

VICINITY MAP
NOT TO SCALE

NOTES:

- Bearings shown hereon are based on the Texas State Coordinate System, North Central Zone (NAD83) using GPS observations and measurements.
- All property corners are 5/8" iron rod with yellow plastic cap stamped "Dunaway Assoc LP" unless otherwise noted.
- According to the Flood Insurance Rate Map for Dallas County and Incorporated Areas, Map Number 4811300495K, Map Revised Date: July 7, 2014, a portion of the subject property is located in Zone "AE", defined as "Base Flood Elevations determined". This statement does not reflect any type of flood study by this firm.
- The purpose of this plat is to divide the 63 +/- acre tract into 4 lots as shown herein.
- No lot to lot drainage is allowed on this site.
- No visible structures exist on site.
- This site is located in the Ricketts Branch Drainage Area.
- No subsurface utilities located on-site according to City of Dallas plans.

METES AND BOUNDS DESCRIPTION

BEING a 63.458 acre tract of land situated in the Louis Horst Survey, Abstract Number 556, Dallas County, Texas, being in the City of Dallas, Dallas Block Number 6895, being a portion of the tract of land described as First Tract in the instrument to J. B. Adams recorded in Volume 69188, Page 733, Deed Records of Dallas County, Texas and cited in the Application to Probate Will recorded in Volume 2004130 Page 3412, Deed Records of Dallas County, Texas, said 63.458 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found in the northerly line of the tract of land described in the instrument to the City of Dallas recorded in Volume 2004227, Page 5997, Deed Records of Dallas County, Texas for the southeasterly corner of the tract of land described in the instrument to Dallas Area Rapid Transit recorded in Document Number 201300364398, Official Public Records of Dallas County, Texas;

THENCE with the easterly line of said Dallas Area Rapid Transit tract the following:

North 22° 27' 44" West (Document Number 201300364398 = North 22° 28' 00" West) a distance of 470.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found for the point of curvature of a curve to the right having a radius of 1,470.00 feet;

Northwesterly along said curve through a central angle of 41° 44' 17" an arc distance of 1,070.85 feet with a chord bearing of North 01° 35' 35" West and a chord distance of 1,047.32 feet (Document Number 201300364398 = North 01° 35' 51" West 1,047.32 feet) to a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found for the point of tangency of said curve;

North 19° 16' 33" East (Document Number 201300364398 = North 19° 16' 17" East) a distance of 894.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found in the common northerly line of said J. B. Adams tract and the tract of land described in the instrument to Charles K. Cope, Sr. and Virginia C. Cope recorded in Volume 67222, Page 1674, Deed Records of Dallas County, Texas for the northeasterly corner of said Dallas Area Rapid Transit tract;

THENCE with the common line of said J. B. Adams tract and said Charles K. Cope, Sr. and Virginia C. Cope tract the following:

North 59° 24' 56" East (Volume 67222 Page 1674 and Volume 69188 Page 733 = North 60° East) a distance of 276.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

South 30° 35' 04" East (Volume 67222 Page 1674 and Volume 69188 Page 733 = South 30° East) a distance of 793.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found for corner;

North 68° 24' 56" East a distance of 645.88 feet (Volume 67222 Page 1674 and Volume 69188 Page 733 = North 60° East 650 feet) to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set in the westerly right-of-way line of Lancaster Road (a 120 foot wide right-of-way) in a non-tangent curve to the left having a radius of 2,924.79 feet;

THENCE departing the common line of said J. B. Adams tract and said Charles K. Cope and Virginia C. Cope tract with the westerly right-of-way line of Lancaster Road southeasterly along said curve through a central angle of 21° 31' 13" on arc distance of 1,098.56 feet with a chord bearing of South 16° 38' 07" East and a chord distance of 1,092.11 feet to a 5/8 inch iron rod found in the northerly line of said City of Dallas tract;

THENCE departing the westerly right-of-way line of Lancaster Road with the northerly line of said City of Dallas tract South 59° 17' 17" West (Volume 2004227 Page 5997 = South 59° 55' 47" West) a distance of 1,908.86 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 63.458 acres (2,764,212 square feet) of land.

