

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PGH Divide LLC, a Texas limited liability company, is the owner of a tract of land situated in the William Griggsby Survey, Abstract No. 501, in the City of Dallas Block 1323, Dallas County, Texas, being a part of Lot 18, Block B/1323 of Henry D. Lindsey's Resubdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 14 of the Map Records of Dallas County, Texas, and being that tract of land described in Special Warranty Deed with Vendor's Lien to PGH Divide LLC, a Texas limited liability company, recorded in Instrument Number 202000315695 of the Official Public Records of Dallas County, Texas;

Beginning at a 3/8 inch iron rod found for corner, said corner being in the southwest right-of-way line of Rawlins Street (60 foot right-of-way); said corner also being in the northwest right-of-way line of Throckmorton Street (60 foot right-of-way);

Thence South 44 degrees 48 minutes 08 seconds West, along the northwest right-of-way line of said Throckmorton Street, a distance of 139.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the east corner of a tract of land described in General Warranty Deed to Tupelo Management LLC recorded in Instrument Number 201800065688 of the Official Public Records of Dallas County, Texas;

Thence North 45 degrees 07 minutes 36 seconds West, along the northeast line of said Tupelo Management LLC tract, a distance of 92.24 feet to a 3/8 inch iron rod found for corner, said corner being the northwest corner of said Tupelo Management LLC, said corner also being in the southeast line of Lot 17, Block B/1323 of said Henry D. Lindsey's Resubdivision;

Thence North 44 degrees 45 minutes 33 seconds East, along the southeast line of said Lot 17, Block B/1323, a distance of 139.68 feet to a 3/8 inch iron rod found for corner, said corner being the northeast corner of said Lot 17, Block B/1323, said corner also being in the southwest right-of-way line of said Rawlins Street;

Thence South 45 degrees 07 minutes 36 seconds East, along the southwest right-of-way line of said Rawlins Street, a distance of 92.26 feet back to the POINT OF BEGINNING and containing 12,891.47 square feet or 0.296 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PGH Divide LLC, a Texas limited liability company, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **PGH DIVIDE**, 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 hereon are hereby reserved for the purposes indicated. The utility and the 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 the 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 panning ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.
PGH Divide LLC, a Texas limited liability company

Neal Morris
Manager

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 Neal Morris, 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 purposes 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 Signature _____
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 Land Surveying, the City of Dallas Development Code (Ordinance No. 19465, 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-4.617 (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 UNLESS IT IS FILED UPON AS A FINAL SURVEY DOCUMENT. (1/7/2021)

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 executed the same for the purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature _____

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

OWNER
PGH DIVIDE LLC
2517 THOMAS AVE
DALLAS, TEXAS 75201
ATTN: NEAL MORRIS

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WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-571