

MAYOR
Will C. Beecherl
MAYOR PRO TEM
Craig Penfold
TOWN ADMINISTRATOR
Tobin E. Maples, AICP



TOWN COUNCIL
MEMBERS
Marc Myers
Lydia Novakov
Don Snell
Leland White

October 16, 2023

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, November 8, 2023, to consider a variance from Section [15-101](#) of the Zoning Ordinance which states no fence or wall may be erected or placed in front of the required front yard line. The property owners of 4009 Armstrong Avenue wish to re-construct the masonry wall in the front of the property which is located in front of the required front yard line.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i.) the application to the Board, (ii) property survey, (iii) the site plan, (iv.) exterior wall elevations/plan, (v) site existing conditions photos, (vi) simulated conditions of proposed wall, (vii) the public hearing notice map, and (viii.) a location map of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Tobin Maples, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK**

(Please Type or Print)

ADDRESS 4009 ARMSTRONG Owner's Name MR. JOHN & MRS. YUKO CURTICE

LEGAL DESCRIPTION: Lot(s) 1.616 ACRES Block _____ Addition _____

Mailing Address 4009 ARMSTRONG AVE.

City HIGHLAND PARK State TX Zip Code 75205

1. Request:

REMOVE EXISTING FRONT MASONRY SITE WALL (5'-8" HT.) DUE TO STRUCTURAL INSTABILITY OF BOTH THE FOOTING & WALL BEYOND REPAIR. OWNERS CONCERNED WITH HEALTH, SAFETY AND WELFARE FOR PEDESTRIANS ALONG PUBLIC SIDEWALK AND VEHICLES ALONG THE STREET. THE WALL ALSO AFFORDS SECURITY AND PRIVACY THAT NEEDS TO BE MAINTAINED. WE PROPOSE TO CONSTRUCT A REPLACEMENT MASONRY WALL (5' HT.) APPROXIMATELY 15' BEHIND THE CITY SIDEWALK IN ORDER TO CLEAR THE ROOT SYSTEMS OF THE CURTICIES MATURE TREES ALONG ARMSTRONG AVE. THE NEW PARKWAY SPACE (15' W x 420' L) WILL BE LANDSCAPED WITH A LARGE HOLLY HEDGE, ORNAMENTAL TREES, SHRUBS, GROUND COVER, AND LAWN ALONG THE STREET.

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

Additional information submitted by applicant REFER TO EXHIBITS

Fee Paid _____ Date 10/6/23 Phone 586-489-8441

3. Signature of Owner 

(To be completed by Building Inspection Department)

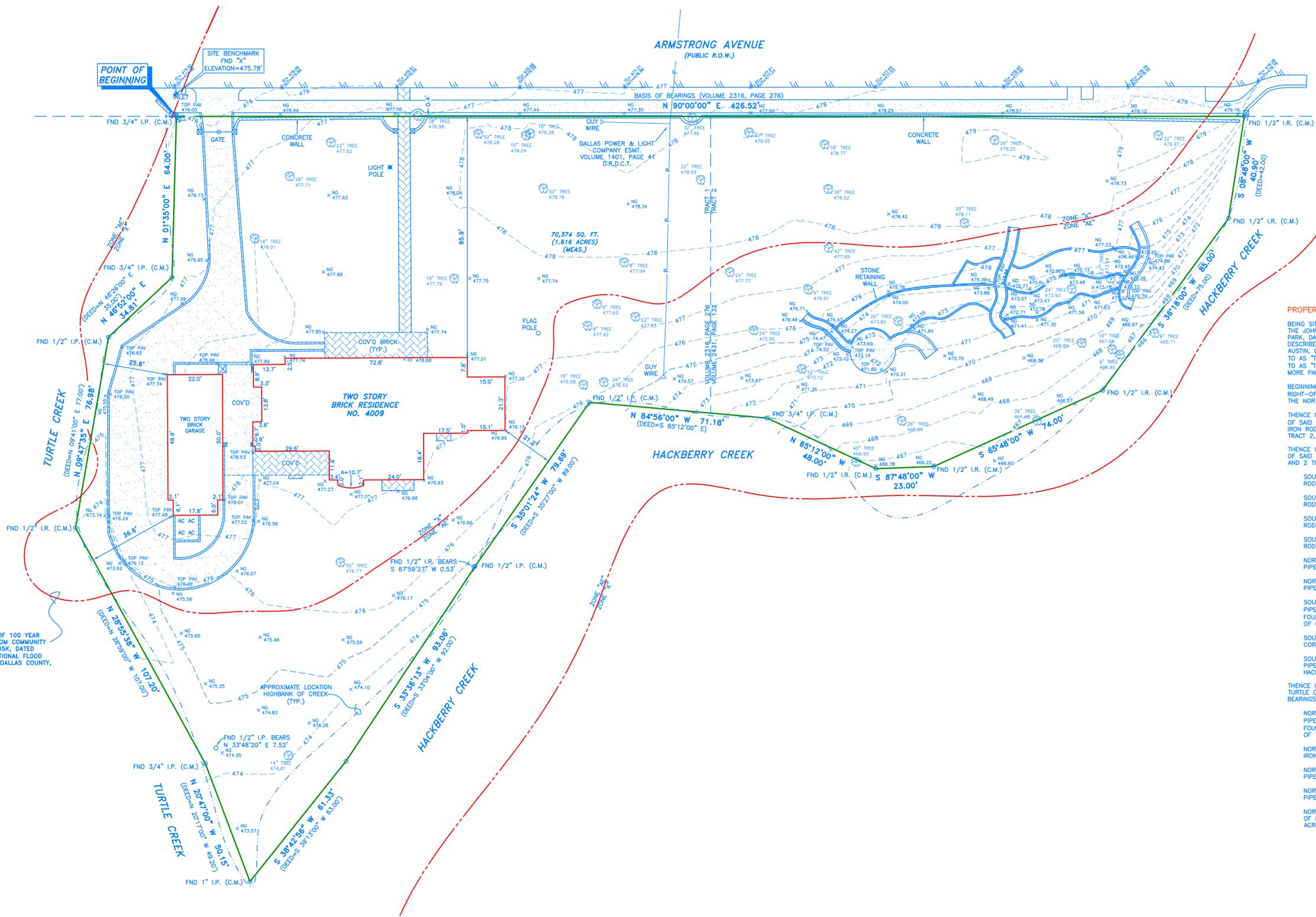
Reason for denial: _____ Section 15-101
Explanation: _____

Section 15-101 of the Zoning Ordinance which states no fence or wall may be erected or placed in front of the required front yard line.

Hugh Pender
Building Inspector

October 16, 2023
Date

'SURVEY PLAT'



PROPERTY DESCRIPTION:

BEING SITUATED IN THE WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501 AND THE JOHN COLE SURVEY, ABSTRACT NO. 285, IN THE CITY OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, AND BEING ALL OF TWO TRACTS OF LAND DESCRIBED IN DEEDS TO FRANK E. AUSTIN JR. AND WIFE, HELEN JANE AUSTIN, OF RECORD IN VOLUME 2317, PAGE 276 HERINAFTER REFERRED TO AS "TRACT 1" AND VOLUME 2431, PAGE 132, HERINAFTER REFERRED TO AS "TRACT 2", DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE (54' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 90°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMSTRONG AVENUE, A DISTANCE OF 426.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID TRACT 2, IN THE NORTHWESTERLY LINE OF SAID TRACT 2;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID HACKBERRY CREEK AND THE SOUTHEAST LINE OF SAID TRACTS 1 AND 2 THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 08°48'00" WEST, A DISTANCE OF 40.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 36°18'00" WEST, A DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 65°48'00" WEST, A DISTANCE OF 74.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 87°45'00" WEST, A DISTANCE OF 23.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 65°12'00" WEST, A DISTANCE OF 48.00 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER;

NORTH 84°56'00" WEST, A DISTANCE OF 71.18 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER;

SOUTH 35°01'24" WEST, A DISTANCE OF 79.69 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 67°59'27" WEST, A DISTANCE OF 0.53 FEET;

SOUTH 33°36'13" WEST, A DISTANCE OF 93.06 FEET TO A POINT FOR CORNER;

SOUTH 38°42'56" WEST, A DISTANCE OF 61.33 FEET TO A 1" IRON PIPE FOUND FOR CORNER AT THE INTERSECTION OF SAID HACKBERRY CREEK AND TURTLE CREEK;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID TURTLE CREEK AND THE WESTERLY LINE OF SAID TRACT 1 THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 20°47'00" WEST, A DISTANCE OF 50.15 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 33°48'20" EAST, A DISTANCE OF 7.52 FEET;

NORTH 28°55'38" WEST, A DISTANCE OF 107.20 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 09°47'35" EAST, A DISTANCE OF 76.98 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER;

NORTH 46°52'00" EAST, A DISTANCE OF 34.81 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER;

NORTH 01°35'00" EAST, A DISTANCE OF 64.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 70,374 SQUARE FEET OR 1.616 ACRES OF LAND.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN AS SCALED FROM COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS.