PRELIMINARY PLAT NOTES:

- NO STRUCTURES ARE PRESENT WITHIN THE PLAT BOUNDARY AT THE TIME OF THE SURVEY.
- NO EXISTING EASEMENTS WERE PLOTTABLE WITHIN THE PLAT BOUNDARY AT THE TIME OF THE SURVEY.
- SITE NOT LOCATED WITHIN THE CITY OF DALLAS ESCARPMENT ZONE.
- NO COMMON AREAS PLANNED FOR THE SITE.
- FIVE AREAS PLANNED TO BE USED FOR STORM WATER DETENTION.
- ALL STREETS ON-SITE PLANNED TO BE PRIVATE

LOT TABLE		
LOT NUMBER	AREA (ACRES)	AREA (SF)
1	20.494	892,719
2	33.264	1,448,961
3	3.402	148,191
4	6.298	274,341

PRIVATE STREET DEDICATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JULIA ANN ADAMS, ARSIA AHULIA ADAMS, CHAMMELIA DEBORAH ADAMS AHLBORN, AND GLORIA MARINA ADAMS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LDG-LANCASTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREETS SHOWN THEREON AS PRIVATE STREETS TO BE DEEDED IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 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 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 _____, 2020.

BY:

JULIA ANN ADAMS
OWNER

ARSIA AHULIA ADAMS
OWNER

CHAMMELIA DEBORAH ADAMS AHLBORN
OWNER

GLORIA MARINA ADAMS
OWNER

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, 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 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-9.517 (a)(1)(i)(A) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor 4351

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gregory S. Iffland, 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 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 _____, 2020.

Notary's Signature
Notary Stamp:

SHEET 2
SHEET 3

SHEET 2
SHEET 3



OWNER NAME
JULIA ANN ADAMS
ARSIA AHULIA ADAMS
CHAMMELIA DEBORAH ADAMS AHLBORN
GLORIA MARINA ADAMS
9124 MONARCH DR
WACO, TEXAS 76712

APPLICANT NAME
LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208
FLEIST@LDGDEVELOPMENT.COM

ENGINEER NAME
DUNAWAY ASSOCIATES
CHRIS BIGGERS, PE
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

SURVEYOR NAME
DUNAWAY ASSOCIATES
GREG IFLAND
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER 311T-

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUB-DIVIDE A SINGLE TRACT OF LAND INTO 4 MULTI-FAMILY-COMMERCIAL LOTS

PRELIMINARY PLAT OF
BLOCK 6895, LOTS 1-4
LDG-LANCASTER ADDITION

BEING A PLAT OF 63.458 ACRES OF LAND SITUATED IN THE LOUIS HORST SURVEY, ABSTRACT NUMBER 556, CITY OF DALLAS, DALLAS COUNTY, TEXAS
NOVEMBER, 2020

CITY CASE NUMBER
S201-532

SHEET 1 OF 3

SYMBOL	DESCRIPTION
	GAS METER
	GAS TEST SIGN
	GRATE INLET
	GUY
	SANITARY SEWER MANHOLE
	SIGNAL BOX
	STORM DRAIN MANHOLE
	TELEPHONE MANHOLE
	UNDERGROUND VAULT
	UTILITY POLE
	WATER METER
	WATER VALVE
	EDGE OF ASPHALT
	OVERHEAD WIRE
	EXISTING WATER
	EXISTING SEWER



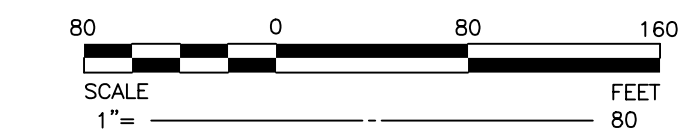
VICINITY MAP
NOT TO SCALE

CITY OF DALLAS
VOLUME 96195, PAGE 5006

APPROX. LOCATION OF ROW (56' WIDE)
FOR POSSIBLE FUTURE EXTENSION
OF RED BIRD LANE PER CURRENT
CITY OF DALLAS THOROUGHFARE PLAN

