

**OWNER'S CERTIFICATE**STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS We, Illinois Avenue Capital Partners, LLC, are the owners of a tract of land situated in the A. Bast Survey, Abstract No. 109, City of Dallas Block A/6114, in the City of Dallas, Dallas County, Texas, and being a portion of the tract of land described in Special Warranty Deed with Vendors Lien to Illinois Avenue Capital as recorded in Instrument Number 201400070051 Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an 5/8 inch iron rod found for corner in the south right-of-way line of Illinois Avenue (100 foot right-of-way) and being the northwest corner of Lot 5, Block A/6114 of the JNR Development Addition Phase 2 an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof as recorded in Instrument Number 200900062788, Official Public Records, Dallas County, Texas,

THENCE South 89 degrees 22 minutes 57 seconds West, along the said south right-of-way of Illinois Avenue, a distance of 30.12 feet to a 3 1/4 inch aluminum disk stamped "IACP DEVELOPMENT & RPLS 5299" set for corner in the said south right-of-way of Illinois Avenue and being the POINT OF BEGINNING;

THENCE South 01 degrees 21 minutes 00 seconds East, traversing said Illinois Avenue Capital tract and said Block 6114, a distance of 245.00 feet to a 3 1/4 inch aluminum disk stamped "IACP DEVELOPMENT & RPLS 5299" set for corner;

THENCE South 89 degrees 22 minutes 57 seconds West, continuing to traverse said Illinois Avenue Capital tract and said Block 6114, a distance of 181.01 feet to a 3 1/4 inch aluminum disk stamped "IACP DEVELOPMENT & RPLS 5299" set for corner in the east line of a tract of land as described in General Warranty Deed to Eric Cavazos and Valerie Cavazos as recorded in Instrument Number 202000312066, Official Public Records, Dallas County, Texas, and in the east line of Lot 2, Block 6114 of the R.L. Kirby Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof as recorded in Volume 17, Page 7, Map Records, Dallas County, Texas;

THENCE North 01 degrees 21 minutes 00 seconds West, along the east line of said Cavazos tract and said Lot 2, Block 6114, a distance of 245.00 feet to a 3 1/4 inch aluminum disk stamped "IACP DEVELOPMENT & RPLS 5299" set for corner in the said south right-of-way of Illinois Avenue from which a brass monument found bears S 12 degrees 17 minutes 46 seconds West 0.43 feet;

THENCE North 89 degrees 22 minutes 57 seconds East, along said south right-of-way of Illinois Avenue, a distance of 181.00 feet to the POINT OF BEGINNING and containing 44,343.21 square feet or 1.018 acres of land.

**SURVEYOR'S STATEMENT**

I, Gary E. Johnson, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (15/2021)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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 \_\_\_\_\_, 2021.

Notary Signature \_\_\_\_\_

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We Illinois Avenue Capital Partners, LLC, acting by authorized agent, do hereby adopt this plat, designating the herein described property as **IACP DEVELOPMENT**, 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 roadway 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 of 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 the 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Long View Equity, LLC for Illinois Avenue Capital Partners, LLC

Jeff Eversmann (Treasurer)

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jeff Eversmann, 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 \_\_\_\_\_, 2021.

Notary Signature \_\_\_\_\_

**GENERAL NOTES:**

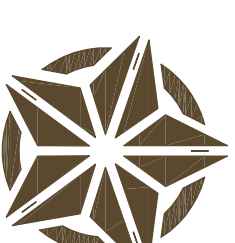
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO MAKE 1 LOT OUT OF A PORTION OF 1 TRACT.
- 3) ACCORDING TO THE F.L.R.M. PANEL, NO. 481130M46K, THE SUBJECT PROPERTY LIES IN ZONE X, AND DOES NOT LIE WITHIN FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

**ENGINEER**

BARB HAMPTON & BROWN  
3801 WILLIAM D. TATE, SUITE 500  
GRAPEVINE, TEXAS 76051  
(817) 251-8550 (302 PHONE)  
DALE C. SON (ENGINEER)

**OWNER**

ILLINOIS AVENUE CAPITAL PARTNERS LLC  
5608 PARKCREST DRIVE #325  
AUSTIN, TEXAS 78731-4977  
CONTACT: JEFF EVERSMAAN  
TREASURER OF LONG VIEW EQUITY

**SURVEYOR**

**TEXAS HERITAGE**  
SURVEYING LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

PRELIMINARY PLAT  
**IACP DEVELOPMENT**  
LOT 3, BLOCK 6114  
PART OF TRACT 9  
A. BAST SURVEY, ABSTRACT NO. 109  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER S201-564

DATE: 12/30/2020 / JOB # 1102303-4 SCALE - 1" = 40' / KO  
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