APPROXIMATE LOCATION HIGHBANK OF CREEK (TYP.)

BENCHMARK NOTE:

3-1/2" ALUMINUM DISC SET IN CONCRETE CURB ON NORTH SIDE OF BEVERLY DRIVE BRIDGE OVER CREEK, WEST OF LAKESIDE DRIVE AT DALLAS COUNTRY CLUB. ELEVATION=502.61'

ADDRESS: 4009 ARMSTRONG AVENUE

NOTES:

1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".

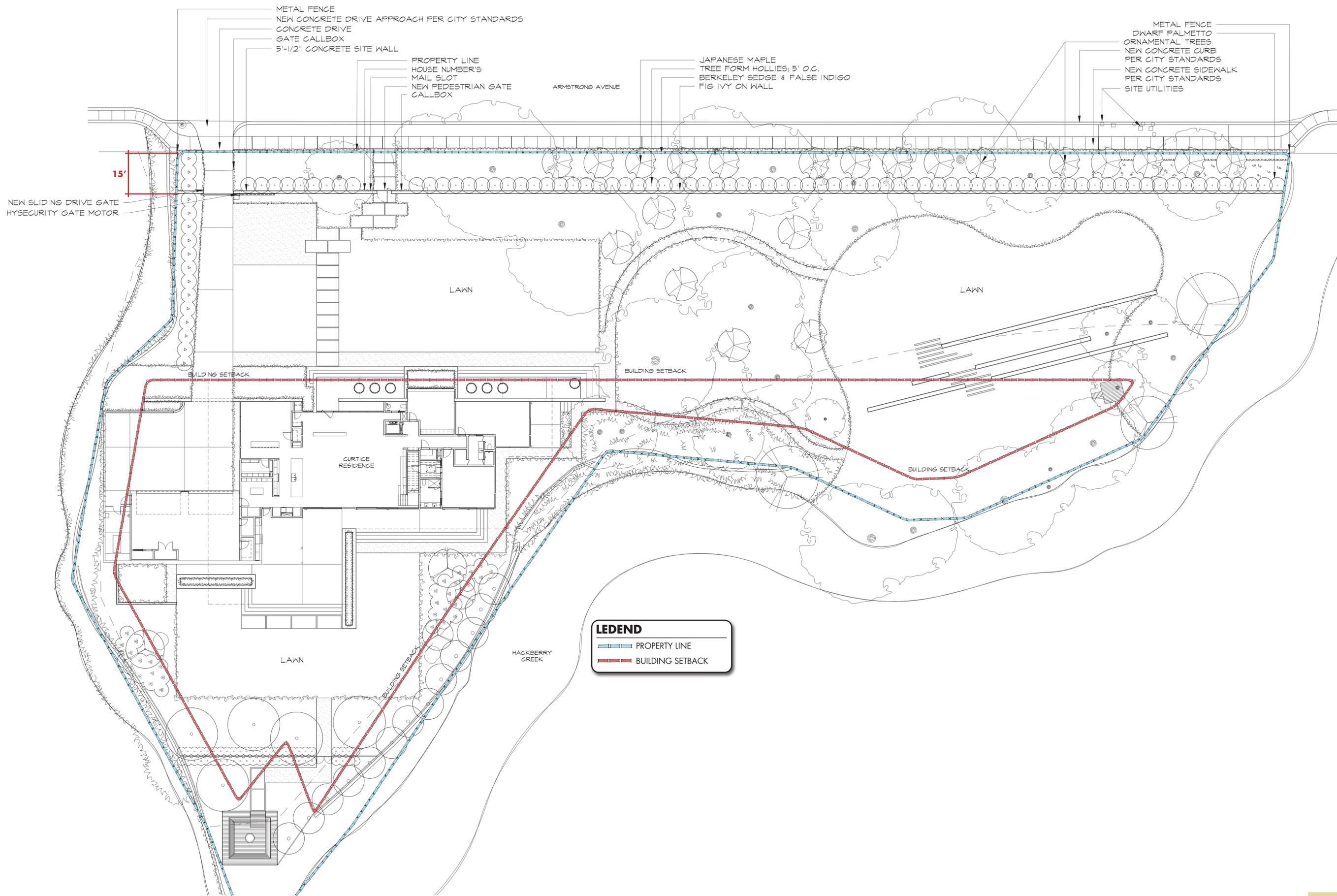
2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" & ZONE "AE" AND A PORTION IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFIED TO: SPECHT ARCHITECTS		DATE: 09/03/2021 JOB NO.: 21-08-014	
SYMBOL LEGEND	FND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE
--- WOOD FENCE	ESMT.= EASEMENT	B.L.= BUILDING LINE	(C.M.)= CONTROL MONUMENT
-x- CHAIN LINK FENCE	1. JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.		
-x- WIRE FENCE	THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.		
-o- WROUGHT IRON FENCE	JASON L. MORGAN 5587 REGISTERED PROFESSIONAL LAND SURVEYOR		
□ COLUMN	GLOBAL LAND SURVEYING, INC. SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002		
● POWER POLE	GLOBAL LAND SURVEYING, INC. P.O. BOX 260369 PLANO, TEXAS 75026 PHONE: (972) 881-1700 JMORGAN@GLS-INC.COM TBPFLS FIRM NO. 10016300		
⊠ WATER METER			
- - - POWERLINE			
⊠ OVERHEAD SERVICE LINE			
⊠ TRANSFORMER AND PAD			
⊠ GAS METER			
⊠ ASPHALT SURFACE			
⊠ CONCRETE			



METAL FENCE
 NEW CONCRETE DRIVE APPROACH PER CITY STANDARDS
 CONCRETE DRIVE
 GATE CALLBOX
 5'-1/2" CONCRETE SITE WALL

PROPERTY LINE
 HOUSE NUMBER'S
 MAIL SLOT
 NEW PEDESTRIAN GATE
 CALLBOX

ARMSTRONG AVENUE

JAPANESE MAPLE
 TREE FORM HOLLIES; 5' O.C.
 BERKELEY SEDGE & FALSE INDIGO
 FIG IVY ON WALL

METAL FENCE
 DWARF PALMETTO
 ORNAMENTAL TREES
 NEW CONCRETE CURB
 PER CITY STANDARDS
 NEW CONCRETE SIDEWALK
 PER CITY STANDARDS
 SITE UTILITIES

15'