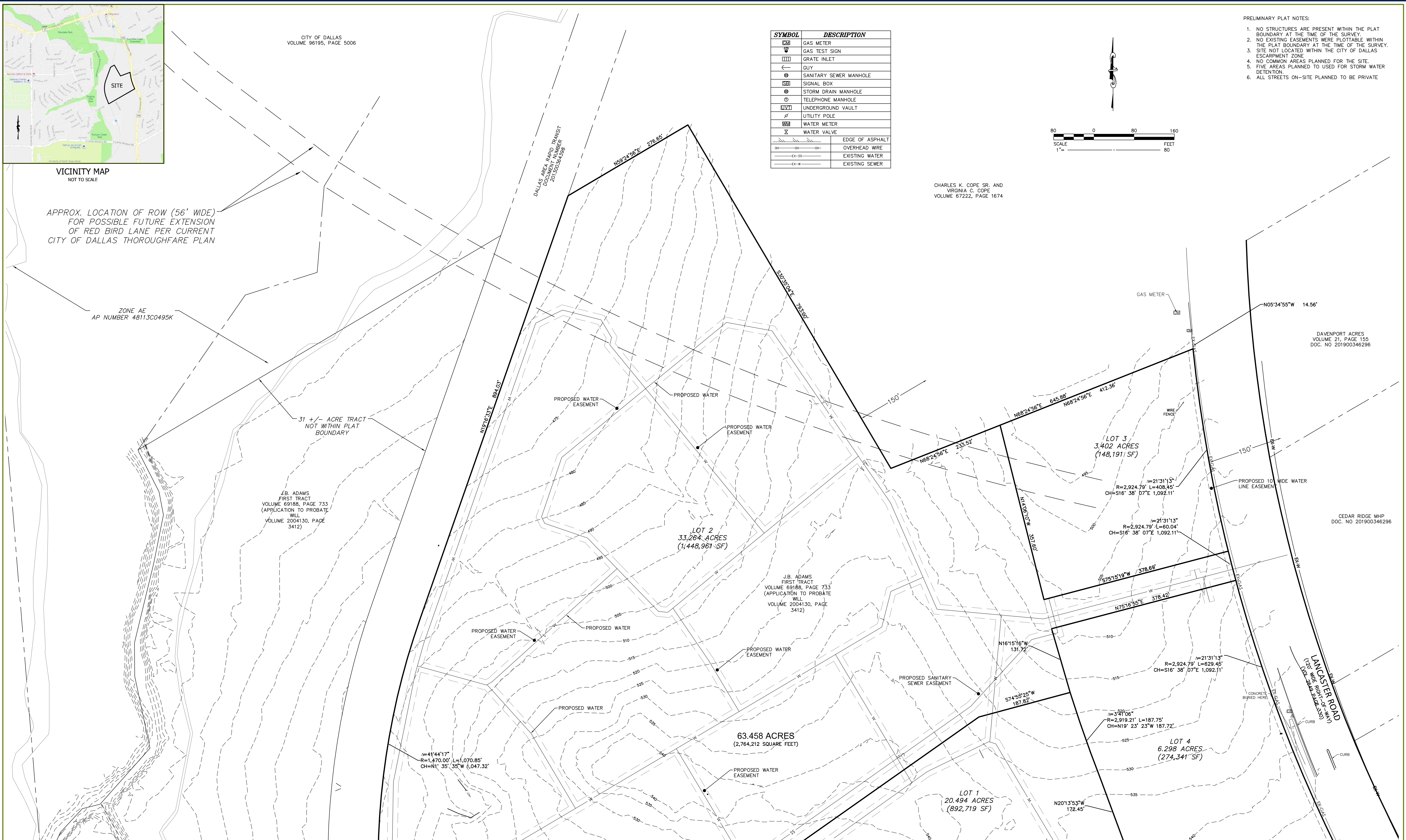
ZONE AE
AP NUMBER 48113C0495K

SYMBOL	DESCRIPTION
	GAS METER
	GAS TEST SIGN
	GRATE INLET
	GUY
	SANITARY SEWER MANHOLE
	SIGNAL BOX
	STORM DRAIN MANHOLE
	TELEPHONE MANHOLE
	UNDERGROUND VAULT
	UTILITY POLE
	WATER METER
	WATER VALVE
	EDGE OF ASPHALT
	OVERHEAD WIRE
	EXISTING WATER
	EXISTING SEWER



CHARLES K. COPE SR. AND
VIRGINIA C. COPE
VOLUME 67222, PAGE 1674

- PRELIMINARY PLAT NOTES:
1. NO STRUCTURES ARE PRESENT WITHIN THE PLAT BOUNDARY AT THE TIME OF THE SURVEY.
 2. NO EXISTING EASEMENTS WERE PLOTTABLE WITHIN THE PLAT BOUNDARY AT THE TIME OF THE SURVEY.
 3. SITE NOT LOCATED WITHIN THE CITY OF DALLAS ESCARPMENT ZONE.
 4. NO COMMON AREAS PLANNED FOR THE SITE.
 5. FIVE AREAS PLANNED TO BE USED FOR STORM WATER DETENTION.
 6. ALL STREETS ON-SITE PLANNED TO BE PRIVATE



MATCH LINE SEE SHEET 3 OF 3

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

PRELIMINARY PLAT OF
BLOCK 6895, LOTS 1-4
LDG-LANCASTER ADDITION
BEING A PLAT OF 63.458 ACRES OF LAND
SITUATED IN THE LOUIS HORST SURVEY, ABSTRACT NUMBER 556,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MARCH, 2020

