LL PARTNERS, LP
2001 Ross Avenue, Suite 2800
Dallas Texas 75201
Contact Jerry Mays

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST., UNIT 11, SUITE 1000
FORT WORTH, TEXAS 76102
PH. NO. (817) 335-6511
FAX NO. (972) 239-3820
CONTACT: PAUL WARD, RPLS
CONTACT: HUGO MORALES, PE
paul.ward@kimley-horn.com

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **4401 West LL Partners, LP**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOVERS LANE PARTNERS**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility easements shall be open to all public and private utilities for each particular use. 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.
4401 West LL Partners, LP

Jerry Mays, Senior Vice President

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 Jerry Mays 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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

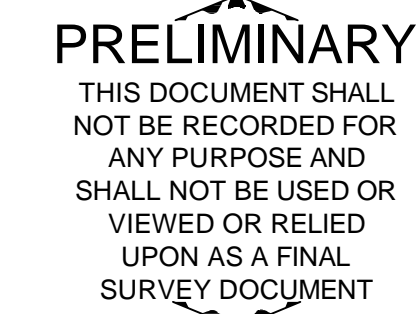
I, James Paul Ward, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially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

James Paul Ward
Registered Professional Land
Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76179
817-339-2278



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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOVERS LANE PARTNERS
LOT 1, BLOCK A/5679
being a replat of Lot 1 in Block A/5679 of
LINWOOD PLACE ADDITION, and a portion of
Lot 1 in Block E/4975 of BLUFFWOOD
ESTATES,
being a part of the A. HARWOOD SURVEY,
Abstract No. 582, City of Dallas, Dallas County,
Texas.

0.6510 of an acre.
CITY PLAN FILE NO. S156-123
CITY ENGINEERING FILE NO. _____

Kimley»Horn

801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	XXX	XXX	**/**/2015	XXXXXXXX	1 OF 1

D:\WORK\2015\SURVEY\060215057\LOVERS LANE STREAM PLAT.DWG PLOTTED BY: WARD, PAUL 3/10/2016 1:50 PM LAST SAVED: 3/30/2016 4:38 PM