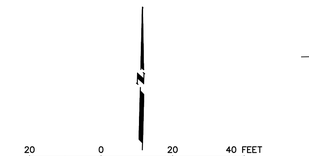
VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831



LOCATION MAP
NTS

LEGEND

⊙	CLEAN OUT
☼	LIGHT POLE
⊞	WATER METER
IPF	IRON PIPE FOUND
IRFC	IRON ROD W/CAP FOUND
IRSC	IRON ROD SET W/CAP STAMPED "VOTEX SURVEYING"
XF	X CUT IN CONCRETE FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	PONT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
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 PUBLIC RECORDS, DALLAS COUNTY, TEXAS
—W—	UNDERGROUND WATER LINE
—SS—	UNDERGROUND SANITARY SEWER LINE

NOTES:

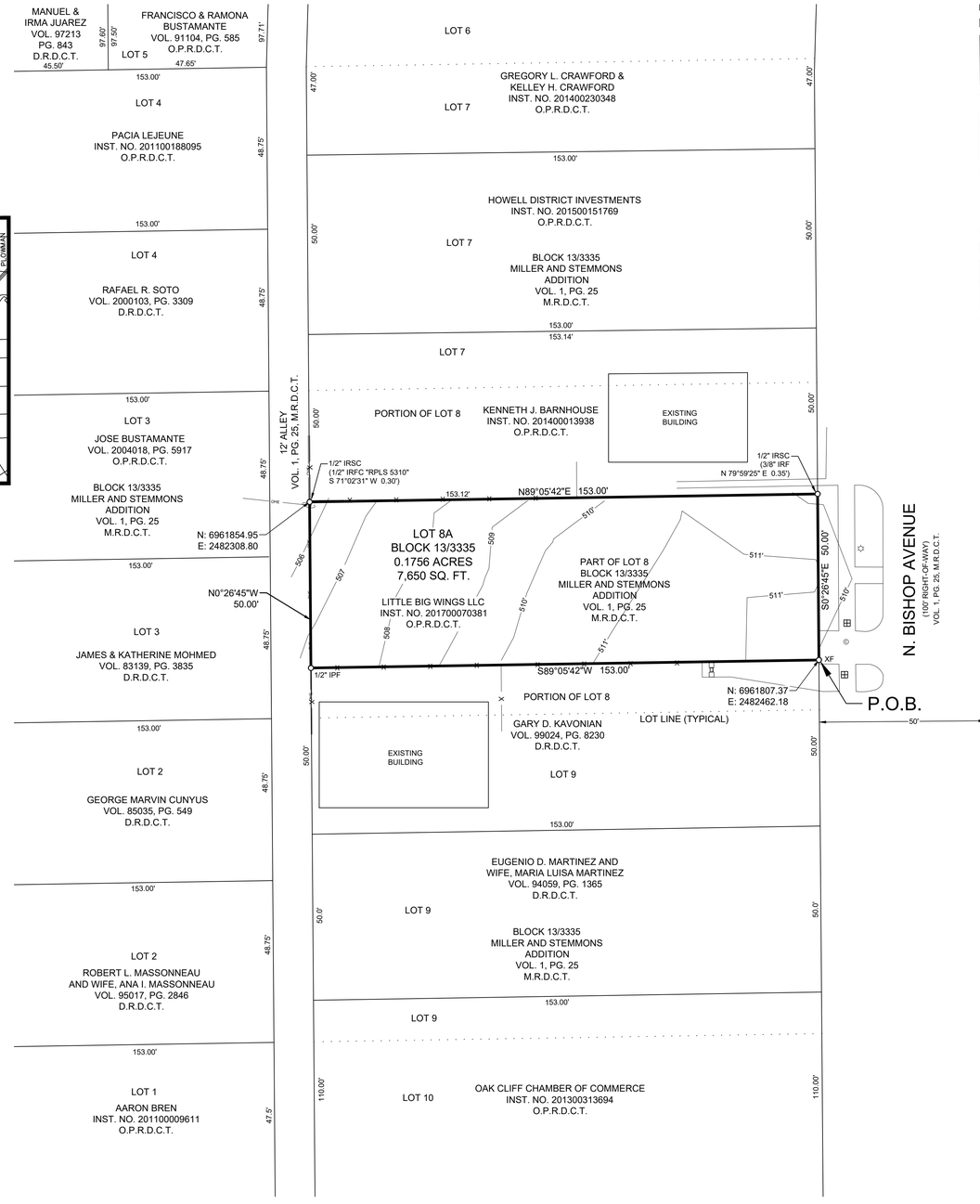
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