CITY CASE NUMBER
S201-532

SHEET 2 OF 3



VICINITY MAP NOT TO SCALE

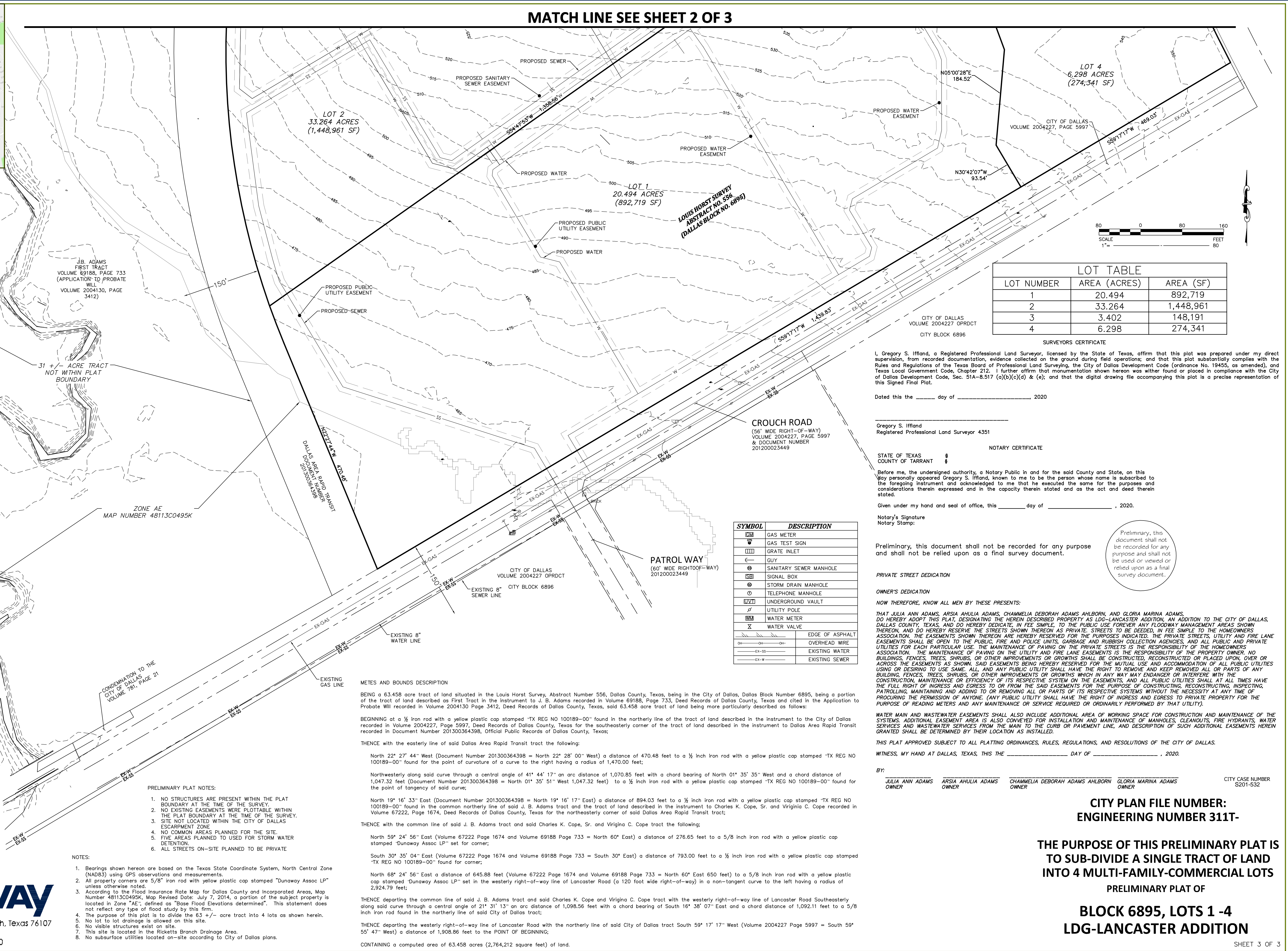
APPLICANT NAME
LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208
FLEIST@LDGDEVELOPMENT.COM

OWNER NAME
JULIA ANN ADAMS
ARSIA AHULIA ADAMS
CHAMMELIA DEBORAH ADAMS AHLBORN
GLORIA MARINA ADAMS
9124 MONARCH DR
WACO, TEXAS 76712

ENGINEER NAME
DUNAWAY ASSOCIATES
CHRIS BIGGERS, PE
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

SURVEYOR NAME
DUNAWAY ASSOCIATES
GREG IFLAND
550 BAILEY STREET, SUITE 400
FORT WORTH, TEXAS

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



I, Gregory S. Ifland, 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 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-8.517 (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 _____ day of _____, 2020

Gregory S. Ifland
Registered Professional Land Surveyor 4351

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this _____ day of _____, 2020, I know the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 _____, 2020.

Notary's Signature
Notary Stamp:

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

PRIVATE STREET DEDICATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JULIA ANN ADAMS, ARSIA AHULIA ADAMS, CHAMMELIA DEBORAH ADAMS AHLBORN, AND GLORIA MARINA ADAMS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LDG-LANCASTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREETS SHOWN THEREON AS PRIVATE. STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, 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 PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 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 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 _____ DAY OF _____, 2020.

BY:
JULIA ANN ADAMS ARSIA AHULIA ADAMS CHAMMELIA DEBORAH ADAMS AHLBORN GLORIA MARINA ADAMS
OWNER OWNER OWNER OWNER OWNER

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER 311T-

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUB-DIVIDE A SINGLE TRACT OF LAND INTO 4 MULTI-FAMILY-COMMERCIAL LOTS

PRELIMINARY PLAT OF
BLOCK 6895, LOTS 1-4
LDG-LANCASTER ADDITION