

PAVING AND DRAINAGE ENGINEERING APPROVAL.

6. ALL RECORDING INFORMATION IS SHOWN HEREON IS PER:

\* D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

\* M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS

7. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT.

8. NO BUILDINGS OR TREES ON PROPERTY.

\* O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

SIGNATURE OF MAYOR

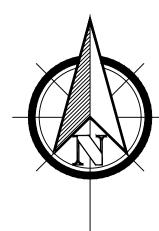
CITY SECRETARY

ATTEST:

REVISIONS

DESCRIPTION

EV NO. DATE



GRAPHIC SCALE



1 inch = 20 ft.

### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MML5 QOZB, LP DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 5A, SIMPLERSALE MARSALIS 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 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. 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 AND UPON 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 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.	TENTINO ONDINANOLO, NOLLO,	NEODEMONS AND NESC
WITNESS MY HAND THIS, DAY	OF	, 20
(NAME OF COMPANY)	_	
(NAME OF REPRESENTATIVE, TITLE)		
OT. TE 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 , 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_

NOTARY SIGNATURE

## 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 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 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 <u>08</u>, DAY OF <u>NOVEMBER</u>, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

SURVEYOR URBAN STRUCTURE

PHONE: (214) 295-5775

JEFFERY MONTANYA, R.P.L.S

JMONTANYA@URBANSTRUCT.COM

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_.

NOTARY SIGNATURE

JRBAN STRUCTURE

PHONE: (214) 295-5775

**DOUGLAS BARRILLEAUX, P.E.** 

DBARRILLEAUX@URBANSTRUCT.COM

IRON ROD FOUND UNLESS OTHERWISE NOTED

DEVELOPER SIMPLERSALE

JAMES LEE

**DALLAS, TX 75244** 

PHONE: (972) 842-4835

11816 INWOOD RD, PMB 70024

JAMES@SIMPLERSALE.COM

IRON ROD SET W/ ORANGE URBAN

(UNLESS OTHERWISE NOTED)

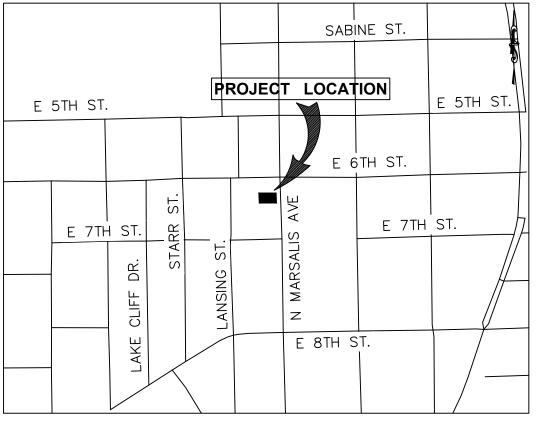
SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

STRUCT. CAP "U.S. PLUS SURVEY"



8140 Walnut Hill Lane, Suite 905 Dallas, Texas 75231 Firm Registration #10194610 www.urbanstruct.com TEL: 214.295.5775



## **LOCATION MAP** (NOT TO SCALE)

#### LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE E. ROBERTSON SURVEY, ABSTRACT NO. 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF LOT 5, BLOCK 72/3053 OUT OF THE ORIGINAL TOWN OF OAK CLIFF PLAT RECORDED IN MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANT DEED TO MML5 QOZB, LP RECORDED IN INSTRUMENT NUMBER 202000298750 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF N. MARSALIS AVENUE, AN 80-FOOT WIDE RIGHT-OF-WAY DEDICATED BY SAID OAK CLIFF PLAT, BEING THE SOUTHEAST CORNER OF SAID LOT 5, SAID MML5 TRACT AND THE NORTHEAST CORNER OF LOT 6 OF SAID OAK CLIFF PLAT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM TO JUAN AND OLGA ALONSO RECORDED IN INSTRUMENT NUMBER 200503589019 (O.P.R.D.C.T.);

THENCE SOUTH 88 DEGREES 50 MINUTES 08 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF N. MARSALIS, ALONG THE SOUTH LINE OF SAID LOT 5 AND SAID MML5 TRACT, THE NORTH LINE OF SAID LOT 6 AND SAID ALONSO TRACT, A DISTANCE OF 113.50 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "U.S. PLUS SURVEY," SET FOR THE SOUTHWEST CORNER OF SAID MML5 TRACT AND BEING THE SOUTHEAST CORNER OF TRACT TWO DESCRIBED IN GENERAL WARRANTY DEED TO PORTAL 7, LLC RECORDED IN INSTRUMENT NUMBER 201100257824 (O.P.R.D.C.T.);

THENCE NORTH 01 DEGREE 09 MINUTES 52 SECONDS WEST, DEPARTING SAID SOUTH LINE OF LOT 5 AND SAID MML5 TRACT AND SAID NORTH LINE OF SAID LOT 6 AND SAID ALONSO TRACT, ALONG THE EAST LINE OF SAID TRACT TWO, PASSING AT A DISTANCE 17.00 FEET THE NORTHEAST CORNER OF SAID TRACT TWO AND THE SOUTHEAST CORNER OF TRACT THREE, DESCRIBED IN SAID GENERAL WARRANTY DEED TO PORTAL 7, LLC, IN ALL A TOTAL DISTANCE OF 50.00 FEET TO 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MML5 TRACT, THE NORTHEAST CORNER OF SAID TRACT THREE AND BEING IN THE SOUTH LINE OF TRACT ONE DESCRIBED IN SAID GENERAL WARRANT' DEED TO PORTAL 7, LLC;

THENCE NORTH 88 DEGREES 50 MINUTES 08 SECONDS EAST, ALONG THE SAID SOUTH LINE OF TRACT ONE AND THE NORTH LINE OF SAID MML5 TRACT, A DISTANCE OF 113.50 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SAID WEST RIGHT-OF-WAY LINE OF N MARSALIS, SAME BEING THE SOUTHEAST CORNER OF SAID TRACT ONE, AND THE NORTHEAST CORNER OF SAID MML5 TRACT;

THENCE SOUTH 01 DEGREES 09 MINUTES 52 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF N MARSALIS, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.676 SQUARE FEET OR 0.1303 ACRES OF LAND MORE OR LESS.

> BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011) NORTH CENTRAL ZONE (4202)

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

# LOT 5A SIMPLERSALE MARSALIS ADDITION **REPLAT**

PART OF LOT 5. BLOCK 72/3053 ORIGINAL TOWN OF OAK CLIFF (VOLUME 3, PAGE 516)

THE PURPOSE OF THE PLAT IS TO REPLAT LOT.

0.1303 ACRES OUT OF THE E. ROBERTSON SURVEY, ABSTRACT NO. 1211 DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S201-561 ENGINEERING NO. 311T-XXXX

DATE: January 08, 2021

JOB#: 20564