

**GENERAL NOTES:**

- THE BASIS OF BEARINGS IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011) NORTH CENTRAL ZONE (4202).
- THE UTILITIES SHOWN WERE LOCATED FROM THE FIELD SURVEY INFORMATION SURVEY MAKES NO GUARANTEE THAT ALL THE UTILITIES ARE SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO COMBINE 7 LOTS INTO 1 LOT.
- THERE ARE BUILDINGS AND TREES ON SITE.
- STATE PLANE STATEMENT; STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- ALL BUILDINGS ON SITE ARE TO BE REMOVED.

**OWNER'S CERTIFICATION**

BEING A 1.4142 ACRE OR 61,602 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS; SAID TRACT BEING ALL OF LOTS 7, 8, AND 9, OF BLOCK 1/645 OUT OF THE CONVENT ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 93, PAGE 628, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF LOTS 6, 7, AND 8, OF BLOCK 645 OUT OF THE T.J. SMITH ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 250, PAGE 286 (D.R.D.C.T.), AND ALL OF LOT 35, BLOCK 4/642 OUT OF THE W.H. KNOX SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 277, PAGE 361, (D.R.D.C.T.) AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO LEVERAGE APPLE, LP RECORDED IN INSTRUMENT NUMBER 20200287807 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 800 NAIL FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF APPLE STREET, FORMERLY KNOWN AS LUCILLE STREET, A 50-FOOT-WIDE RIGHT-OF-WAY DEDICATED BY PLAT OF SAID CONVENT ADDITION, AND BEING THE EAST CORNER OF LOT 34, BLOCK 4/642, OF THE W.H. KNOX SUBDIVISION, SAME BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED WITHOUT WARRANTY TO AT&T CORP RECORDED IN INSTRUMENT NUMBER 200600143472 (O.P.R.D.C.T.), AND THE NORTH CORNER OF SAID LOT 35, BLOCK 4/642 OF THE W.H. KNOX SUBDIVISION, AND BEING THE NORTH CORNER OF SAID LEVERAGE APPLE TRACT, AND THE POINT OF BEGINNING;

THENCE SOUTH 45 DEGREES 56 MINUTES 19 SECONDS EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF APPLE STREET, THE NORTHEAST LINE OF SAID LOT 35 OF SAID W.H. KNOX SUBDIVISION AND THE NORTHEAST LINE OF SAID LEVERAGE APPLE TRACT, A DISTANCE OF 81.14 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "U.S. PLUS SURVEY," HEREINAFTER REFERRED TO AS WITH CAP, SET FOR THE EAST CORNER OF SAID LOT 35;

THENCE SOUTH 55 DEGREES 46 MINUTES 13 SECONDS WEST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAID APPLE STREET, AND THE COMMON LINE OF SAID LOTS 7, 8, AND 9, AND THE NORTHWEST LINE OF SAID LEVERAGE APPLE TRACT, A DISTANCE OF 171.04 FEET TO A POINT FOR A CORNER AT THE EAST CORNER OF SAID LOT 7, THE NORTH CORNER OF LOT 6 OF SAID CONVENT ADDITION, AND BEING THE EAST CORNER OF SAID LEVERAGE APPLE TRACT, FROM WHICH A BRASS DISK FOUND BEARS NORTH 32 DEGREES 10 MINUTES EAST, A DISTANCE OF 0.4 FEET;

THENCE SOUTH 44 DEGREES 22 MINUTES 06 SECONDS WEST, DEPARTING

THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF APPLE STREET, ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7 OF SAID CONVENT ADDITION AND THE COMMON LINE OF SAID LOT 6 AND LOT 9 OF SAID T.J. SMITH ADDITION, THE SOUTHEAST LINE OF SAID LEVERAGE APPLE TRACT A DISTANCE OF 280.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, FORMERLY KNOWN AS VERA STREET, A 45-FOOT-WIDE RIGHT-OF-WAY, AS DEDICATED BY PLAT OF SAID T.J. SMITH ADDITION; AND BEING THE SOUTH CORNER OF SAID LOT 6 OF THE T.J. SMITH ADDITION, AND THE WEST CORNER OF SAID LOT 5 OF T.J. SMITH ADDITION;

