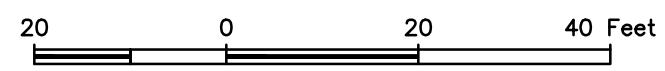


LOCATION MAP  
NTS



CONGRESS AVENUE  
(VARIABLE WIDTH R.O.W.)  
VOL. 130 PG. 77 D.R.D.C.T.

OAK LAWN AVENUE  
(VARIABLE WIDTH R.O.W.)  
VOL. 130 PG. 77 D.R.D.C.T.

GILLESPIE STREET  
VOL. 130 PG. 77 D.R.D.C.T.

POINT OF BEGINNING  
N: 6980679.1241  
E: 2487428.3092

LOT 1  
BLOCK 1/1025  
0.5682 ACRES  
24,751 SQ. FT.

THREE STORY  
STUCCO & FRAME  
BUILDING

TWO STORY  
BRICK & FRAME  
BUILDING

REMAINDER  
LOT 1 BLOCK 1/1025  
FRIEND SUBDIVISION  
VOL. 79 PG. 1209  
D.R.D.C.T.

LEGEND

XF	"X" CUT IN CONCRETE FOUND
XS	"X" CUT IN CONCRETE SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD WITH 3-1/4" METAL CAP STAMPED
IRFC	"SBX OAK LAWN - RPLS 5867" SET
R.O.W.	IRON ROD WITH CAP FOUND
D.R.D.C.T.	RIGHT-OF-WAY
O.P.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
©	OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
⊕	CLEANOUT
⊙	GUY WIRE
⊛	POWER POLE
⊞	WATER METER
⊟	LIGHT POLE
⊠	STORM SEWER MANHOLE
⊡	IRRIGATION CONTROL VALVE
⊢	TRAFFIC SIGNAL CONTROL BOX
⊣	TRAFFIC SIGNAL POLE
⊤	OVERHEAD POWERLINE
⊥	SANITARY SEWER LINE
⊦	WATER LINE

SHEET 1 OF 2  
PRELIMINARY PLAT  
SBX OAK LAWN  
LOT 1, BLOCK 1/1025  
0.5682 ACRES

OUT OF THE  
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-231  
ENGINEERING NUMBER 3111-

OWNER  
TEXAS LAND & CAPITAL, LTD.  
4514 TRAVIS STREET, SUITE 326  
DALLAS, TX 75205

OWNER  
5612 YALE HOLDINGS, LP  
3708 STRATFORD AVENUE  
DALLAS, TX 75205

ENGINEER  
MACATEE ENGINEERING, LLC  
CONTACT: PHILLIP FISHER  
3519 MILES STREET  
DALLAS, TX 75209  
PH. (214) 373-1180  
EMAIL: phillip@macatee-engineering.com

DATE: JUNE 20, 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2016-069

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS 5612 YALE HOLDINGS, LP AND TEXAS LAND & CAPITAL, LTD. are the owners of those tracts of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, and being all of a called 0.149 acre tract of land described in Special Warranty Deed to 5612 Yale Holdings, LP recorded in Instrument No. 200900192795, Official Public Records, Dallas County, Texas; all of a called 0.206 acre tract of land described in Special Warranty Deed to Texas Land & Capital, Ltd. recorded in Instrument No. 201500224552, Official Public Records, Dallas County, Texas and all of a called 0.2102 acre tract of land described in Special Warranty Deed to Texas Land & Capital, Ltd. recorded in Volume 2005171, Page 17913, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for corner at the intersection of the southeast right-of-way line of Oak Lawn Avenue (a variable width right-of-way) and the northeast right-of-way line of Congress Avenue (a 40-foot wide right-of-way) at the west corner of said 0.206 acre tract;

THENCE N 44°43'53" E, with said southeast right-of-way line of Oak Lawn Avenue, a distance of 170.73 feet to an "X" cut in concrete set for the westernmost corner of a tract of land described in Special Warranty Deed to Jamshid Ranjbaran and Marzjeh Ranjbaran recorded in Volume 95244, Page 862, Deed Records, Dallas County, Texas;

THENCE S 45°16'07" E, departing said southeast right-of-way line of Oak Lawn Avenue, a distance of 111.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "SBX OAK LAWN - RPLS 5867" set at the southernmost corner of said Ranjbaran tract;

THENCE N 44°43'53" E, a distance of 100.51 feet to an "X" cut in concrete set in the southwest right-of-way line of Gillespie Street (a 40-foot wide right-of-way) at the easternmost corner of said Ranjbaran tract;

THENCE S 44°00'07" E, with said southwest right-of-way line of Gillespie Street, a distance of 19.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "SBX OAK LAWN - RPLS 5867" set at the intersection of said southwest right-of-way line of Gillespie Street and the northwest line of a variable width alley right-of-way;

THENCE with said northwest line of the variable width alley, the following courses and distances:

S 44°43'53" W, at a distance of 155.82 feet passing a 1 inch iron pipe found and continuing for a total distance of 205.82 feet to a 1/2 inch iron rod found at a building corner; from which a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found for reference bears S 33°20'27" E, a distance of 0.68 feet;

S 45°16'07" E, a distance of 10.00 feet to an "X" cut in concrete set for corner;

S 44°43'53" W, a distance of 65.00 feet to an "X" cut in concrete set for corner at the intersection of the northwest line of the variable width alley with the northeast right-of-way line of Congress Avenue (a 40-foot wide right-of-way);

THENCE N 45°16'07" W, with said northeast right-of-way line of Congress Avenue, a distance of 140.00 feet to the POINT OF BEGINNING and containing 24,751 square feet or 0.5682 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, Texas Land & Capital, Ltd. and 5612 Yale Holdings, LP, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SBX OAK LAWN**, an addition to the City of Dallas, Dallas County, Texas. The easements shown 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 it's 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, Texas.

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2017.

By: 5612 Yale Holdings, LP

TITLE:

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

By: Texas Land & Capital, Ltd.

By: Duke & Duke, Ltd.

Barry Hancock  
President

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Barry Hancock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

By: 5612 Yale Holdings, LP

NAME  
TITLE:

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 other reliable documentation; 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 the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-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.

PRELIMINARY

RELEASED JUNE 20, 2017 FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL  
NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

SHEET 2 OF 2  
PRELIMINARY PLAT  
SBX OAK LAWN  
LOT 1, BLOCK 1/1025  
0.5682 ACRES

OUT OF THE  
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-231  
ENGINEERING NUMBER 311T-\_\_\_\_\_

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DALLAS, TX 75205

OWNER  
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3708 STRATFORD AVENUE  
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ENGINEER  
MACATEE ENGINEERING, LLC  
CONTACT: PHILLIP FISHER  
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PROJECT NO. 2016-069

NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE UNPLATTED TRACTS OF LAND.
- ALL EXISTING STRUCTURES TO BE REMOVED.