

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

(ALLEY RIGHT-OF-WAY)

N 88°55'19" E 89.99'

LOT 5

LOT 6

LOT 7

LOT 7

LOT 8

LOT 10

LOT 11

LOT 12

WARREN L. WILLEY &  
MEREDITH A. WILLEY  
VOL. 2004240, PAGE 15038  
D.R.D.C.T.

MARY KATHERINE  
MADDOX  
INST. NO. 200900324567,  
O.P.R.D.C.T.

**LOT 9A  
BLOCK A**  
13,006 SQ. FT. OR  
0.299 OF AN ACRE

5' SAN. SEWER EASEMENT,  
VOL. 2055, PG. 372,  
D.R.D.C.T.

10' STORM SEWER EASEMENT,  
VOL. 2107, PG. 197,  
D.R.D.C.T.

1/2" IRF  
N: 6996830.9968  
E: 2490887.6270

1/2" IRF  
N: 6996831.9332  
E: 2490977.6076

PLACE OF  
BEGINNING

**LOVERS LANE**  
(60' RIGHT-OF-WAY)

**VASSAR AVENUE**  
70' RIGHT-OF-WAY

LOT 2-B  
UNIVERSITY PARK ESTATES  
VOL. 8306, PAGE 1-2  
D.R.D.C.T.

LOT 4, BLOCK 8  
BROOKSIDE ESTATES  
VOL. 4, PAGE 85  
D.R.D.C.T.

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Robert Elliott Custom Homes, LXU, LLC is the sole owner of a tract of land situated in the Josiah Baker Survey, Abstract No. 80, University Park, Dallas County, Texas, and being all of Lot 9 and a portion of Lot 8, Block A, University Heights, First Section, an Addition to the City of University Park, Dallas County, Texas, and being described in deed to Robert Elliott Custom Homes, LXV, LLC, as recorded in Instrument No. 202200285904, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the North right-of-way line of Lovers Lane, a 60-foot right-of-way, being the Southwest corner of Lot 10 of said University Heights, First Section, and being the Southeast corner of said tract described herein;

THENCE South 89 degrees 24 minutes 14 seconds West, along said North right-of-way line a distance of 90.00 feet to a 1/2 inch iron rod found for corner, being the Southeast corner of a tract of land conveyed to Mary Katherine Maddox, as recorded in Instrument Number 200900324567, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 34 minutes 05 seconds West, a distance of 144.16 feet to a 1/2 inch iron rod found for corner on the South right-of-way line of an Alley;

THENCE North 88 degrees 55 minutes 19 seconds East, a distance of 89.99 feet to an "X" found for corner being the Northwest corner of said Lot 10;

THENCE South 01 degrees 34 minutes 05 seconds East, a distance of 144.91 feet to the PLACE OF BEGINNING and containing 13,006 square feet or 0.299 of an acre of land.

#### OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I Robert Elliot Custom Homes LXV, LLC, do hereby adopt this plat as an Amending Plat of:  
All of Lot 9 and a portion of Lot 8, Block A, University Heights, First Section to:  
**LOT 9A, BLOCK A, UNIVERSITY HEIGHTS, FIRST SECTION,**  
Addition to the City of University Park, Dallas County, Texas.

WITNESS MY HAND, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

Ty Vaughn Manager

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, Ty Vaughn, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

#### SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of University Park, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

#### PRELIMINARY - FOR REVIEW PURPOSES

John S. Turner  
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

#### CERTIFICATE OF APPROVAL

I, Jessica Rees, Planner for the City of University Park, Texas, pursuant to the authority of 212.0065 of the Texas Local Government Code and the City of University Park's Ordinance Number 07/45 dated December 4, 2007, do hereby certify that the attached amending plat was duly filed and approved by the City of University Park on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jessica Rees  
Planner

Approved as to Form:

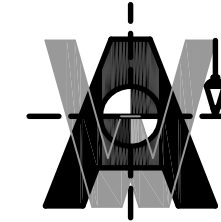
Robert L. Dillard, III  
City Attorney

#### LEGEND

|              |   |
|--------------|---|
| O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| D.R.D.C.T.   | Deed Records, Dallas County, Texas            |
| M.R.D.C.T.   | Map Records, Dallas County, Texas             |
| VOL.         | Volume  |
| PG.          | Page  |
| 1/2" IRF     | 1/2-inch iron rod found                       |
| "X" FND      | "X" found                                     |

#### SURVEYOR'S NOTES

- ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC. (MAY, JUNE, AND JULY, 2003.)
- ALL BEARINGS ARE BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS REFERENCED IN PREVIOUS NOTE.
- ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- LINE FOR DIRECTIONAL CONTROL IS THE NORTH LINE OF LOVERS LANE.



**A&W SURVEYORS, INC.**  
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 3904 LOVERS LANE, DALLAS, TX 75225~

Owner: ROBERT ELLIOTT CUSTOM HOMES LXV, LLC

~ 4145 TRAVIS STREET, STE. 202 ~

~ DALLAS, TEXAS 75204 ~

Job No: 23-0261 | Drawn by: KW | Date: 3/24/2023 | Revised:  
"A professional company operating in your best interest"

#### AMENDING PLAT

FOR  
LOT 9 AND A PORTION OF LOT 8, BLOCK A  
UNIVERSITY HEIGHTS, FIRST SECTION  
TO

**LOT 9A, BLOCK A  
UNIVERSITY HEIGHTS, FIRST SECTION**

AN ADDITION TO THE CITY OF UNIVERSITY PARK,  
DALLAS COUNTY, TEXAS  
JOSIAH BARKER SURVEY, ABSTRACT 80