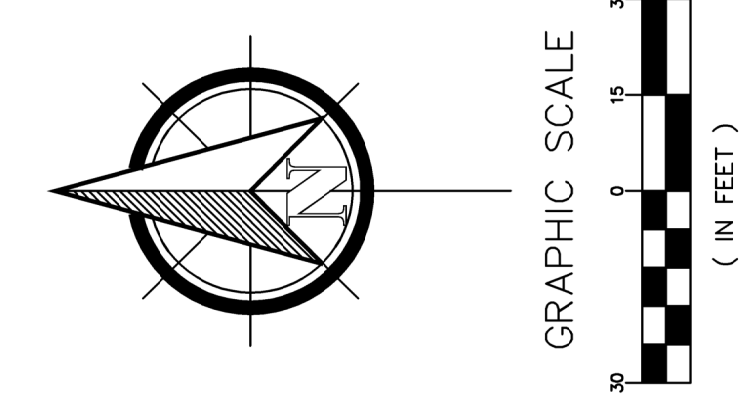


LOCATION MAP
(NOT TO SCALE)

LEGEND

- POINT OF BEGINNING
- POINT OF COMMENSAL
- CONTRIBUTING MONUMENT
- DALLAS COUNTY APPRAISAL DISTRICT
- EASEMENT
- EMBT
- MA RECORDS, DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- VOLUME
- NO.
- INSTRUMENT
- NO.
- NO. ROAD FOUND UNLESS OTHERWISE NOTED
- STREET, CAP. "S.S. PLUS SURVEY"
- (UNLESS OTHERWISE NOTED)
- STORM SEWER
- STORM DRAIN MANHOLE
- WOOD FENCE
- CHAIN LINK FENCE
- ASPHALT PAVEMENT



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MMLS 002B, LP DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1B, SIMPLERSALE 8TH STREET ADDITION 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 AND ENCUMBRANCES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE LANE, 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 BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR ENCUMBRANCES SHALL BE PLACED ON THE UTILITY AND FIRE LANE EASEMENTS. 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, EASEMENT 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO THE SAID SYSTEMS. ANY PERSON WHO SHALL INTERFERE WITH THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS SHALL BE RESPONSIBLE FOR THE COST OF PROTECTING 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 INDICATED.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____ 20____

APPROVAL BLOCK:

PRELIMINARY PLAT
SHOWN FOR PREPARATION OF FINAL PLAT FOR THE SUBDIVISION
APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF DALLAS, TEXAS

APPROVED BY: CITY COUNCIL
CITY OF DALLAS, TEXAS

APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF DALLAS, TEXAS

SIGNATURE OF CHAIRMAN _____ DATE _____

SIGNATURE OF MAYOR _____ DATE _____

ATTEST: _____

CITY SECRETARY _____

BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011)

1983 (2011) NORTH CENTRAL ZONE (4602)

NOTES: BEARINGS AND DISTANCES OF THIS ADDITION TO THE ORIGINAL TOWN OF OAK CLIFF PLAT ARE SUBJECT TO ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

**LOT 1B
SIMPLERSALE 8TH
STREET ADDITION
REPLAT**

PART OF LOTS 1 & 2,
BLOCK 75/3056
OF
ORIGINAL TOWN OF OAK CLIFF
(VOLUME 3, PAGE 516)

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT
0.1709 ACRES OUT OF THE
E. ROBERTSON, ABSTRACT NO. 1211
DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S201-547
ENGINEERING NO.: 311T-XXXX

DATE: December 14, 2020

LEGAL DESCRIPTION

BEING a tract of land situated in the E. Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being a part of Lots 1 and 2, Block 75/3056 out of the Original Town of Oak Cliff Plat, an Addition to the City of Dallas recorded in Volume 3, Page 516 of the Map Records of Dallas County, Texas, and being a portion of the Original Town of Oak Cliff Plat, as shown in General Warranty Deed to MMLS 002B, LP recorded in Instrument Number 202000272189 of the Official Public Records of Dallas County, Texas (G.P.R.D.C.T.) being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found in the north right-of-way line of East Eighth Street, a 60-foot wide public right-of-way dedicated by said Oak Cliff Plat, some being the southeast corner of a tract of land to Mrs. Dorsey M. Hill, as shown in General Warranty Deed to MMLS 002B, LP recorded in Instrument Number 202000272189 of the Official Public Records of Dallas County, Texas (G.P.R.D.C.T.) and as parcel ID number 00000256892000000 and being the southwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Elida Salinas recorded in Volume 2000081, and Page 1840 of the Deed Records of Dallas County Texas (D.R.D.C.T.);

THENCE South 57 degrees 36 minutes 34 seconds West, along said north right-of-way line of East Eighth Street, 105.00 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Dorsey tract, the southeast corner of said MMLS tract and being the POINT OF BEGINNING;

THENCE South 57 degrees 36 minutes 34 seconds West, continuing along said north right-of-way line of East Eighth Street, along the south line of said MMLS tract, a distance of 50.00 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Dorsey tract, the southeast corner of said MMLS tract and being the POINT OF BEGINNING;

THENCE North 00 degrees 40 minutes 29 seconds West, departing said north right-of-way line of East Eighth Street, said south line of MMLS tract, along the east line of said Gomez and Perola tract, passing at a distance of 125.00 feet from the southeast corner of said Dorsey tract, to a 1/2-inch iron rod with cap set for that certain tract of land described in General Warranty Deed to Martin R. Balderas recorded in Volume 94230, Page 2231 (D.R.D.C.T.), continuing in a total distance of 175.00 feet to a 1/2-inch iron rod with cap set for the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Elida Salinas recorded in Volume 2000081, and Page 1840 of the Deed Records of Dallas County Texas (D.R.D.C.T.);

THENCE North 00 degrees 40 minutes 29 seconds East, departing said south right-of-way line of the alley, along the north line of said MMLS tract, a distance of 50.00 feet to a 1/2-inch iron rod with cap set at the northeast corner of said MMLS tract and being the northwest corner of a said Dorsey tract;

THENCE South 09 degrees 40 minutes 29 seconds East, departing said south right-of-way line of the alley, along the east line of said MMLS tract and the west line of said Dorsey tract, a distance of 175.00 feet to a POINT OF BEGINNING and containing 7,444 square feet or 0.1709 acres of land more or less.

SURVEYOR'S STATEMENT

I, JEFF MONTANYA, 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 ACCURATELY REPRESENTS THE ACTUAL SURVEY OF THE PROPERTY DESCRIBED IN SAID 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 CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.6.17 (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 14th DAY OF December, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JEFF MONTANYA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF MONTANYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED AND AS THE ACT AND DEED BEING HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY SIGNATURE

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ENGINEER
DOUGLAS BARRILLEAUX, P.E.
JIMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

DEVELOPER
SIMPLERSALE 8TH LLC
11816 INWOOD RD, PHB 70024
DALLAS, TX 75244
JAMES LEE
JAMES@SIMPLERSALE.COM
PHONE: (972) 842-4835

