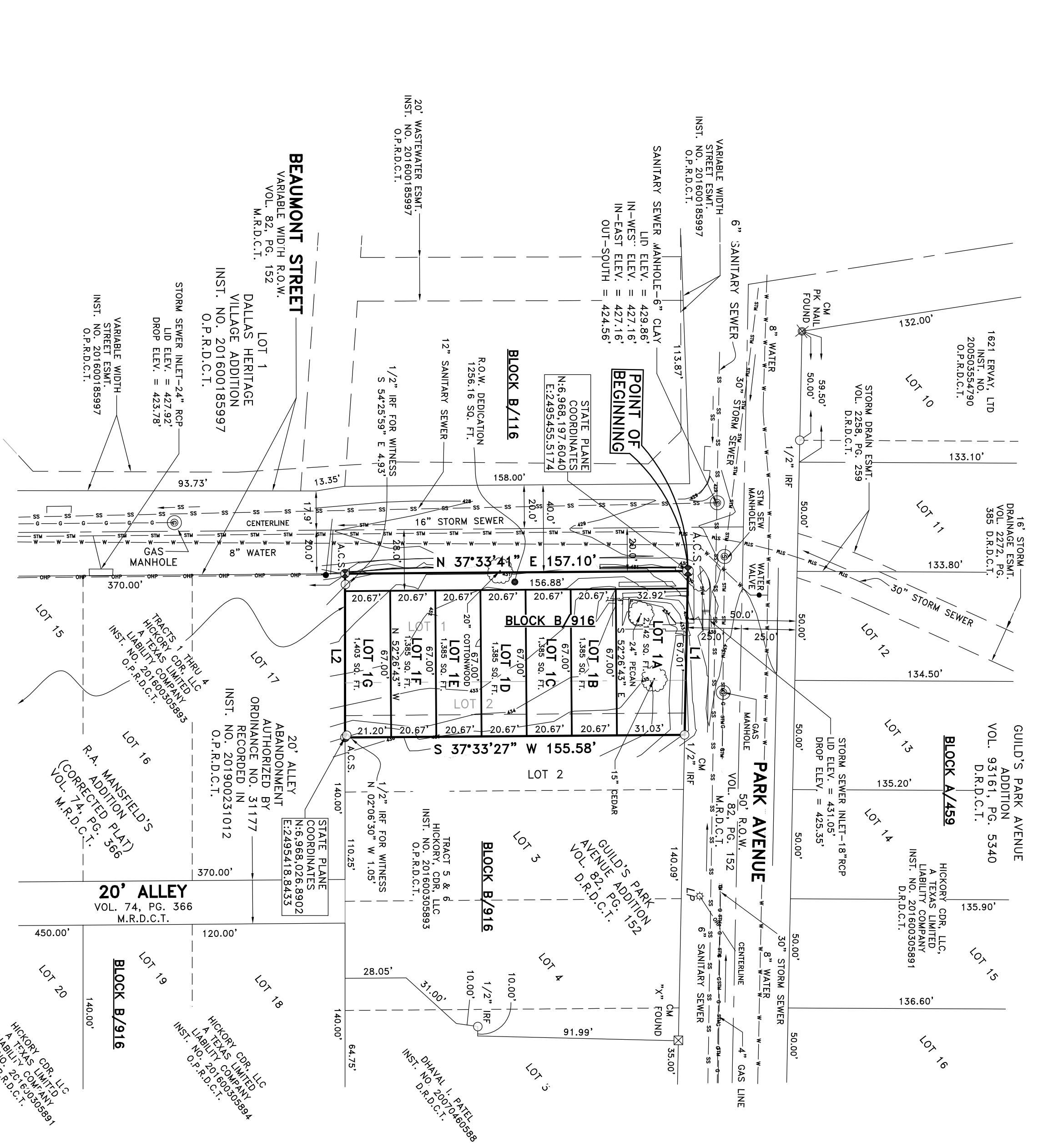


VICINITY MAP
NOT TO SCALE



LEGEND
 DEED RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 MAP RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 INSTRUMENT NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 "X" = FOUND = "X" STAMPED IN CONCRETE FOUND
 ESMT. = EASEMENT
 A.C.S. = 1/2 INCH IRON ROD SET WITH A 3-1/4" ALUMINUM DISK
 STAMPED "MPA" AND "RPLS 5513"