NEW SLIDING DRIVE GATE
 HYSECURITY GATE MOTOR

LAWN

LAWN

BUILDING SETBACK

BUILDING SETBACK

BUILDING SETBACK

CURTICE RESIDENCE

LAWN

BUILDING SETBACK

HACKBERRY CREEK

LEDEND

— — — — — PROPERTY LINE

— — — — — BUILDING SETBACK

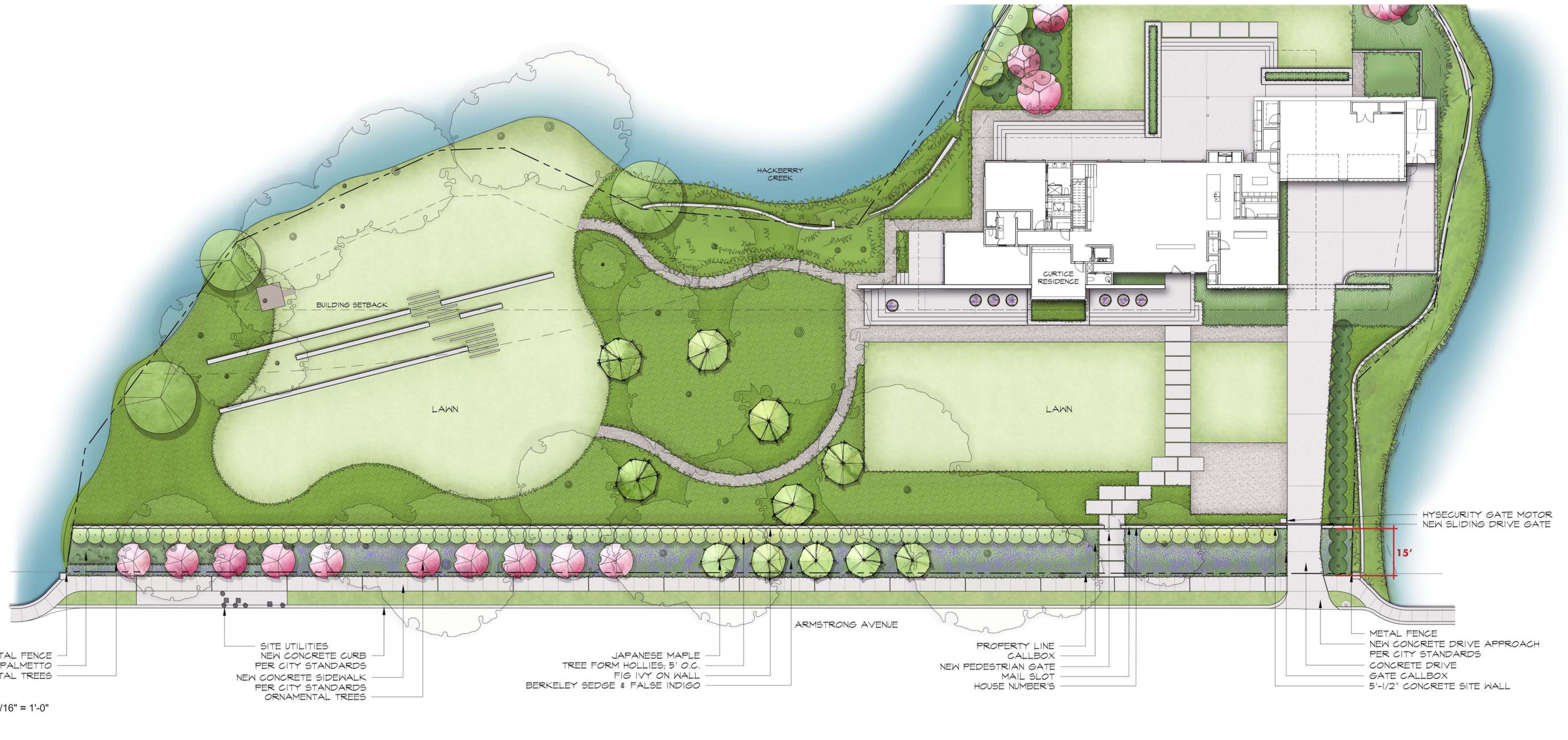


Scale: 1/16" = 1'-0"

SITE PLAN
 4009 ARMSTRONG AVENUE

NOVEMBER X, 2023 | PROJECT #: 21228





PROPOSED SITE PLAN & WALL ELEVATION

4009 ARMSTRONG AVENUE

NOVEMBER 8, 2023 | PROJECT #: 21228

MESA

EXTERIOR VIEWS:



INTERIOR VIEWS:



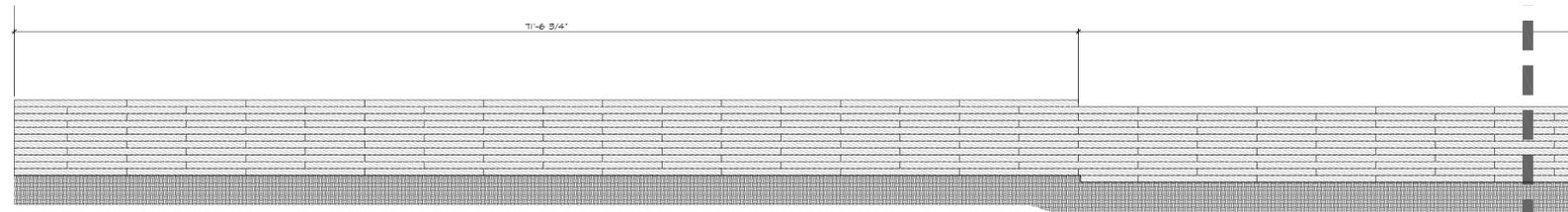
4009 ARMSTRONG AVENUE EXISTING SITE WALL



PROPOSED SITE WALL
4009 ARMSTRONG AVENUE

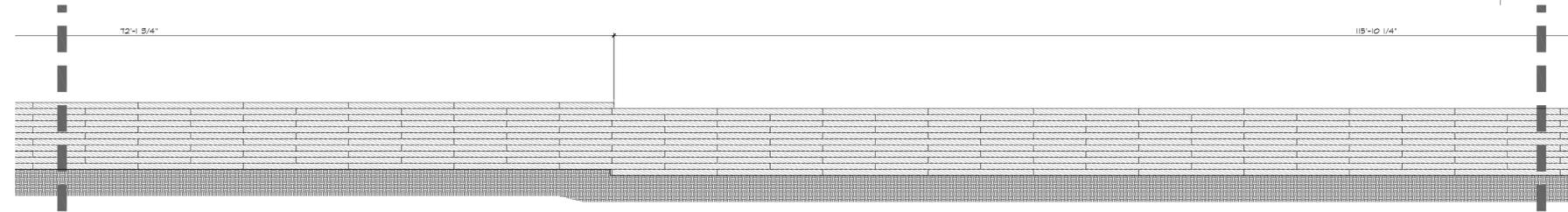
NOVEMBER 8, 2023 | PROJECT #: 21228

MESA



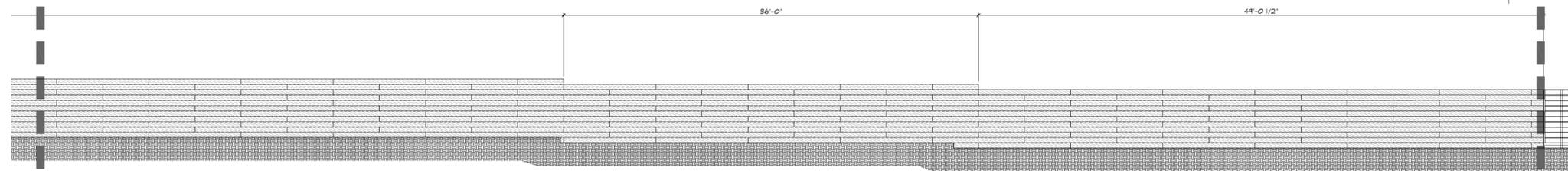
Exterior Wall Elevation F

NOT TO SCALE



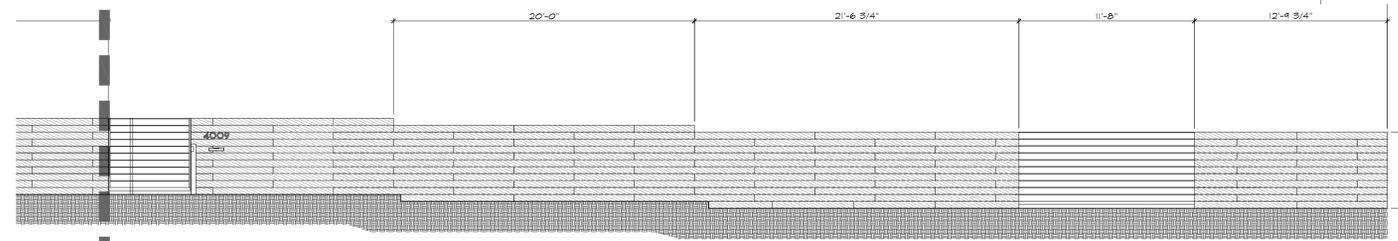
Exterior Wall Elevation E

NOT TO SCALE



Exterior Wall Elevation D

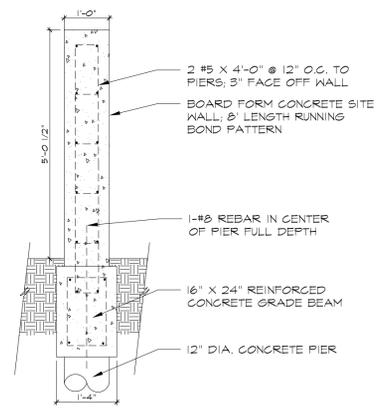
NOT TO SCALE



Exterior Wall Elevation C

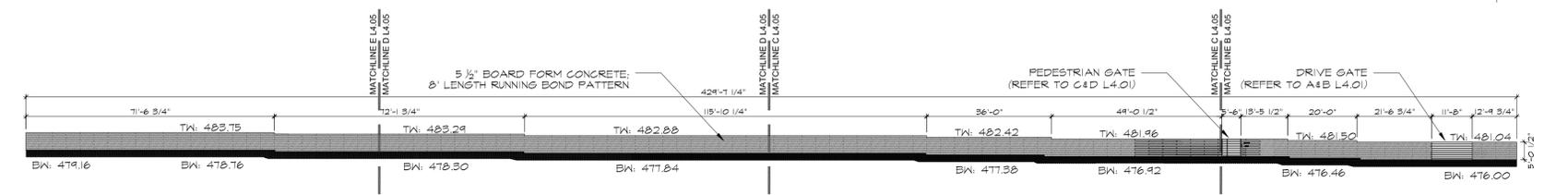
NOT TO SCALE

NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION,
PIER, CONCRETE SIZING, REINFORCEMENT, AND STEEL
MEMBER SIZING.



