

VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011) BASIS OF BEARING IS THE NORTHWEST RIGHT-OF-WAY LINE OF LOVEDALE AVENUE. (S 44°15' 32" W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWENTY-FOUR LOTS FROM LOT 9-12 AND PART OF LOT 8.
- 3) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) THE EXISTING STRUCTURES ON THE SITE ARE TO BE DEMOLISHED FOR NEW CONSTRUCTION.
- 6) TREES ARE SHOWN ON SEPARATE DRAWING.
- 7) THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE FAMILY DWELLING ONLY.

LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 SQ.FT. SQUARE FEET
 IRF IRON ROD FOUND
 CM CONTROL MONUMENT
- MDS (A) 3" METALLIC DISC STAMPED "LHA ADD RPLS 5299" ON A 1/2" IRON ROD FOUND.
 MDS (B) 2-1/2" METALLIC DISK WITH MAG NAIL STAMPED "LHA & RPLS 5299" FOUND FOR CORNER
- MDS (A) 3" METALLIC DISC STAMPED "LHA ADD RPLS 5299" ON A 1/2" IRON ROD SET.
 MDS (B) 2-1/2" METALLIC DISK WITH MAG NAIL STAMPED "LHA & RPLS 5299" SET FOR CORNER
- ESMT. EASEMENT
 SAEA SHARED ACCESS EASEMENT AREA.
- IRON ROD FOUND
 ⊗ IRON ROD SET "TXHS"
 ⊗ IRON PIPE FOUND
 ⊗ "X" FOUND / SET

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Kaminski Custom Builders, LLC., a Texas limited liability company is the owner of a tract of land situated in the Miles Bennet Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas, and being all of Lot 9-12 and part of Lot 8, Block E/2365, of Welch & Reynolds Addition, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 11, Page 191, Map Records, Dallas County, Texas, and same being a tract of land conveyed to Kaminski Custom Builders, LLC, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 201700018530, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch Metallic disk stamped "LHA & RPLS 5299" on a 1/2 inch iron rod set lying on the northwesterly right-of-way line of Lovedale Avenue (called 50 foot right-of-way) and being the south corner of said Kaminski tract and same being the east corner of Lot 13 of said Welch & Reynolds Addition;

THENCE North 45 degrees 44 minutes 28 seconds West, along the southwesterly line of said Kaminski tract, common with the northeasterly line of said Lot 13, a distance of 183.65 feet to a 3 inch Metallic disk stamped "LHA & RPLS 5299" on a 1/2 inch iron rod set lying on the southeasterly right-of-way line of a 15 foot alley;

THENCE North 44 degrees 15 minutes 32 seconds East, along the southeasterly right-of-way line of said 15 foot alley, common with the northwesterly line of said Kaminski tract, a distance of 275.54 feet to 3 inch Metallic disk stamped "LHA & RPLS 5299" on a 1/2 inch iron rod set for corner;

THENCE South 45 degrees 44 minutes 28 seconds East, over and across said Lot 8, a distance of 183.65 feet to a 2-1/2" Metallic disk with Mag Nail stamped "LHA & RPLS 5299" set lying on the northwesterly right-of-way line of said Lovedale Avenue;

THENCE South 44 degrees 15 minutes 32 seconds West, along the northwesterly right-of-way line of said Lovedale Avenue, a distance of 275.54 feet to a the POINT OF BEGINNING and containing 50,603 square feet or 1.162 acres of land.

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____, 2017.

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. (6/10/2017)

Raul D. Reyes
 Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kaminski Custom Builders, LLC, acting by and through its duly authorized agent Bruce Kaminski, Managing Member does hereby adopt this plat, designating the herein described property as **LOVEDALE HEIGHTS 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 of 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 the 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 _____ DAY OF _____, 2017.

Kaminski Custom Builders, LLC.

Bruce Kaminski, Managing Partner

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bruce Kaminski, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

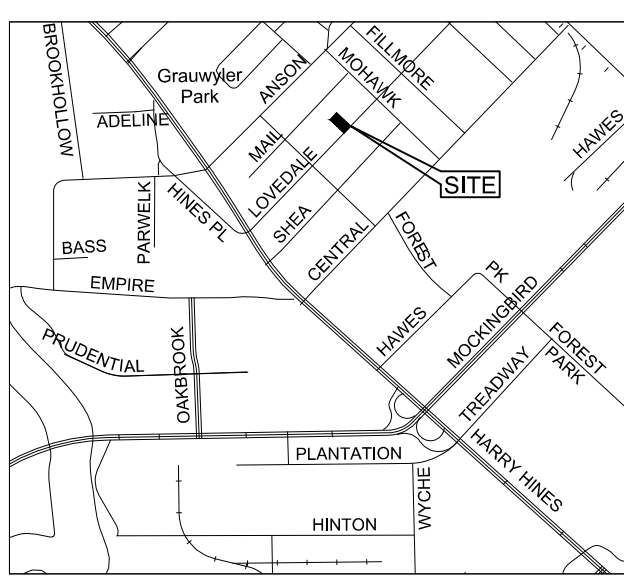
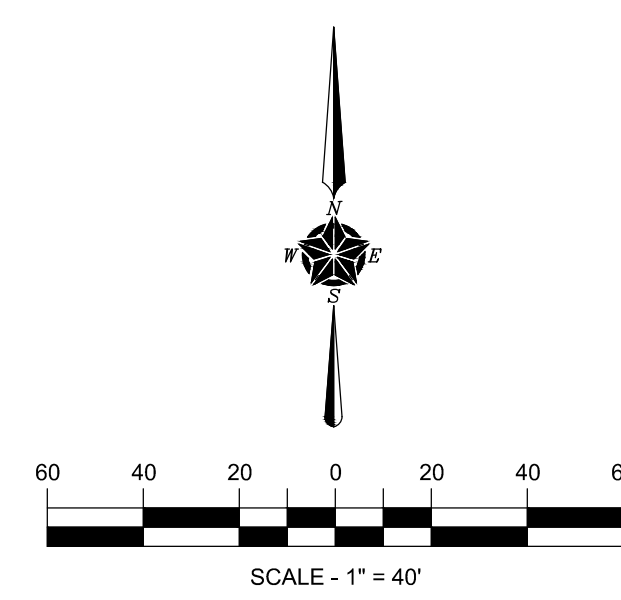
Lloyd Denman, P.E. CFM
 Sustainable Development & Construction

SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT
LOVEDALE HEIGHTS ADDITION
 LOTS 8A, 8B, 8C, 8D, 8E, 8F
 LOTS 9A, 9B, 9C, 9D, 9E, 9F
 LOTS 10A, 10B, 10C, 10D, 10E, 10F
 LOTS 11A, 11B, 11C, 11D, 11E, 11F,
 BLOCK E/2365

1.162 ACRE TRACT
 BEING A REPLAT OF PART OF LOTS 8 & ALL OF LOTS 9-12,
 BLOCK E/2365 OF WELCH'S & REYNOLDS ADDITION
 MILES BENNETT SURVEY, ABSTRACT NO. 52
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. s167-183

DATE: 4/20/2017 / JOB # 1603911-1 SCALE= 1" = 40' / JWR
 SHEET 1 OF 2



OWNER
 BRUCE KAMINSKI
 KAMINSKI CUSTOM BUILDERS, LLC
 P.O. BOX 1764
 ADDISON TEXAS, 75001
 214-325-7000

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

