OWNER'S CERTIFICATE

WHEREAS, Bryan Heights Development LLC and Ismael and Gloria Reyna are the owners of a 0.353 acre tract situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots I and 2. Block B/709, R. Fenby's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume I, Page 54, Map Records, Dallas County, Texas; said 0.353 acre tract being all of that tract conveyed to Ismael Reyna and wife Gloria Reyna by Warranty Deed recorded in Volume 79040, Page 0007. Deed Records, Dallas County, Texas; said 0.353 acre tract also being all of that tract known as Tract 4, Parcel A and Parcel B, of Exhibit A of the Special Warranty Deed conveyed to Bryan Heights Development LLC recorded in County Clerk's Instrument No. 201600227296, Official Public Records, Dallas County, Texas; said 0.353 acre tract being more particularly described by metes and bounds as follows:

CONDOMINIUMS. GSES. INC.. TX RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot I, Block B/709; said point also being at the intersection of the southeast right-of-way line of Virginia Avenue (50 feet wide) and the southwest right-of-way line of

THENCE, South 44 degrees 14 minutes 05 seconds East, with said southwest right-of-way line of Fitzhugh Avenue, a distance of 150.00 feet to a 1/2-inch iron rod found at the east

THENCE, South 45 degrees 09 minutes 29 seconds West, continuing, with said southwest right-of-way line, passing at a distance of 3.00 feet a point at the north corner of Lot 8A, Block B/709, T.K. Eng. Retail Center Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 87125, Page 289, Deed Records, Dallas County, Texas; continuing, leaving said southwest right-of-way line and with the common line of said 0.353 acre tract and Lot 8A. Block B/709, in all, a distance of 102.50 feet to a 3-1/4-inch aluminum disk stamped "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod set at the south corner of said Lot 2, Block B/709; said point also being the east corner of said Lot 3. Block B/709;

THENCE, North 44 degrees 14 minutes 05 West, leaving said common line and with the common line of said Lots 2 and 3, Block B/709, a distance of I50.00 feet to a 3-I/4-inch aluminum disk stamped "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod set at the west corner of said Lot 2, Block B/709; said point also being the north corner of said Lot 3, Block B/709; said point also being on the said southeast right-of-way line of Virginia Avenue;

THENCE, North 45 degrees 09 minutes 29 seconds East, with said southeast right-of-way line. passing at a distance of 50.00 feet the north corner of said Lot 2, Block B/709; said point also being the west corner of said Lot I, Block B/709; continuing, in all, a total distance of 102.50 feet to the POINT OF BEGINNING:

CONTAINING. 15.374 square feet or 0.353 acres of land, more or less. SURVEYOR'S NOTES

- I. Bearing system for this survey are based upon the southwest right-of-way line of Virginia Avenue, bearing South 44 degrees 14 minutes 05 seconds East, according to Tract 4. Parcel B of the Special Warranty Deed recorded in Clerk's Instrument No. 201600227296, Official Public Records, Dallas County, Texas.
- 2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 3. Purpose of this Plat: To reconfigure Lots I and 2.
- 4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. No buildings exist on Lot 2. Building on Lot I to remain.

SURVEYOR'S STATEMENT

I. Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of personally appeared documentation, evidence collected on the ground during field operations and other reliable executed the same for the purposes and consideration therein expressed, and in the documentation; and that this plat substantially complies with the Rules and Regulations of the therein stated. 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 Given under my hand and seal of office this the_____day of______, 2017. monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 5IA-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.

RELEASED 05/24/2017 - FOR REVIEW ONLY

Texas Registered Professional Land Surveyor No. 4804

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day Given under my hand and seal of office this the_____day of______, 2017. personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes

Given under my hand and seal of office this the _____ day of ____

Notary Public in and for the State of Texas

LEGEND

PROPERTY LINE ADJOINER PROPERTY LINE EASEMENT LINE CENTERLINE DEED RECORDS, DALLAS COUNTY, TEXAS MAP RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS INSTRUMENT NUMBER VOLUME PAGE CONTROLLING MONUMENT

> 3-1/4" ALUMINUM DISC STAMPED "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" SQUARE FEET

ENGINEER - SURVEYOR:

Robert Schneeberg, P.E., R.P.L.S. robert.schneeberg@gs-engineers.com GONZALEZ & SCHNEEBERG. ENGINEERS & SURVEYORS, INC.

2100 Lakeside Boulevard, Suite 200 Richardson, Texas 75082 Phone: 972-516-8855

BRYAN HEIGHTS DEVELOPMENT LLC 4300 NORTH CENTRAL EXPRESSWAY SUITE 301 DALLAS, TEXAS 75206

> **OWNER:** ISMAEL & GLORIA REYNA 4818 VIRGINIA AVE DALLAS, TEXAS 75204

FILED IN INSTRUMENT NO.

OWNER'S DEDICATION

NOW. THEREFORE. KNOWN ALL MEN BY THESE PRESENTS:

THAT, BRYAN HEIGHTS DEVELOPMENT LLC, acting by and through it's duly authorized agent, and Ismael and Gloria Revna do hereby adopt this plat, designating the herein described property as VIRGINIA AVENUE CONDOMINIUMS, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets. alleys, and floodway management areas shown thereon. The easements 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. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, 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 earess 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 earess 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.

Bryan Heights Development, LLC Title:	
Ismael Reyna - Owner	Gloria Reyna - Owner

WITNESS, my hand at Dallas, Texas this the_____day of______, 2017.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day 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

Given under my hand and seal of office this the_____day of______, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Texas, affirm that this plat was prepared under my direct supervision, from recorded person whose name is subscribed to the foregoing instrument and acknowledged to me that he

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared ______ of _____, known 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

Notary Public in and for the State of Texas

SHEET 1 OF 1 PRELIMINARY PLAT VIRGINIA AVENUE CONDOMINIUMS LOTS 1A AND 2A, BLOCK B/709

> BEING A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK B/709

R. FENBY'S SUBDIVISION V. 1, P. 54, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S167-200

CITY ENGINEERING PLAN FILE NO. 311T-XXXX Gonzalez & Schneeberg 2100 Lakeside Boulevard Suite 200, Richardson, Texas 75082 engineers = Surveyors (972) 516-8855 Fax:(972) 516-8901 TX SURVEYING FIRM REG. NO. 100752-00 TX ENGINEERING FIRM REG. NO. F-3376

6628plat

MAY, 2017

6628-17-04-12