

THE TOWN OF
Highland Park
 TEXAS

4700 Drexel Drive, Highland Park, TX 75205
 214-521-4161 office 214-559-9335 fax

Department of Building Inspection

(PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH REQUEST)

(The application WILL NOT be scheduled for a review until a completed application is submitted to the Building Inspection Department.)

I. TYPE OF APPLICATION:
 (please check one)

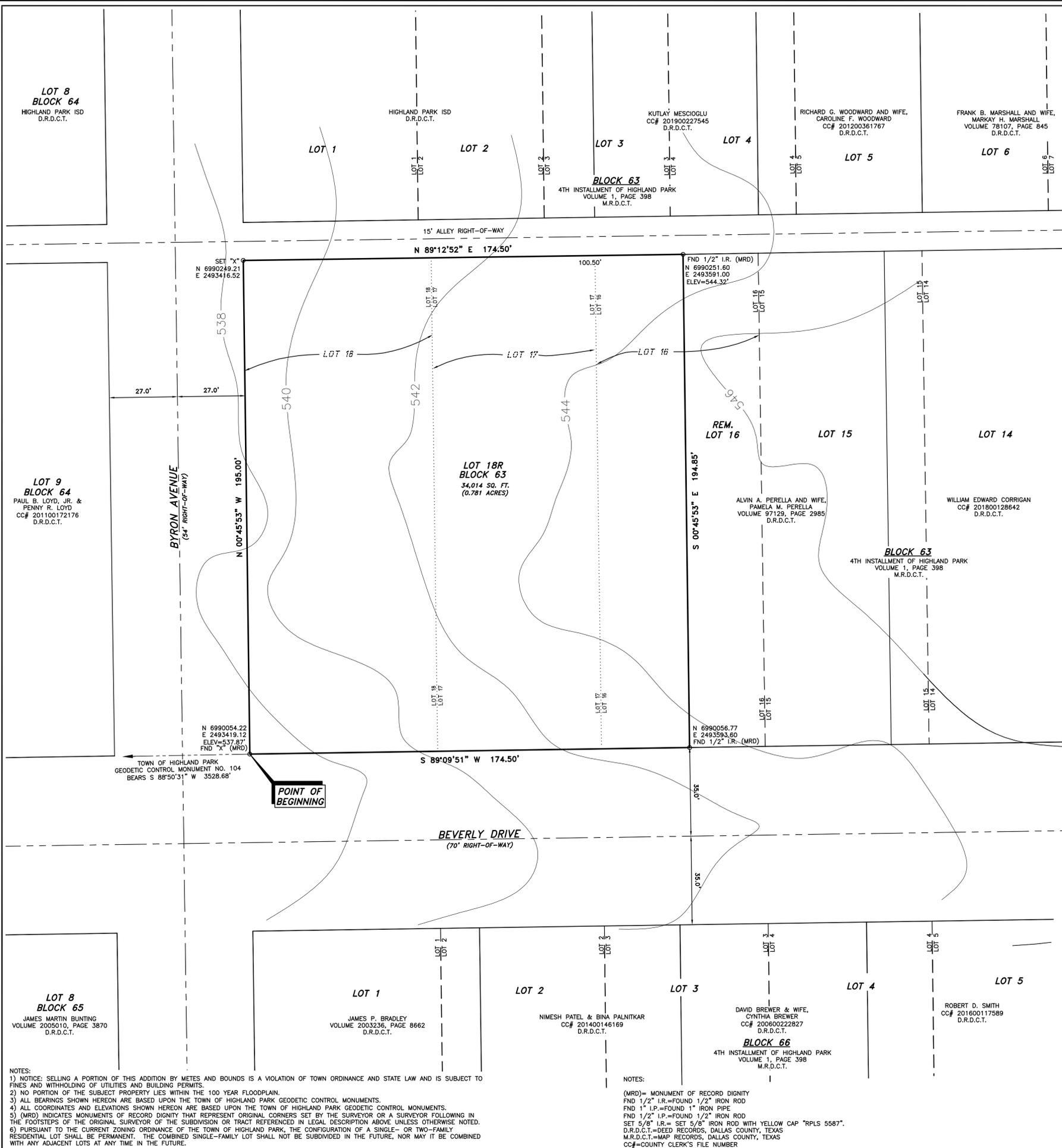
- Zoning Change / Amendment (**Combined Building Site**)
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 3524 and 3528 Beverly Drive

III. APPLICANT INFORMATION:

<u>Current Land Owner</u>		<u>Applicant or Agent of Owner</u>
3528 Beverly LLC	<i>Signature</i>	
Ste 110 401	<i>Printed Name</i>	Blake Evenson
4447 N Central Expressway Dallas, TX 75205	<i>Mailing Address</i>	4268 W. Lovers Lane Dallas, TX 75209
	<i>Telephone Number</i>	214-449-4941
	<i>Fax Number</i>	

By my signature as Current Land Owner, I have applied to combine these properties into one building site. I hereby affirm that I recognize and understand per the Town of Highland Park's Zoning Ordinance, should these building sites be combined they cannot later be subdivided. This Zoning Change is considered permanent and will run with the property in perpetuity.