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 TWO PARTIAL LOTS.

5. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.



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 JULY 20, 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 LITTLE BIG WINGS LLC is the owner of that tract of land situated in the George S.C. Leonard Survey, Abstract No. 780, City of Dallas, Dallas County, Texas, and part of Lot 8, Block 13/3335 of Miller and Stemmons Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 25, Map Records, Dallas County, Texas as described in General Warranty Deed to Little Big Wings LLC recorded in Instrument No. 201700070381, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the west right-of-way line of N. Bishop Avenue (a 100-foot wide right-of-way) and the east line of said Lot 8; same being the southeast corner of said Little Big Wings LLC tract and the northeast corner of a tract of land described in Warranty Deed with Vendor's Lien to Gary D. Kavonian recorded in Volume 99024, Page 8230 of said Deed Records;

THENCE S 89°05'42" W, departing said west right-of-way line of N. Bishop Street and with the common line of said Little Big Wings LLC tract and said Gary D. Kavonian tract, a distance of 153.00 feet to a 1/2 inch iron pipe found in the east line of a 12' alley at the southwest corner of said Little Big Wings LLC tract and the northwest corner of said Gary D. Kavonian tract;

THENCE N 00°26'45" W, with said east line of the 12' alley and the west line of said Little Big Wings LLC tract, a distance of 50.00 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set at the northwest corner of said Little Big Wings LLC tract and the southwest corner of a tract of land described in Warranty Deed with Vendor's Lien to Kenneth J. Barnhouse recorded in Instrument No. 201400013938 of said Official Public Records; from which a 1/2 inch iron rod with cap stamped "RPLS 5310" found for reference bears S 71°02'31" W, a distance of 0.30 feet;

THENCE N 89°05'42" E, departing said east line of the 12' alley and with the common line of said Little Big Wings LLC tract and said Kenneth J. Barnhouse tract, a distance of 153.00 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set in said west right-of-way line of N. Bishop Avenue at the northeast corner of said Little Big Wings LLC tract and the southeast corner of said Kenneth J. Barnhouse tract; from which a 3/8 inch iron rod found for reference bears N 79°59'25" E, a distance of 0.35 feet;

THENCE S 0°26'45" E, with said west right-of-way line of N. Bishop Avenue, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 7,650 square feet or 0.1756 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, **LITTLE BIG WINGS LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **MILLER AND STEMMONS ADDITION,** 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 it's 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: LITTLE BIG WINGS LLC

_____
NAME
TITLE

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 _____, 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 REPLAT
MILLER AND STEMMONS ADDITION
LOT 8A, BLOCK 13/3335
0.1756 ACRES

PART OF LOT 8, BLOCK 13/3335
MILLER AND STEMMONS ADDITION
VOLUME 1, PAGE 25
MAP RECORDS, DALLAS COUNTY, TEXAS
BEING OUT OF THE
GEORGE S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-250
ENGINEERING NUMBER 311T-_____

DATE: JULY 20, 2017

OWNER
LITTLE BIG WINGS LLC
8 WHITE ROCK TRAIL
LUCAS, TX 75002
PH. (214) 219-4528
CONTACT: BRUCE BERNBAUM

ENGINEER
MACATEE ENGINEERING, LLC
CONTACT: PHILLIP FISHER
3519 MILES STREET
DALLAS, TX 75209
PH. (214) 373-1180
EMAIL: phillipf@macateeengineering.com

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-052