THENCE NORTH 45 DEGREES 27 MINUTES 51 SECONDS WEST, ALONG THE COMMON SOUTHWEST LINE OF SAID LOTS 6, 7 AND 8 OF T.J. SMITH ADDITION, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CADDO STREET, PASSING AT A DISTANCE OF 50.00 FEET A BRASS DISK FOUND FOR THE SOUTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF SAID LOT 6 OF THE T.J. SMITH ADDITION A DISTANCE OF 140.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP SET IN THE WEST LINE OF SAID LOT 8 OF THE T.J. SMITH ADDITION;

THENCE NORTH 01 DEGREE 07 MINUTES 47 SECONDS WEST, ALONG THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, AND THE NORTHWEST LINE OF SAID LOT 8 OF T.J. SMITH ADDITION, A DISTANCE OF 35.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR A CORNER;

THENCE NORTH 13 DEGREES 25 MINUTES 09 SECONDS EAST, ALONG THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, AND THE NORTHWEST LINE OF SAID LOT 8 OF T.J. SMITH ADDITION, A DISTANCE OF 69.78 FEET TO A BRASS DISK FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 43 DEGREES 44 MINUTES 00 SECONDS EAST, ALONG THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, AND THE NORTHWEST LINE OF SAID LOT 8 OF T.J. SMITH ADDITION, A DISTANCE OF 45.54 FEET, TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE NORTH CORNER OF SAID LOT 8 OF THE T.J. SMITH ADDITION, AND THE WEST CORNER OF SAID LOT 9 OF CONVENT ADDITION;

THENCE NORTH 55 DEGREES 26 MINUTES 17 SECONDS EAST, ALONG THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, AND NORTHWEST LINE OF SAID LOT 9 OF CONVENT ADDITION, A DISTANCE OF 8.46 FEET TO AN X-CUT SET FOR THE SOUTH CORNER OF SAID LOT 35;

THENCE NORTH 45 DEGREES 59 MINUTES 58 SECONDS WEST, ALONG THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, FORMERLY KNOWN AS KNOX STREET, A 50-FOOT-WIDE RIGHT-OF-WAY, AS DEDICATED BY PLAT OF SAID W.H. KNOX SUBDIVISION, AND THE SOUTHWEST LINE OF SAID LOT 35, A DISTANCE OF 49.89 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE CORNER OF SAID LOT 35;

THENCE NORTH 44 DEGREES 00 MINUTES 02 SECONDS EAST, DEPARTING THE SAID NORTHEAST RIGHT-OF-WAY LINE OF CADDO STREET, ALONG THE SOUTH LINE OF LOT 34 OF SAID W.H. KNOX ADDITION, AND THE NORTHWEST LINE OF SAID LOT 35, A DISTANCE OF 149.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4142 ACRES OR 61,602 SQUARE FEET.

THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICA DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY AN EXHIBIT OF THIS EVEN DATE.

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

JEFF MONTANYA DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762  
URBAN STRUCTURE  
TBPLS FIRM NO. 10194610

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEVERAGE APPLE, LP DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SLATE APPLE 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. AREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE G.L.L., AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, 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).

INSERT NOTWITHSTANDING STATEMENT HERE IF THERE IS ANY KIND OF DRAINAGE, FLOODWAY, DETENTION, TREE PRESERVATION, OR SHARED ACCESS EASEMENT BEING DEDICATED BY THE PLAT.

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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(NAME OF COMPANY)  
STATE OF TEXAS  
COUNTY OF DALLAS

(NAME OF REPRESENTATIVE, TITLE)  
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 \_\_\_\_\_, 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 UNDER OATH STATED THAT THE ACT AND DEED THEREIN STATED.

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

NOTARY SIGNATURE  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL BLOCK:**

PRELIMINARY PLAT  
APPROVED FOR PREPARATION OF FINAL PLAT FOR THE SUBDIVISION SHOWN ON THIS PLAT.