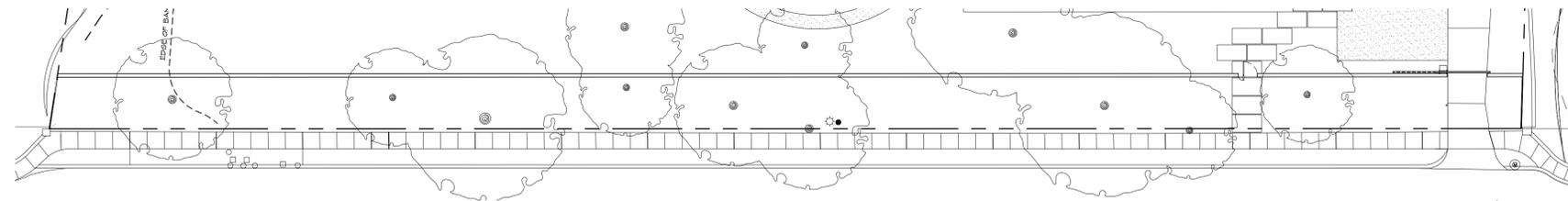
Exterior Wall Section G

NOT TO SCALE



Exterior Wall Elevation B

NOT TO SCALE



Exterior Wall Plan A

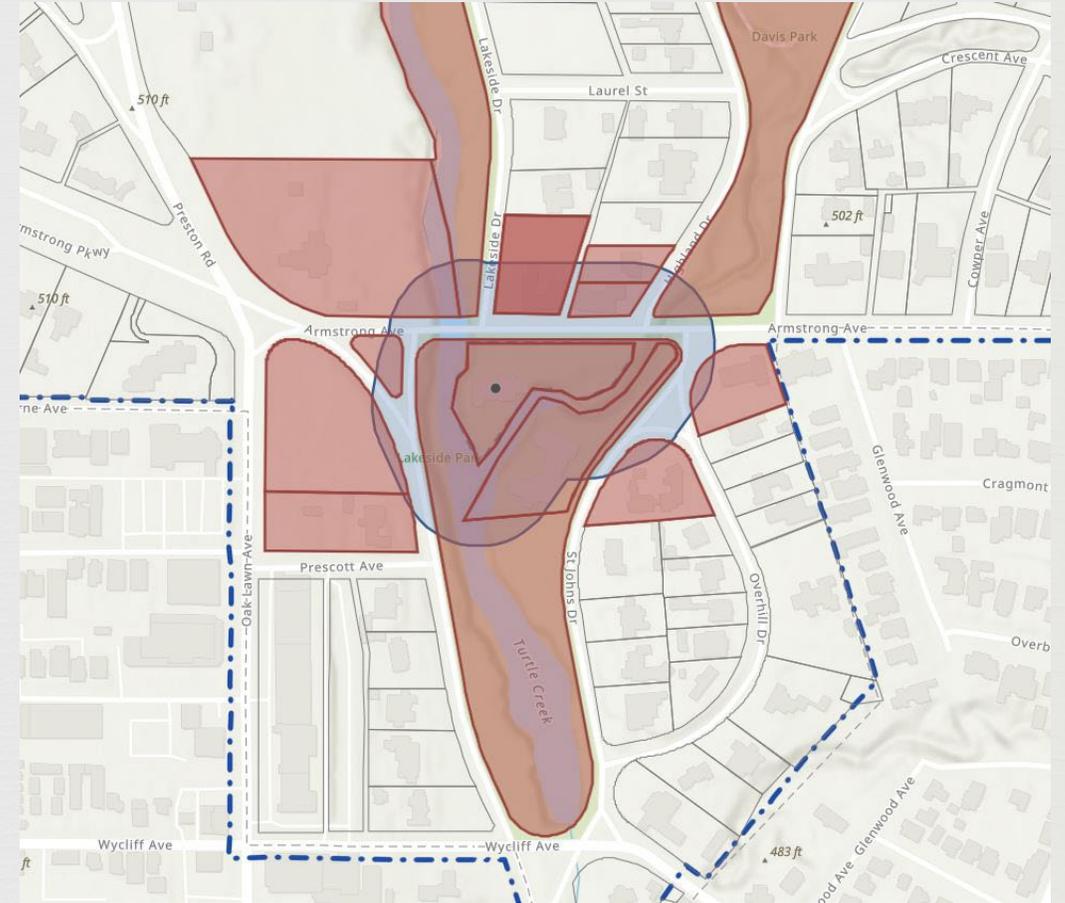
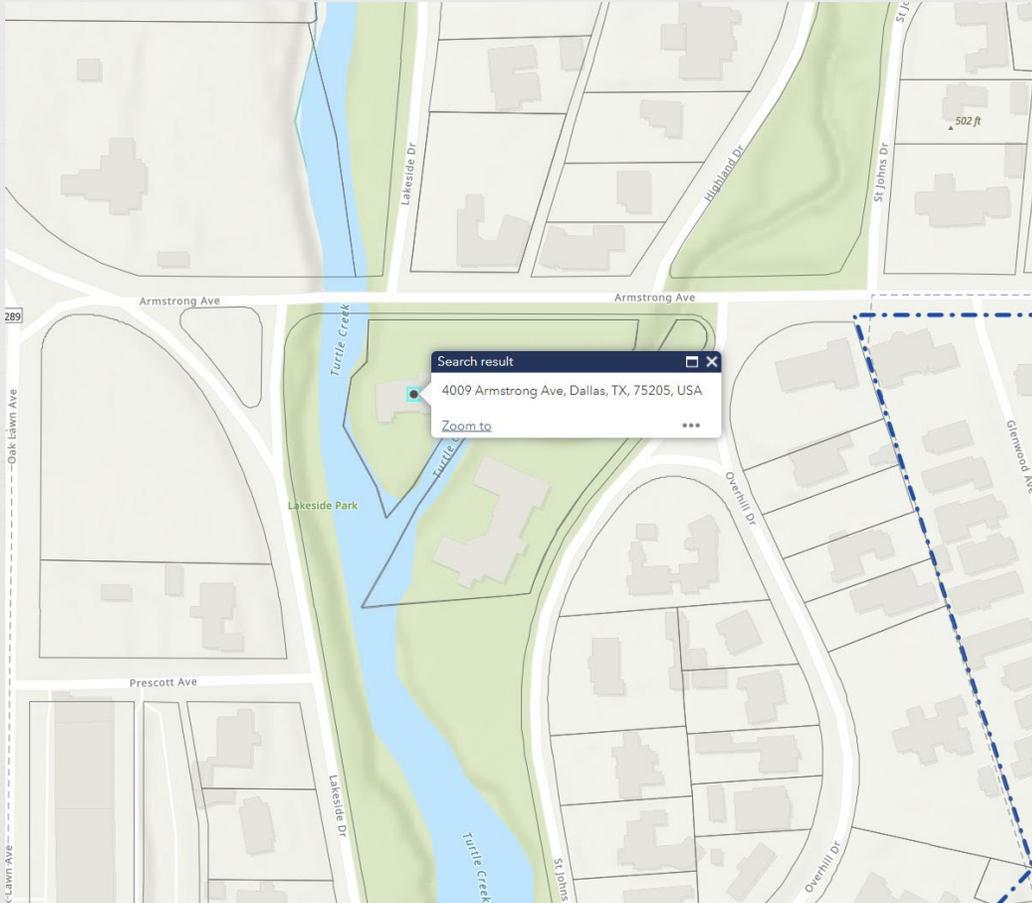
NOT TO SCALE

PROPOSED SITE WALL CONSTRUCTION DOCUMENTS

4009 ARMSTRONG AVENUE

NOVEMBER 8, 2023 | PROJECT #: 21228





MAYOR
Will C. Beecherl
MAYOR PRO TEM
Craig Penfold
TOWN ADMINISTRATOR
Tobin E. Maples, AICP



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October 16, 2023

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, November 8, 2023, to consider a variance from Section 8-601 (1) to construct a detached garage that will exceed the maximum height within 40 feet of the rear property line on a lot located at 3409 Mockingbird Lane. Section 8-601 (1) states that structures in the rear 40 feet of the lot shall be limited to 25 feet measured to the roof ridge. Height, in the C, D, E and F zoning districts, is the vertical distance of a building as measured from the average established grade at the street line or the natural front yard ground level at the building setback whichever is higher to the roof ridge. The existing topography drops in elevation approximately 7 feet from the southeast corner to the northwest corner of the property. The property owner and builder are requesting an additional 2 feet 6 inches of allowable height due to the topography of the property to construct a new detached garage.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i) the application to the Board, (ii) property survey, (iii) the site plan, (iv) floor plans, (v) exterior wall elevations, (vi) the public hearing notice map, and (vii) a location map of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Hugh Pender
Director of Development Services
hpende@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Tobin Maples, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Steve Alexander, Chief Financial Officer, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

RECEIVED
OCT 03 2023

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

BY: SP

(Please Type or Print)

ADDRESS 3409 Mockingbird Lane Owner's Name Michelle & Rob Joyner

LEGAL DESCRIPTION: Lot(s) 7 Block 44 Addition _____

Mailing Address 3409 Mockingbird Lane

City Dallas State TX Zip Code 75205

1. Request: To maintain 25' requested height for garage/studio structure behind my home.

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

My lot has a sloped topography. The back of my lot is higher than the property setback.
This is causing my 25' structure to measure 27.5'.