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, 3528 BEVERLY, LLC IS THE OWNER OF TWO TRACTS OF LAND DESCRIBED IN DEEDS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 202200011370 AND COUNTY CLERK'S FILE NUMBER 202200122911, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING A PART OF LOT 16 AND ALL OF LOT 17S AND 18, BLOCK 63, OF THE FOURTH INSTALLMENT OF HIGHLAND PARK, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 398, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEVERLY DRIVE (70' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF BYRON AVENUE (54' RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF SAID LOT 18, FROM WHICH THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENT NO. 104 BEARS SOUTH 89°09'51" WEST, A DISTANCE OF 3,528.68 FEET;

THENCE NORTH 00°45'53" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BYRON AVENUE, A DISTANCE OF 195.00 FEET TO AN "X" SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 18, IN THE SOUTH LINE OF A 15 FOOT ALLEY RIGHT-OF-WAY;

THENCE NORTH 89°12'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 174.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ALVIN A. PARELLA AND WIFE, PAMELA M. PARELLA, OF RECORD IN VOLUME 97129, PAGE 2985, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00°45'53" EAST ALONG THE WEST LINE OF SAID PARELLA TRACT, A DISTANCE OF 194.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID BEVERLY DRIVE;

THENCE SOUTH 89°09'51" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEVERLY DRIVE, A DISTANCE OF 174.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34,014 SQUARE FEET OR 0.781 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 3528 BEVERLY DRIVE, LLC, THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN DOES HEREBY ADOPT THIS REPLAT OF ALL OF PART OF LOT 16 AND ALL OF LOTS 17 AND 18, BLOCK 63, OF THE FOURTH INSTALLMENT OF HIGHLAND PARK TO LOT 18R, BLOCK 63, FOURTH INSTALLMENT HIGHLAND PARK AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

PURSUANT TO THE CURRENT ZONING ORDINANCE OF THE TOWN OF HIGHLAND PARK, THE CONFIGURATION OF A SINGLE-OR TWO FAMILY RESIDENTIAL LOT SHALL BE PERMANENT, THE COMBINED SINGLE-FAMILY LOT SHALL NOT BE SUBDIVIDED IN THE FUTURE, NOR MAY IT BE COMBINED WITH ANY ADJACENT LOTS AT ANY TIME IN THE FUTURE.

WITNESS OUR HANDS AT _____, TEXAS, THIS THE ____ DAY OF _____, 2022.

RELEASED 08/01/2022 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: 3528 BEVERLY DRIVE, LLC

BY: BILL HOUSER, MANAGING PARTNER

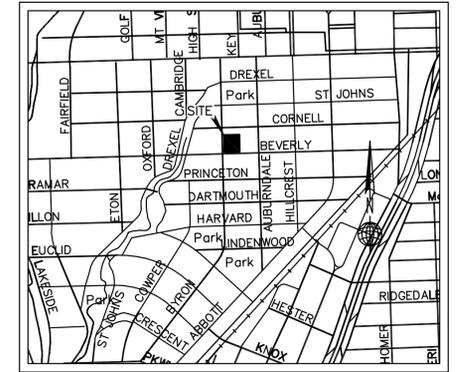
STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BILL HOUSER, AS MANAGING PARTNER OF 3528 BEVERLY DRIVE, LLC, ON THE BEHALF OF SAID COMPANY, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____



VICINITY MAP (1"=1000')

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, DO HEREBY CERTIFY THAT I PREPARED THIS REPLAT 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 APPLICABLE CODES AND ORDINANCES OF THE TOWN OF HIGHLAND PARK, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS,
 THIS THE ____ DAY OF _____, 2022.

RELEASED 08/01/2022 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

APPROVED THIS ____ DAY OF _____, 2022, BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS.

 WILL BEECHERL
 MAYOR, TOWN OF HIGHLAND PARK, TEXAS

 JOANNA MEKEAL
 TOWN SECRETARY, TOWN OF HIGHLAND PARK, TEXAS

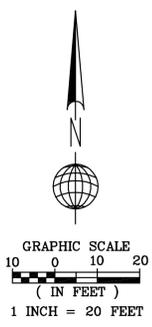
REPLAT OF
 PART OF LOT 16 AND ALL OF
 LOTS 17 AND 18, BLOCK 63
 FOURTH INSTALLMENT OF HIGHLAND PARK
 TO
 LOT 18R, BLOCK 63
 FOURTH INSTALLMENT OF HIGHLAND PARK
 AN ADDITION TO THE TOWN OF HIGHLAND PARK
 DALLAS COUNTY, TEXAS

ADDRESS: 3524 BEVERLY DRIVE AND 3528 BEVERLY DRIVE
 MAY, 2022 SCALE: 1" = 20'

OWNER:
 3528 BEVERLY DRIVE, LLC
 CONTACT: BILL HOUSER
 10000 N. CENTRAL EXPWY, STE 850
 DALLAS, TEXAS 75231
 214-697-6767



