



GRAFF-SULLIVAN ADDITION
LOT 7B, BLOCK A/2324
VOLUME 96224, PAGE 11432
M.R.D.C.T.
CHARLES T. DIX
INSTRUMENT NO. 20070448435
O.P.R.D.C.T.

JORDAN ZITOUN & ERIN ZITOUN
INSTRUMENT NO. 201600185704
O.P.R.D.C.T.
PART OF
LOT 1, 2, 3 AND 4, BLOCK B/2330
OAK LAWN HEIGHTS
VOL. 3, PG. 317
M.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Motor Flats, LLC is the sole owner of all that certain .089 acre tract, or parcel of land located in the Crawford Grigsby Survey, Abstract No. 532 in Dallas County, Texas and being all of Lot C and Lot D, Block LT2313, Texas Discounts Company's Resubdivision of the AK Lucas Homestead Addition, according to the plat thereof recorded in Volume 9, Page 81, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Motor Flats, LLC as recorded in Instrument No. 201800320042, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the south corner of said Lot C, Block L/2313, said point being the south corner of said Motor Flats, LLC tract, same point being the north corner of Lot 34, Block L/2313, Las Casas Vagas Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 98012, Page 75, Map Records, Dallas County, Texas and according the Certificate of Correction in Volume 2001021, Page 2553, Deed Records, Dallas County, Texas, said point also being in the west line of Denton Drive (60 foot public right-of-way);

THENCE North 46 deg 54 minutes 58 seconds West, departing the west line of said Denton Drive and along the common line of said Block L/2313, Las Casas Vagas Addition and said Motor Flats, LLC tract, a distance of 223.18 feet to a set capped 1/2 inch iron rod stamped "3047" for corner, said point being in the common line of Lot 4, Block A/2324, Oak Lawn Height, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 317, Map Records, Dallas County, Texas;

THENCE North 31 degrees 45 minutes 07 seconds East, along the common line of said Block A/2324, Oak Lawn Height and said Motor Flats, LLC tract, a distance of 26.60 feet to a set capped 1/2 inch iron rod stamped "3047" for corner;

THENCE North 06 degrees 31 minutes 24 seconds East, continuing along the common line of said Block A/2324, Oak Lawn Height and said Motor Flats, LLC tract, a distance of 76.00 feet to a set capped 1/2 inch iron rod stamped "3047" for corner;

THENCE North 30 degrees 28 minutes 36 seconds East, continuing along the common line of said Block A/2324, Oak Lawn Height and said Motor Flats, LLC tract, a distance of 101.00 feet to a set capped 1/2 inch iron rod stamped "3047" for corner, said point being the northwest corner of said Motor Flats, LLC tract, same point being in the south line of that certain tract of land conveyed to Joyce Graff and Ann Graff by deed as recorded in Volume 94200, Page 1075, Deed Records, Dallas County, Texas;

THENCE South 75 degrees 01 minutes 24 seconds East, along the common line of Motor Flats, LLC tract and said Graff tract, a distance of 92.00 feet to a set capped 1/2 inch iron rod stamped "3047" for corner;

THENCE South 33 degrees 31 minutes 24 seconds East, continuing along the common line of Motor Flats, LLC tract and said Graff tract, a distance of 60.00 feet to a set capped 1/2 inch iron rod stamped "3047" for corner;

THENCE South 42 degrees 58 minutes 36 seconds West, continuing along the common line of Motor Flats, LLC tract and said Graff tract, a distance of 62.00 feet to a set capped 1/2 inch iron rod stamped "3047" for corner;

THENCE South 39 degrees 31 minutes 24 seconds East, continuing along the common line of Motor Flats, LLC tract and said Graff tract, a distance of 75.88 feet to a set capped 1/2 inch iron rod stamped "3047" for corner, said point being the northeast corner of said Motor Flats, LLC tract. same point being the southeast corner of said Graff tract;

THENCE South 07 degrees 42 minutes 07 seconds West, along the west line of said Denton Drive, a distance of 161.39 feet to the POINT OF BEGINNING and containing 0.89 acres or 38,831 square feet of computed land;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Beck Beckham, Principle, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block L2313, THE FLATS AT MAPLE AND MOTOR, 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 easements shown thereon. The easement shown thereon shall be used to provide for the utility and floodway management easements shall be open to the public, fire, police, garbage and rubbish collection purposes, and all public and private utilities for the 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, and any public utility shall have the right to inspect, patrol, 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).

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2019.

BECK BECKHAM, PRINCIPLE

BY: _____

PRINTED NAME : _____

TITLE. _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared BECK BECKHAM, PRINCIPLE, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public in and for Dallas County

PRELIMINARY PLAT
THE FLATS AT MAPLE AND MOTOR
LOT 1, BLOCK L/2313
BEING A 0.89 ACRE REPLAT OF
LOT C AND LOT D BLOCK L/2313
TEXAS DISCOUNTS COMPANY'S RESUBDIVISION
OF THE AK. LUCAS HOMESTEAD ADDITION
VOLUME 9, PAGE 81
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-117
ENGINEER PLAN NO. _____

SHEET: 1 OF 1

SURVEYOR'S STATEMENT

I, William P. Price, 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 no monumentation shown herein 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.

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

William P. Price
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2019.

Notary Public in and for Dallas County, Texas

ENGINEER:
MACATEE ENGINEERING, LLC.
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:
MOTOR FLATS, LLC
8390 LYNDON B. JOHNSON FREEWAY
SUITE 565
DALLAS, TEXAS 75243

NOTES:

1. IRF - IRON ROD FOUND
2. CIRS - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "BISHOP
HIGHLINE NO. 3 RPLS NO. 3047"
3. MAG NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "BISHOP
HIGHLINE NO. 3 RPLS NO. 3047"
4. IRFC - IRON ROD FOUND CAPPED
5. R.O.W. - RIGHT-OF-WAY
6. C.M. - CONTROLLING MONUMENT
7. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
9. O.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
10. INST. NO. - INSTRUMENT NUMBER
11. P.O.B. - POINT OF BEGINNING
12. FND - FOUND
13. ESMT - EASEMENT
14. VOL. - VOLUME
15. PG. - PAGE

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAN IS TO REPLAT 2 LOTS INTO 1 LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

<h1 style="text-align: center;">SURVEY GROUP</h1> <p style="text-align: center;">SURVEYING * CONSULTING * MANAGEMENT</p>	JOB NO.: - - - -
	DATE: February 7, 2019
	SCALE: 1" = 30' DRAWN BY: RP
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063 (817) 354-1445 surveygroup@att.net	