Additional information submitted by applicant _____

Fee Paid Date 10/2/23 Phone 214-244-5298

3. Signature of Owner Robert Joyner
DocuSigned by:
02A6FCB97C8246F...

(To be completed by Building Inspection Department)

Reason for denial: Section 8-601
Explanation:

Section 8-601 (1) states that structures in the rear 40 feet of the lot shall be limited to 25 feet measured to the roof ridge.
Height, in the C, D, E and F zoning districts, is the vertical distance of a building as measured from the average established grade at the street line or the natural front yard ground level at the building setback whichever is higher to the roof ridge.

Hugh Pender October 16, 2023
Building Inspector Date

'SURVEY PLAT'

PROPERTY DESCRIPTION:

BEING A PART OF LOT 7 AND A PART OF LOT 8, IN BLOCK 44, 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 A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT JOYNER AND MICHELLE KING JOYNER, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202200127038, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "P.K." NAIL FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (55' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID JOYNER TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DEREK HALL, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201400124533, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 90°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, A DISTANCE OF 64.93 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID JOYNER TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID MICHAEL MULLEN AND WIFE, VICKIE L. WILDE-MULLEN, OF RECORD IN VOLUME 2000092, PAGE 5147, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 06°06'05" EAST ALONG THE COMMON LINE OF SAID JOYNER TRACT AND SAID MULLEN TRACT, A DISTANCE OF 150.29 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER THEREOF, IN THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE SOUTH 90°00'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 64.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON SOUTH CORNER OF SAID JOYNER TRACT AND SAID HALL TRACT;

THENCE NORTH 00°06'05" WEST ALONG THE COMMON LINE OF SAID JOYNER TRACT AND SAID HALL TRACT, A DISTANCE OF 150.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,758 SQUARE FEET OR 0.224 ACRES OF LAND.

NOTES:

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) (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.
- 3) ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED IN CC# 202200127038 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

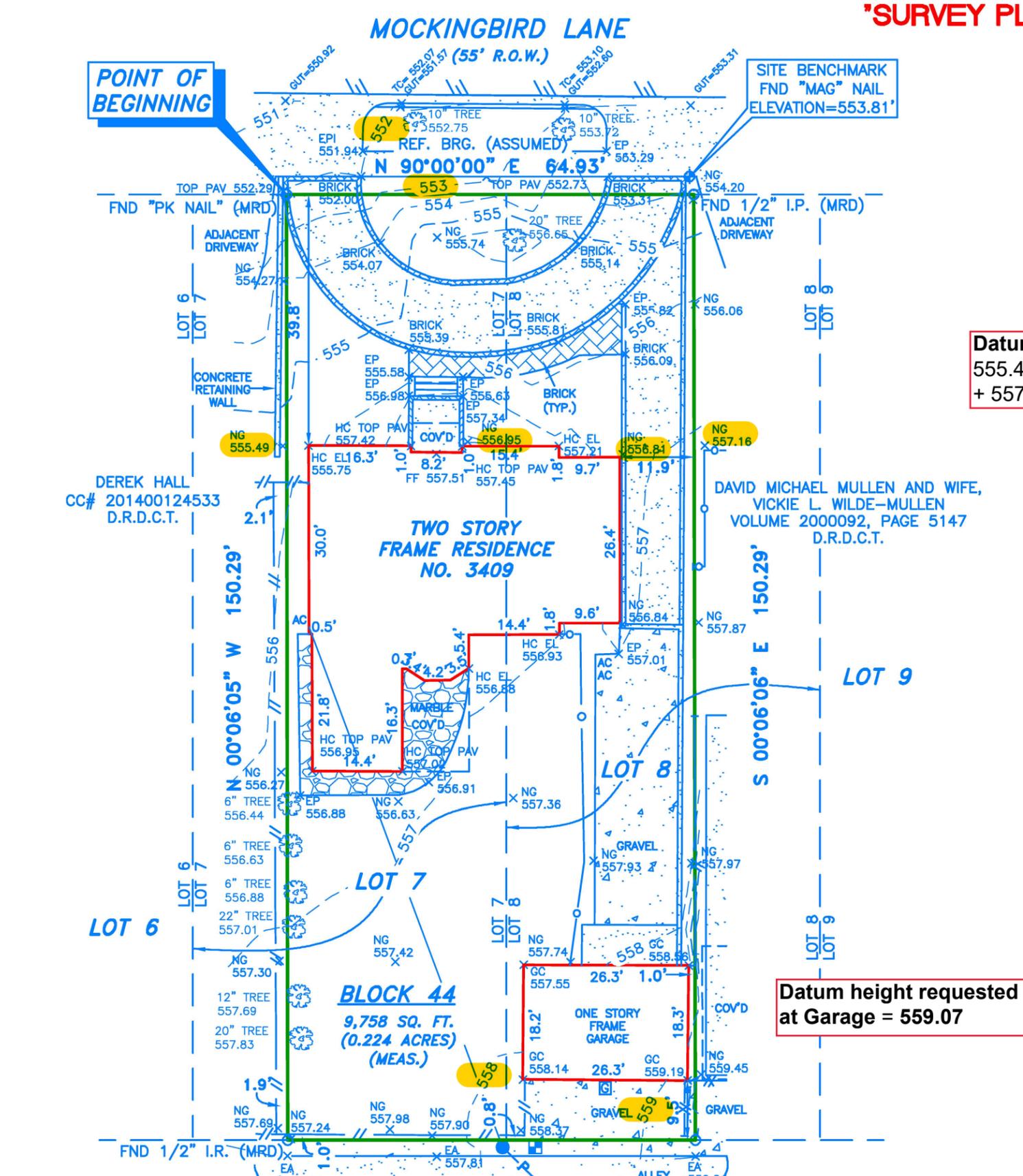
Datum height at FBL
 $555.49 + 556.95 + 556.81 + 557.16 / 4 = 556.60$

Datum height requested at Garage = 559.07



CERTIFIED TO: ROBERT JOYNER AND MICHELLE KING JOYNER		DATE: 06/20/2023 JOB NO.:23-06-046	
SYMBOL LEGEND		FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY	
---	WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.	
-x-	CHAIN LINK FENCE		
-x-	WIRE FENCE		
-o-	WROUGHT IRON FENCE		
⊗	COLUMN		
●	POWER POLE		
⊕	WATER METER		
—+—	POWERLINE		
—T—	OVERHEAD SERVICE LINE		
⊕	TRANSFORMER AND PAD		
⊕	GAS METER		
⊕	ASPHALT SURFACE		
⊕	CONCRETE	JASON L. MORGAN TXRPLS 5587 	
Global Land Surveying, Inc. SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002		GLOBAL LAND SURVEYING, INC. P.O. BOX 280369 PLANO, TEXAS 75026 PHONE (972) 881-1700 JMORGAN@GLS-INC.COM TBPELS FIRM NO. 10016300	

ADDRESS: 3409 MOCKINGBIRD LANE
BENCHMARK:
 ALL ELEVATIONS SHOWN HEREON ARE NAVD88 DERIVED FROM GPS OBSERVATIONS TAKEN ON 06/20/2023 UTILIZING A TRIMBLE R8S RTK UNIT ON THE ALLTERRA RTK NETWORK.



MOCKINGBIRD LANE

(55' RIGHT-OF-WAY)

N 88°23'55" E 66.90'

LOT 7
BLOCK 44

LOT 8
BLOCK 44

EXISTING FRONT
YARD TO REMAIN

EXISTING HOUSE
TO REMAIN

NEW
DRIVE
BY
OTHERS

DRIVEWAY
BY OTHERS

NEW ACCESSORY
STRUCTURE

DRIVEWAY
BY OTHERS

MIDPOINT OF LOT

MIDPOINT OF LOT

N 00°48'29" W 151.20'

SOUTH 150.30'

