

**SURVEYOR'S NOTES**

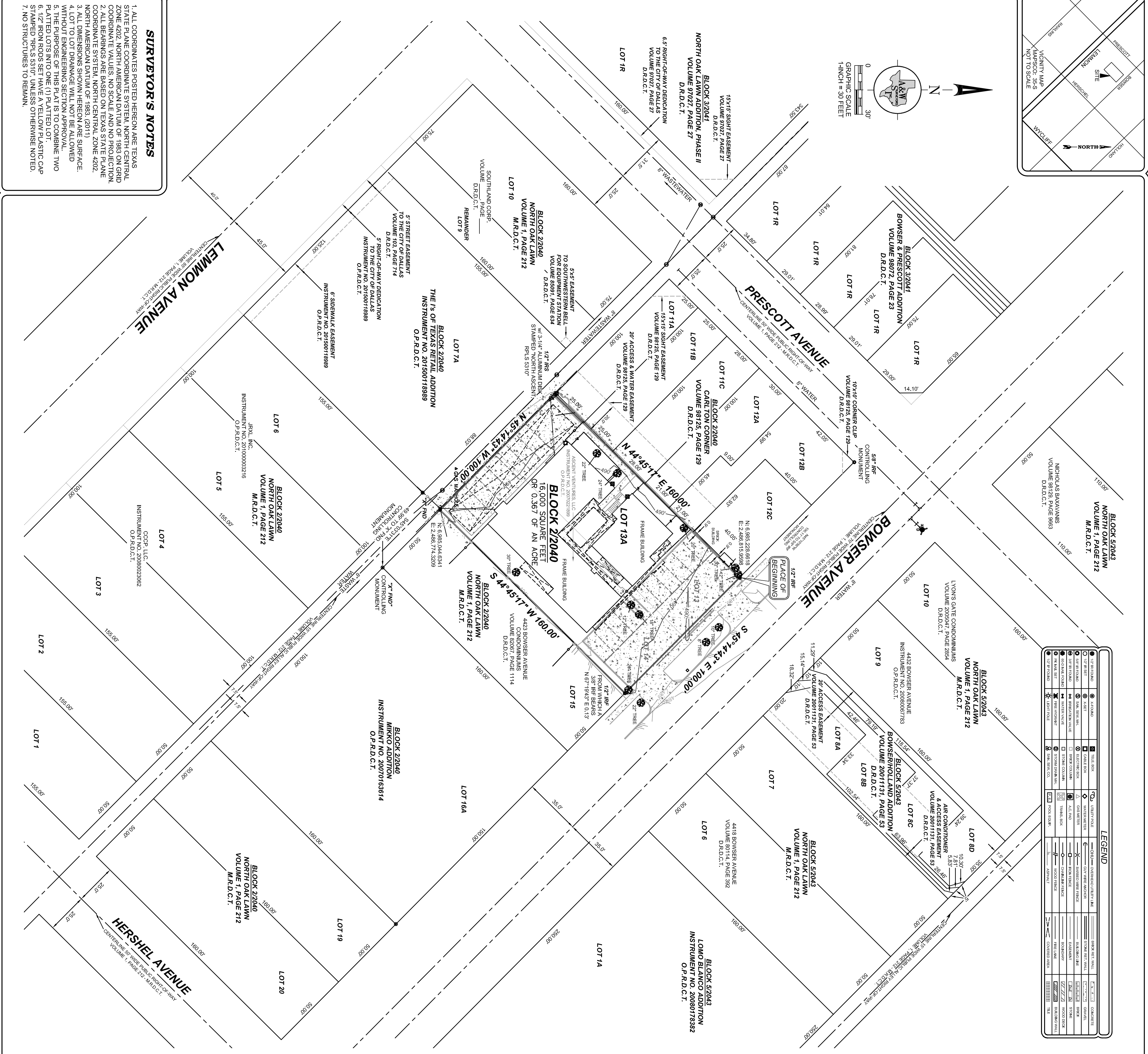
1. ALL COORDINATES NOTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (2011).
3. ALL TOPOGRAPHY SHOWN ON THESE PLATS IS AS SHOWN BY THE SURVEYOR AND WILL NOT BE COVERED WITHOUT ENGINEERING SECTION APPROVAL.
4. ALL TOPOGRAPHY WILL NOT BE COVERED.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE (1) PLATTED LOT.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "P-13310" UNLESS OTHERWISE NOTED.
7. NO STRUCTURES TO REMAIN.