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

SIGNATURE OF CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CITY COUNCIL  
CITY OF DALLAS, TEXAS

SIGNATURE OF MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**DEVELOPER**  
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**ENGINEER**  
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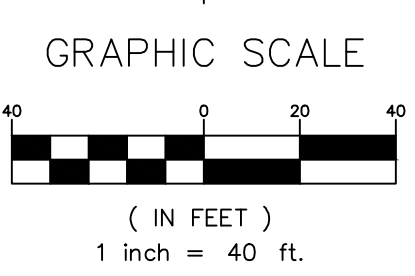
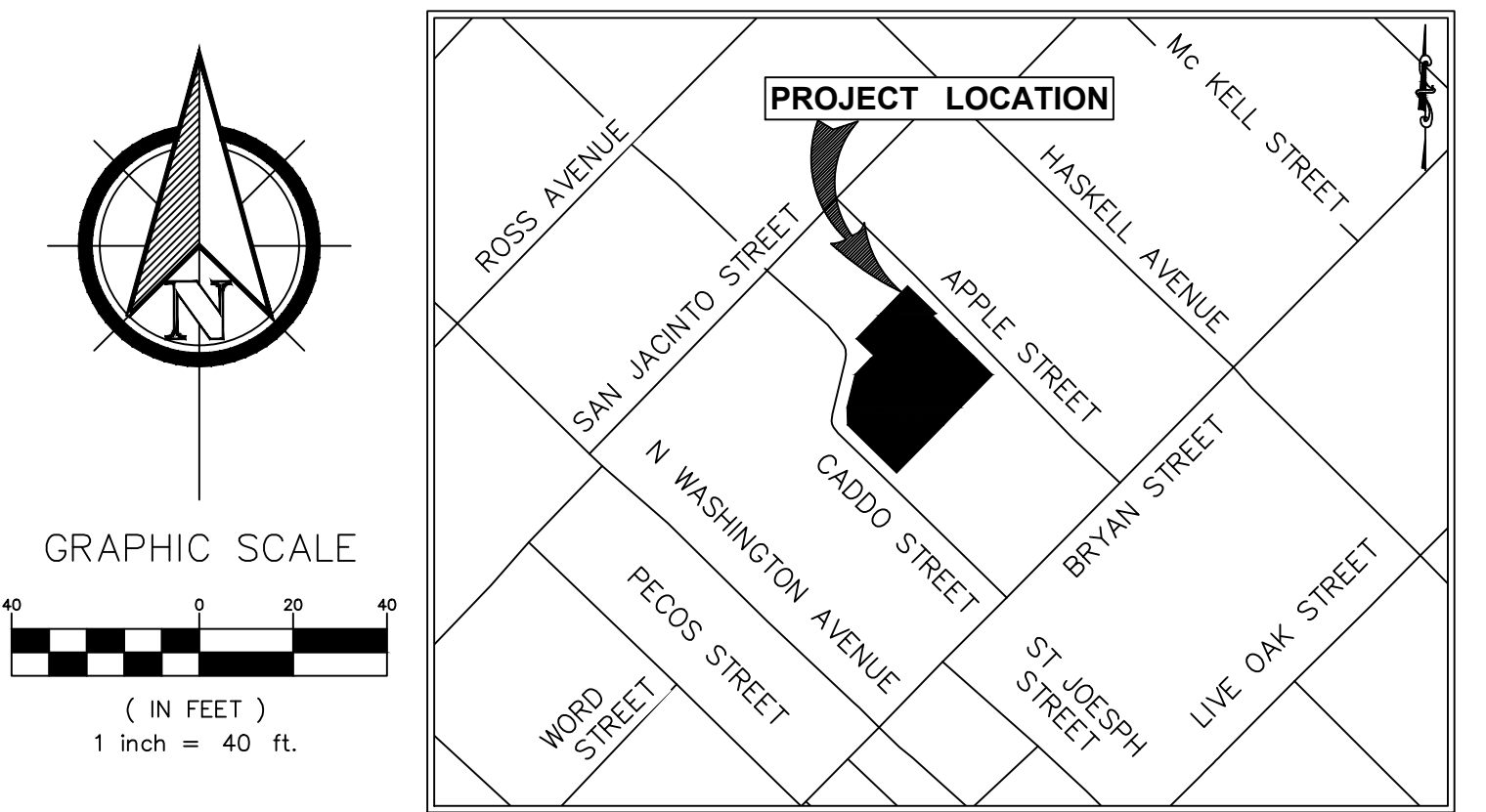
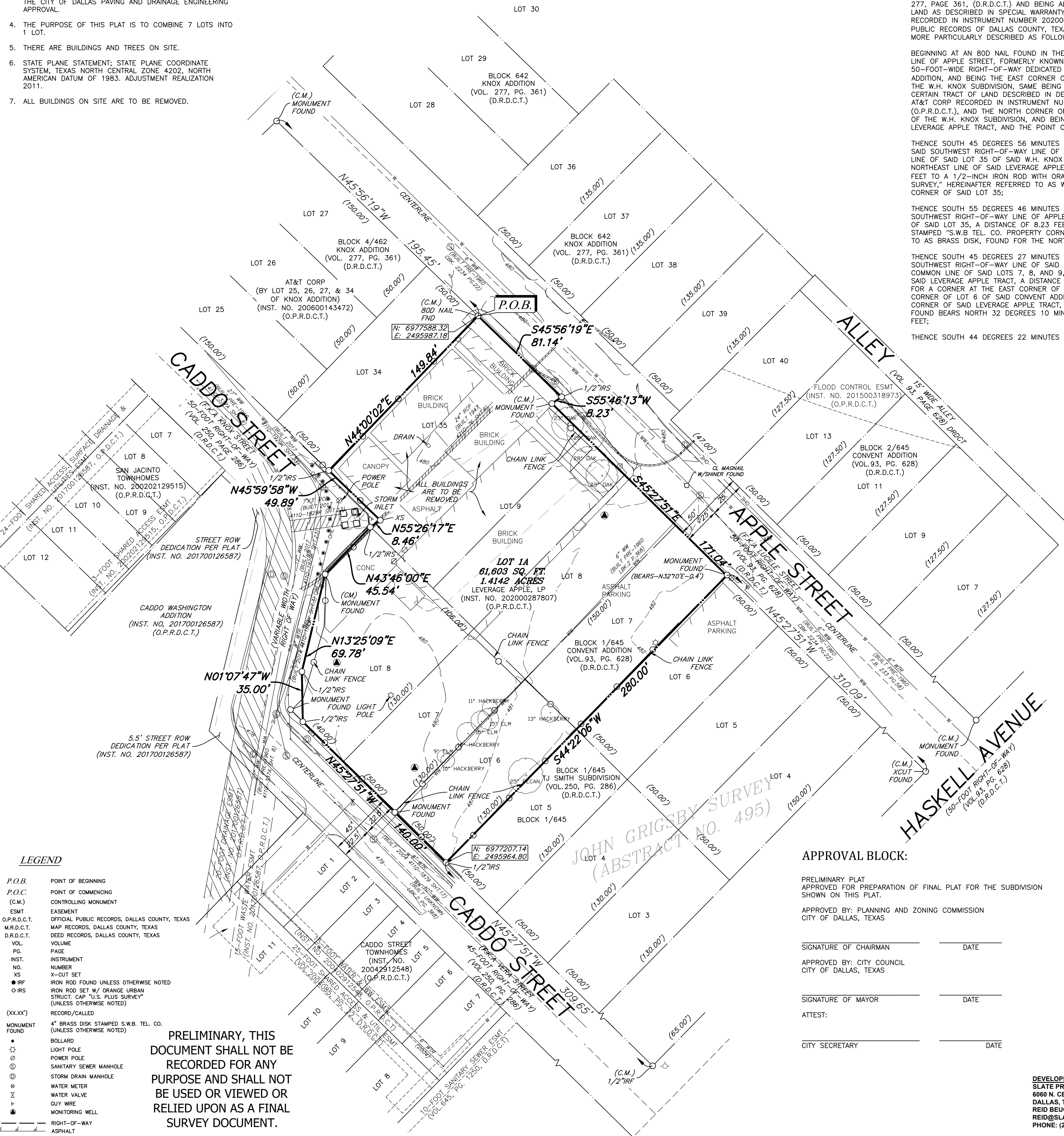
**SURVEYOR**  
URBAN STRUCTURE  
8140 WALNUT HILL LANE #905  
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Firm Registration #30194610  
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**PRELIMINARY PLAT**  
OF  
**LOT 1A**  
**SLATE APPLE STREET**  
LOTS 7-9, BLOCK 1/645  
OF CONVENT ADDITION,  
LOTS 6-8, BLOCK 645  
OF T.J. SMITH ADDITION,  
&  
LOT 35 OF BLOCK 4/642  
W.H. KNOX SUBDIVISION  
DEED RECORDS  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY PLAN FILE NUMBER S201-576  
ENGINEERING NO. 3117-XXXX  
Date: 01/22/2021  
JOB#: 20573

FILE NAME: S:\2025\JALTA.DWG  
PLOT DATE: 01/22/2025 11:58 AM  
LAST MODIFIED BY: JES200015  
PLOT TIME: 1:22:01 PM  
PLOT DATE: 01/22/2025 1:22:01 PM

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**LOCATION MAP**  
(NOT TO SCALE)

**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 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 22 DAY OF January, 2021.

**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.

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

NOTARY SIGNATURE \_\_\_\_\_

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.