REAR 40' LINE

REAR 40' LINE

20' SIDE-FACING
CABLE SETBACK

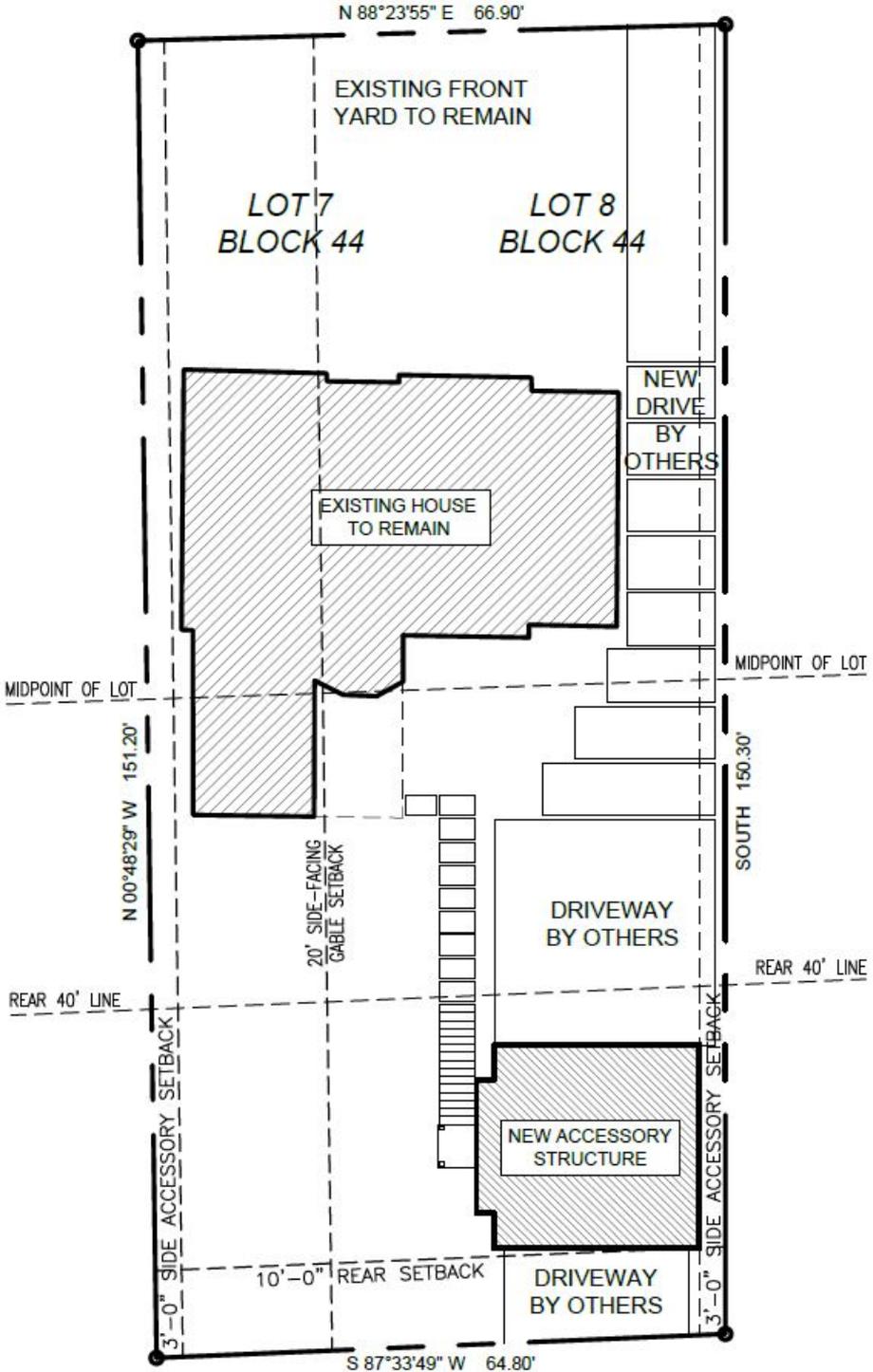
3'-0" SIDE ACCESSORY SETBACK

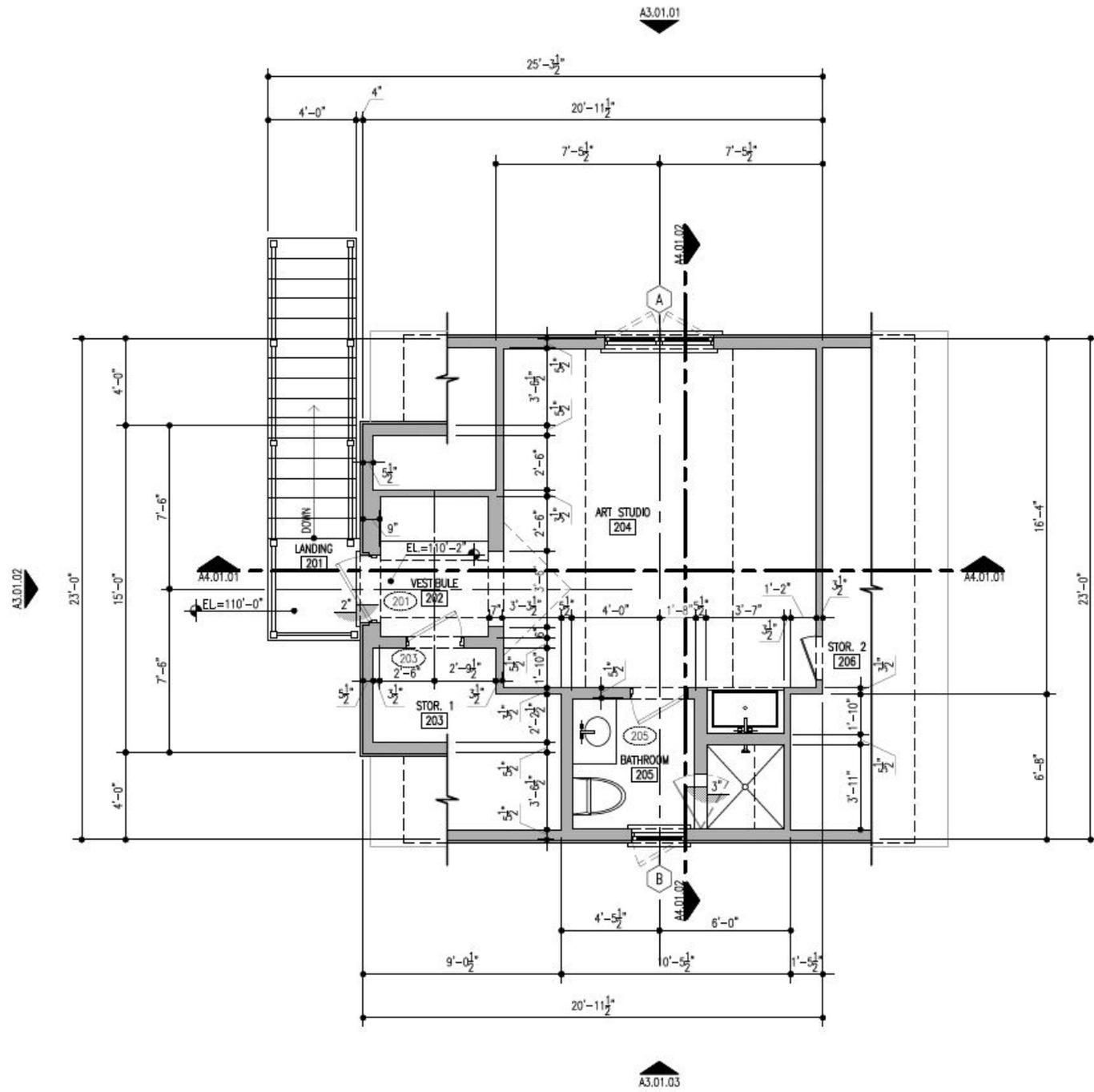
3'-0" SIDE ACCESSORY SETBACK

10'-0" REAR SETBACK

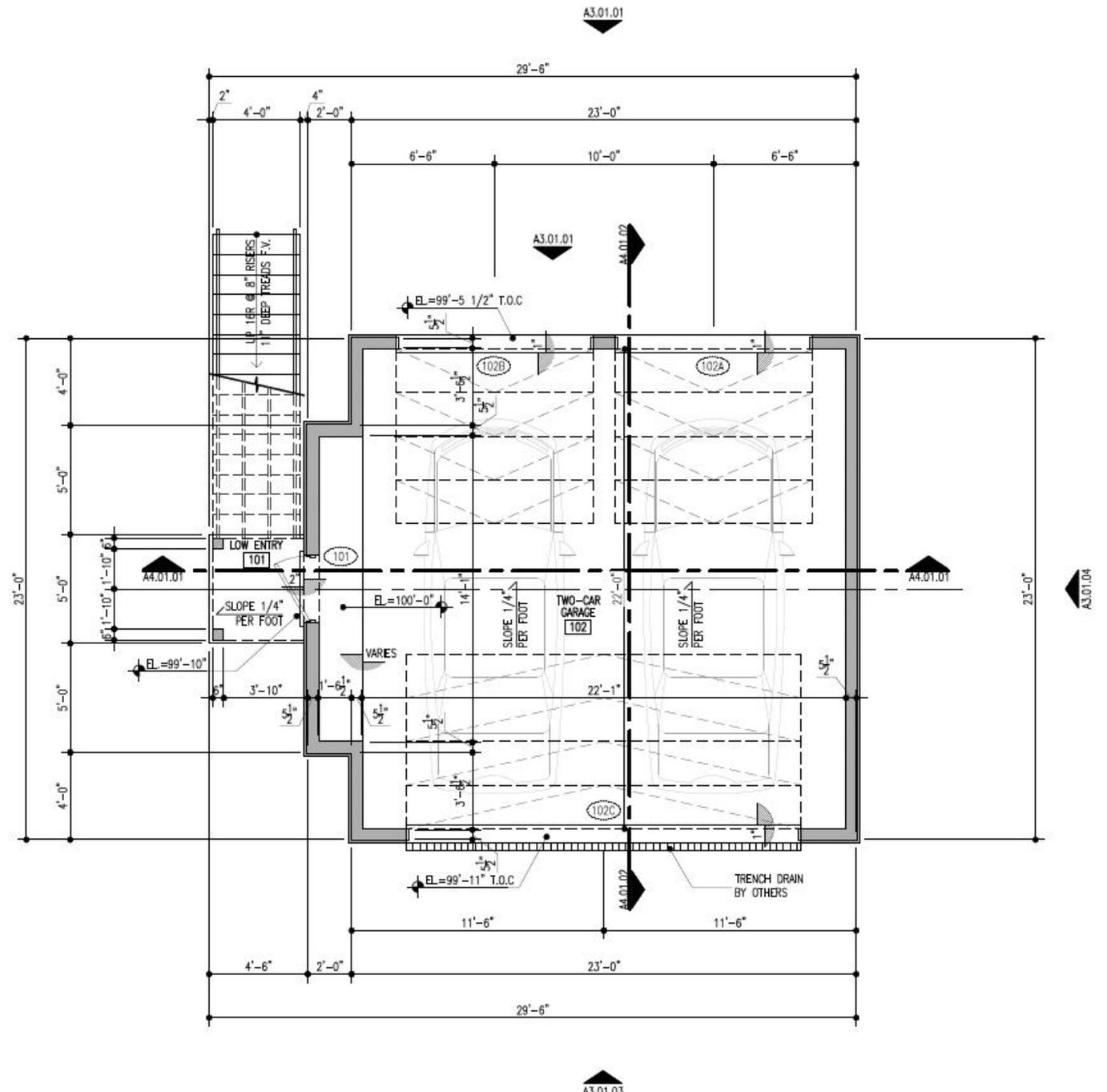
S 87°33'49" W 64.80'