GENERAL NOTES
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 7 LOTS.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line #	Direction	Length
L1	S 50°49'49" E	75.02'
L2	N 51°59'45" W	75.00'

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas Majestic Cast, Inc., is the sole owner of a 11,724.20 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being that tract of land conveyed to said Majestic Cast, Inc., by General Warranty Deed recorded in Instrument No. 201500091847, Official Public Records, Dallas County, Texas, same being all of Lot 1, and part of Lot 2, Block B/916, Guild's Park Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82, Page 132, Deed Records, Dallas County, Texas, and being more particularly stated as follows: BEGINNING at a 1/2 inch iron rod set for corner with 3-1/4 inch aluminum disk stamped "MPA" and "RPLS 5513", being the intersection of the Southeast Right-of-Way line of Beaumont Street (variable width Right-of-Way, Volume 82, Page 152, Map Records, Dallas County, Texas), and the Southwest Right-of-Way line of Park Avenue (50 foot Right-of-Way, Volume 82, Page 152, Map Records, Dallas County, Texas); THENCE South 50 degrees 49 minutes 49 seconds East, along the Southwest Right-of-Way line of said Park Avenue, a distance of 75.02 feet to a 1/2 inch iron rod found for corner, being the North corner of Tracts 5 and 6 of that tract of land land conveyed to Hickory CDR, LLC, by deed recorded in Instrument No. 201600305893, Official Public Records, Dallas County, Texas;
 THENCE South 37 degrees 33 minutes 27 seconds West, along the Northwest line of said Tracts 5 and 6, Hickory CDR, LLC, a distance of 155.58 feet to a 1/2 inch iron rod set for corner with 3-1/4 inch aluminum disk stamped "MPA" and "RPLS 5513", being the West corner of said Tracts 5 and 6, Hickory CDR, LLC, and on the Northwest line of Lot 17, Block B/916, R.A. Mansfield's Addition, an addition to the City of Dallas, Dallas County, Texas, from which a 1/2 inch iron rod found for witness, bearing North 02 degrees 06 minutes 30 seconds West, of a distance of 1.05 feet;
 THENCE North 51 degrees 59 minutes 43 seconds West, along the Northwest line of said Lot 17, a distance of 75.00 feet to a 1/2 inch iron rod set for corner with 3-1/4 inch aluminum disk stamped "MPA" and "RPLS 5513", being the North corner of said Lot 17, and being in the Southeast Right-of-Way line of said Beaumont Street, from which a 1/2 inch iron rod found for witness, bearing South 54 degrees 25 minutes 59 seconds East, a distance of 4.93 feet;
 THENCE North 37 degrees 33 minutes 41 seconds East, along the Southeast Right-of-Way line of said Beaumont Street, a distance of 157.10 feet to the POINT OF BEGINNING, and containing 11,724 square feet or 0.270 of an acre of land.

OWNER'S DECLARATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Majestic Cast, Inc., acting by and through its duly authorized agent, S.I. Abed, does hereby adopt this plat, designating the herein described property as **MAJESTIC PARK 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 hereon. The easements shown hereon 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 or growths 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, pot-holing, maintaining and adding to or removing oil or parts of its respective systems without the necessity of 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.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2021.
 Majestic Cast, Inc

By: _____ day of _____, 2021.
 S.I. Abed, Representative

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears S.I. Abed, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.
 Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connolly, 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-6.817 (g)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.
RELEASED FOR REVIEW 01/20/2021. 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.
 Bryan Connolly
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.
 Notary Public in and for the State of Texas

PRELIMINARY PLAT
MAJESTIC PARK ADDITION
 LOTS 1A THRU 1G, BLOCK B/916
 11,724 SQ.FT. / 0.270 ACRES
 BEING A REPLAT OF ALL OF LOT 1, AND A PORTION OF LOT 2, GUILD'S PARK AVENUE ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-567