SURVEYOR:
 GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300

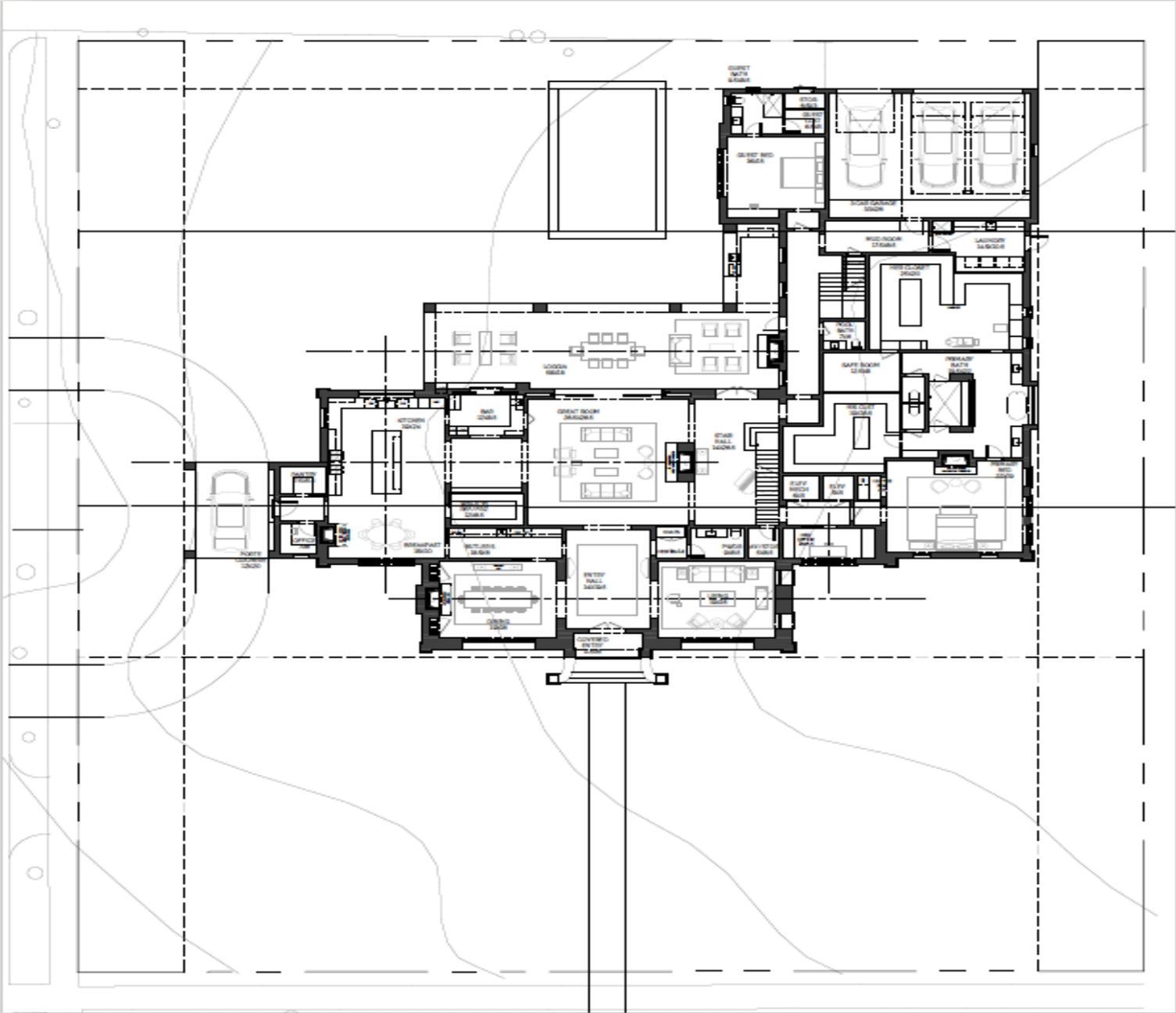


NOTES:
 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN.
 3) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENTS.
 4) ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENTS.
 5) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 6) PURSUANT TO THE CURRENT ZONING ORDINANCE OF THE TOWN OF HIGHLAND PARK, THE CONFIGURATION OF A SINGLE- OR TWO-FAMILY RESIDENTIAL LOT SHALL BE PERMANENT. THE COMBINED SINGLE-FAMILY LOT SHALL NOT BE SUBDIVIDED IN THE FUTURE, NOR MAY IT BE COMBINED WITH ANY ADJACENT LOTS AT ANY TIME IN THE FUTURE.

NOTES:
 (MRD)= MONUMENT OF RECORD DIGNITY
 FND 1/2" I.R.=FOUND 1/2" IRON ROD
 FND 1" I.P.=FOUND 1" IRON PIPE
 FND 1/2" I.P.=FOUND 1/2" IRON ROD
 SET 5/8" I.R.= SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587".
 D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T.=MAP RECORDS, DALLAS COUNTY, TEXAS
 CC#=COUNTY CLERK'S FILE NUMBER

Proposed Site Plan

Zoning District "C"







3524 Beverly Dr.



3528 Beverly Dr.