15' ALLEY

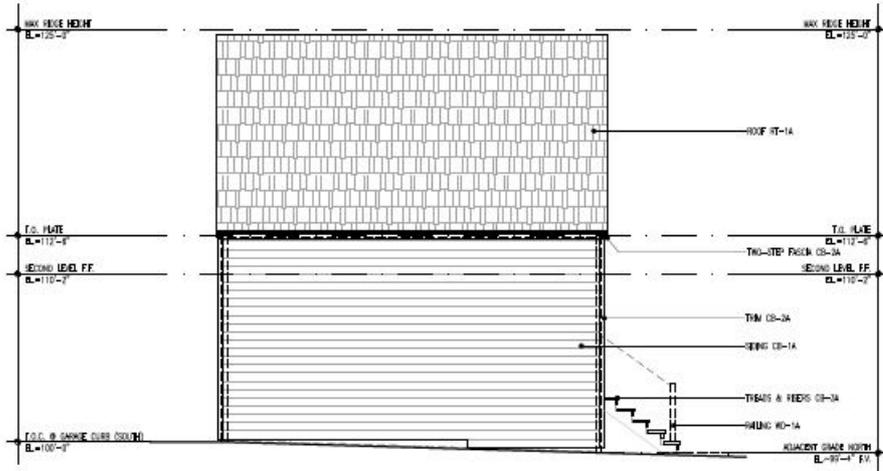




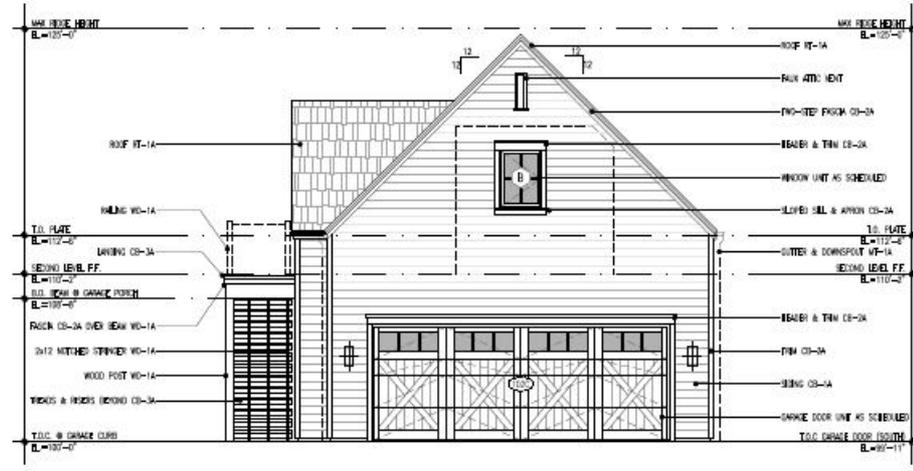
02 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/4"=1'-0"



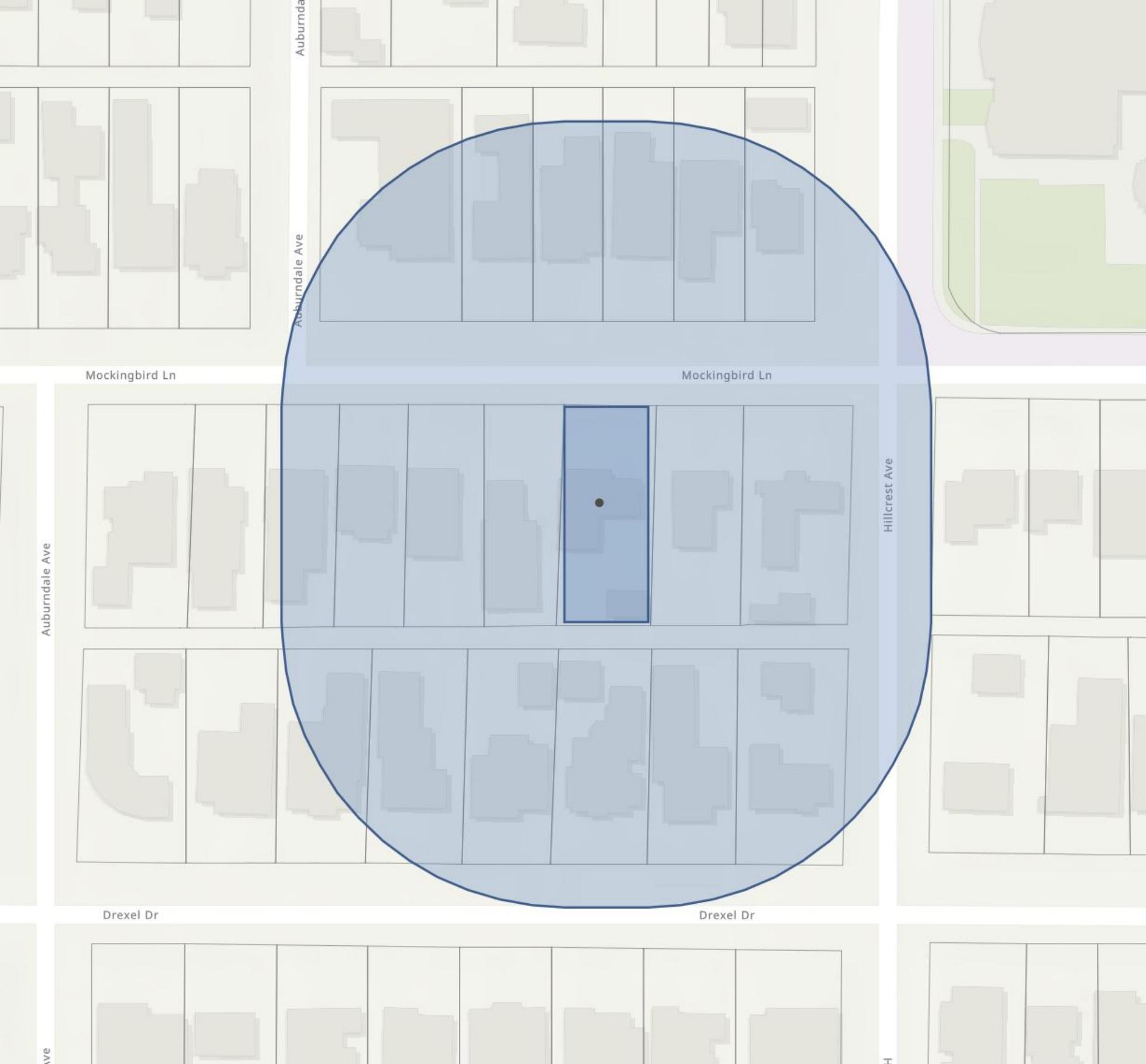
03 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