**LEMMON AVENUE**

**HERSHEL AVENUE**

**PRESCOTT AVENUE**

**BOWSER AVENUE**



**LEGEND**

PROPERTY	BOUNDARY	CONCRETE
ALLEY	EASEMENT	CONCRETE
...	...	...

**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

WHEREAS Ascent Ventures, LLC is the sole owner of a tract of land located in the WILLIAM GRIGSBY SURVEY, Abstract 438460, City of Dallas, Dallas County, Texas, said Lots 13 and 14, Block 22040, of North Oak Lawn Addition, and Additions to North Oak Lawn Addition, Dallas County, Texas, the plat being recorded in Public Records, Dallas County, Texas, Book 22040, Page 13 and 14, and being the same tract of land described in General Warranty Deed to Ascent Ventures, LLC, recorded in Instrument No. 20070221899, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINS INING at a 1/2" iron rod found in the Southwest corner of Bowers Avenue, a 70' wide public right-of-way, at the East corner of Carlton Corner, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 98125, Page 129, Deed Records, Dallas County, Texas, from which bears a 58° iron rod found for reference at said Southwest line with the Southeast line of Prescott Avenue, a 50' wide public right-of-way at North 45°10'56" West, a distance of 100.11';

Thence South 45°14'43" West, along said Southwest line, a distance of 100.00' to a 1/2" iron rod found at the North common corner of said Lot 14 and Lot 15 of said Block 22040;

Thence South 44°45'17" West, a distance of 160.00' to an "X" found in concrete paving in the Northeast line of a 15' wide public alley right-of-way, at the South common corner of said Lots 14 and 15, from which bears an "X" found for reference in concrete paving at the South corner of Lot 16 of said Block 22040, at the West corner of Mliko Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070163614, Official Public Records, Dallas County, Texas;

Thence North 45°14'43" West, along said alley right-of-way, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "NORTH ASCENT", PLS 5310 set at the South corner of said Carlton Corner;

Thence North 44°45'17" East, a distance of 160.00' to the PLACE OF BEGINNING and containing 16,000 square feet or 0.367 of an acre of land.

**SURVEYOR'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

I, John S. Turner, 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 information, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Government Code (Ordinance no. 19405, as amended), and Texas Local Government Code, Chapter 172, I understand and acknowledge that I am a duly qualified professional land surveyor under the laws of the State of Texas, and that I am duly licensed under the laws of the State of Texas, and that I am duly qualified under the laws of the State of Texas to perform the duties of a professional land surveyor, and that this plat is a true and correct representation of the signed Final Plat.

Witness my hand at Mesquite, Texas, \_\_\_\_\_ 20\_\_\_\_.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY, RELEASED 12-19-2018 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner  
Registered Professional Land Surveyor #5310

**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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, \_\_\_\_\_ 20\_\_\_\_.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ascent Ventures, LLC, acting by and through its duly appointed agent Marcio Vieira, does hereby adopt this plat, designating the herein described property as **NORTH ASCENT**, an addition to the City of Dallas, Dallas County, Texas. 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 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 any 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, repairing, 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, the hydrants, and meters of water and sewer services from the main to the curb. Payment for the said easements and any other 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ascent Ventures, LLC

By: \_\_\_\_\_  
Marcio Vieira, Owner / Partner

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARCELLO VIEIRA, KNOWN BY HIS REAL AND COMMON NAMES AND TRUE AND CORRECT NAMES, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public \_\_\_\_\_

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 87029, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~PROPERTY ADDRESS: 4423 Bowers Avenue ~  
Owner: Ascent Ventures, LLC  
~ 3419 Westheimer, #339, Dallas, TX 75205 ~  
~ 214-421-1189 ~  
Fax: (972) 681-4954

Job No. 16-1645 [Drawn by: 543] [Date: 12-18-18] [Revised: \_\_\_\_\_]  
"A professional company operating in your best interest"

**PRELIMINARY PLAT**  
**NORTH ASCENT**  
**LOT 13A, BLOCK 2/2040**

BEING A REBLAT OF  
LOTS 13 AND 14, BLOCK 22040  
NORTH OAK LAWN ADDITION  
BEING A REBLAT OF  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-114