Auburndale

Auburndale Ave

Mockingbird Ln

Mockingbird Ln

Hillcrest Ave

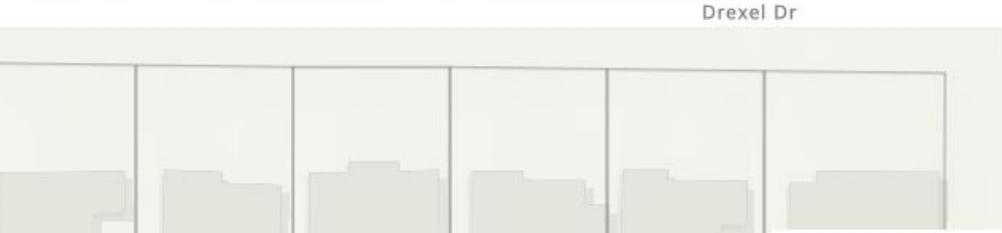
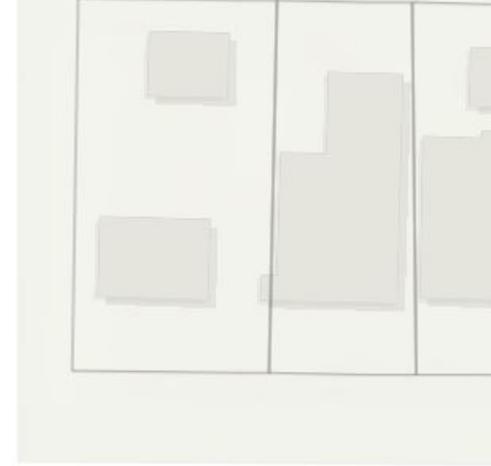
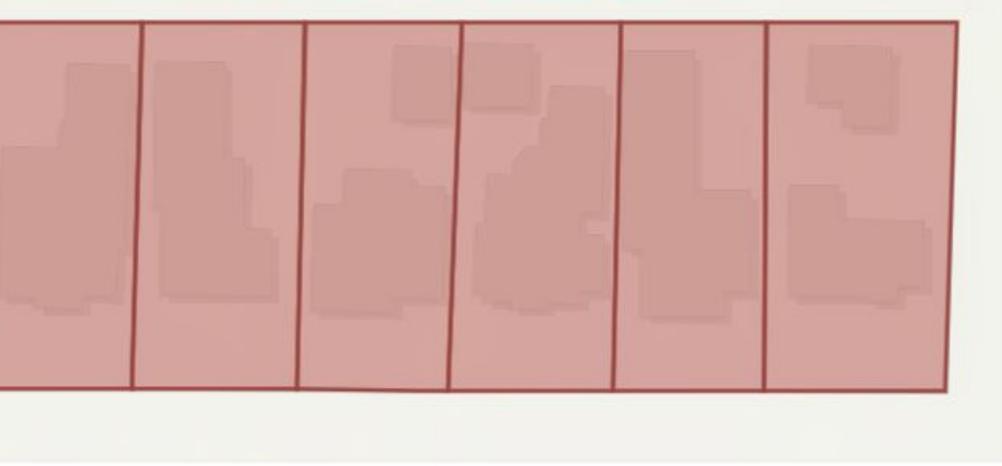
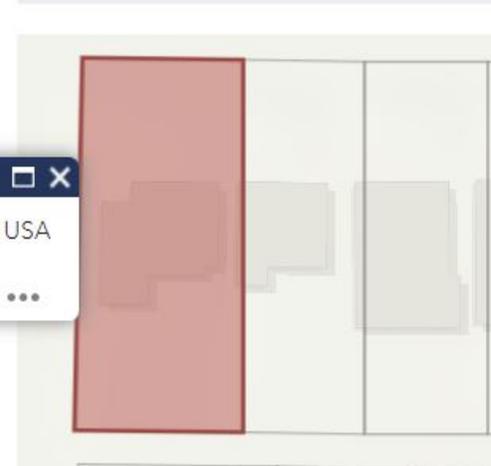
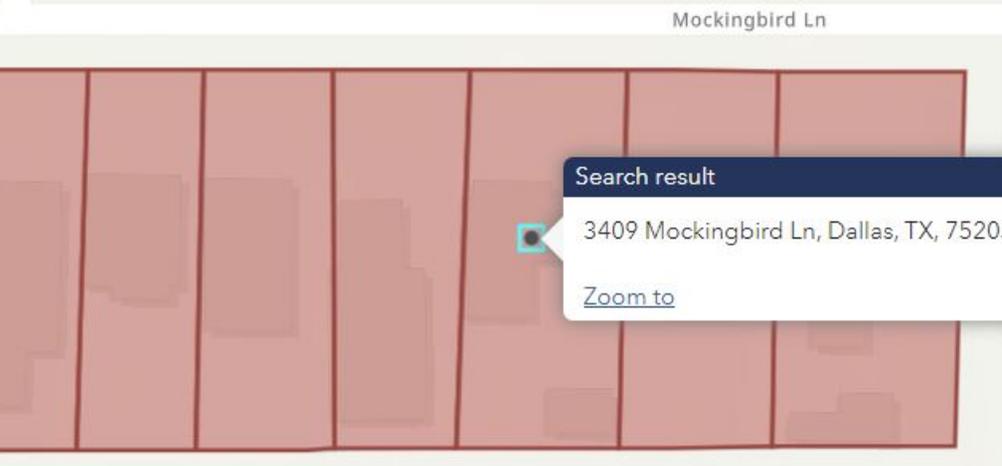
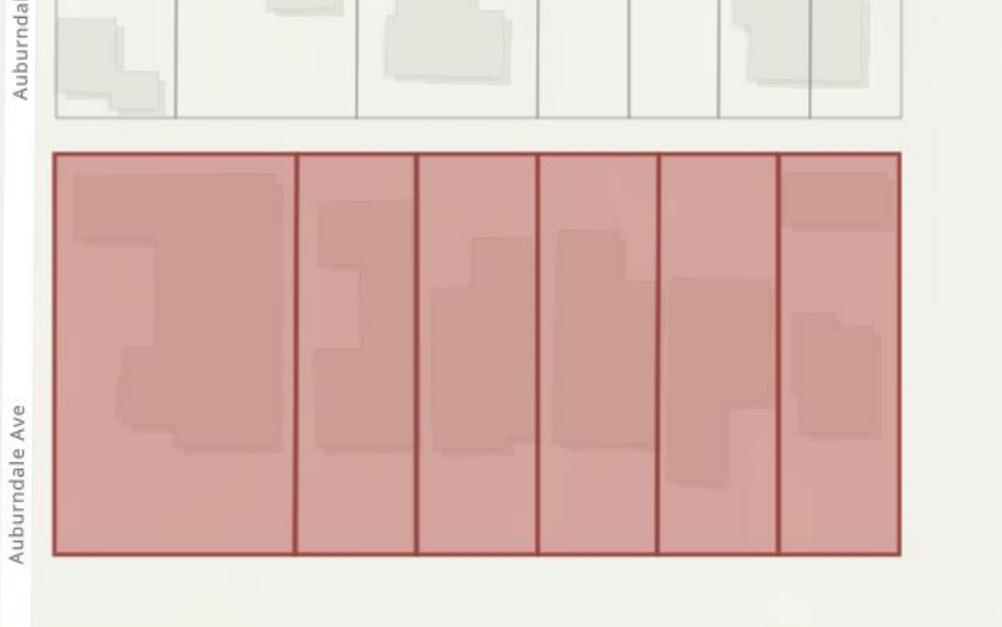
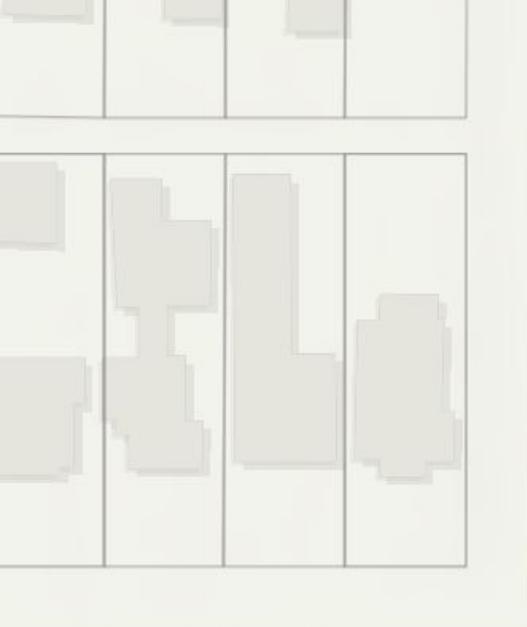
Auburndale Ave

Drexel Dr

Drexel Dr

Ave

H



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