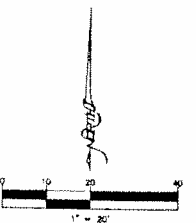


LOT TABLE

LOT 9A	- 2,474 SQ.FT.	- 0.0568 OF AN ACRE
LOT 9B	- 1,512 SQ.FT.	- 0.0347 OF AN ACRE
LOT 9C	- 1,512 SQ.FT.	- 0.0347 OF AN ACRE
LOT 9D	- 1,512 SQ.FT.	- 0.0347 OF AN ACRE
LOT 9E	- 2,124 SQ.FT.	- 0.0488 OF AN ACRE

- LEGEND**
- WOOD FENCE ---
 - CHAIN LINK ---
 - IRON FENCE ---
 - WIRE FENCE ---
 - MRD - MONUMENTS OF RECORD DIGNITY
 - 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD FOUND
 - 1/2" IRON PIPE FOUND
 - FOUND "X"
 - 5/8" IRON ROD FOUND
 - B.T.P. - BY THIS PLAT
 - CABLE
 - CLEAN OUT
 - GAS METER
 - FIRE HYDRANT
 - LIGHT POLE
 - MANHOLE
 - ELECTRIC
 - PE - POOL EQUIP
 - POWER POLE
 - TELEPHONE
 - WATER METER
 - WATER VALVE
- (UNLESS OTHERWISE NOTED)



BENCHMARK 46-A-5
 A SQUARE CUT ON S.E. CORNER OF CONCRETE WALK TO LAUNDRY MAT OF APARTMENTS IN ALLEY, 4716 SYCAMORE STREET.
 ELEVATION = 494.52
 N 6978659.137
 E 2499356.477

BENCHMARK 46-A-4
 A SQUARE IS IN THE CENTER STORM SEWER INLET AT SOUTHEAST CORNER OF GRIGSBY AVENUE AND SYCAMORE STREET
 ELEVATION = 491.93
 N 6978604.239
 E 2499144.474

OWNERS CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS, Miller R. Leath and Dorothy Leath, are the owners of all that tract of land situated in the city of Dallas, Dallas, County, Texas, a part of the J. Grigsby Survey, Abstract No. 495, being all of Lot 9, Block 2/735, of Blankenship and Blake's Addition, an Addition in the city of Dallas, Dallas, County, Texas, according to the map thereof recorded in Volume 95, Page 17, of the Map Records of Dallas County, Texas, being all of a tract of land described in deed to Miller R. Leath and Dorothy Leath, as recorded in Volume 71006, Page 901, of the Deed Records of Dallas County, Texas, as shown herein and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch yellow-capped iron rod for corner on the Southeast right of way line of Live Oak Street, being the West corner of Lot 10, Block 2/735, of said Addition, and being the North corner of said Lot 9/Leath tract;

THENCE South 44 degrees 31 minutes 07 seconds East, along the Southwest line of said Lot 10, a distance of 145.00 feet to a found 1/2 inch yellow-capped iron rod for corner on the Northwest line of a tract of land described in deed to Dennis Harrison, as recorded in Instrument File No. 201400104439, of the Official Public Records of Dallas County, Texas;

THENCE South 45 degrees 00 minute 00 seconds West, a distance of 63.00 feet to a found 1/2 inch yellow-capped iron rod for corner on the Northwest line of a tract of land described in deed to Theresa Lynn Bergeaux, as recorded in Volume 98228, Page 2227, of the Deed Records of Dallas County, Texas, being the East corner of a tract of land described in deed to Las Brisas Properties, Inc., as recorded in Volume 94236, Page 1908, of the Deed Records of Dallas County, Texas, and being the South corner of said Lot 9/Leath tract;

THENCE North 44 degrees 31 minutes 07 seconds West, along the Northeast line of said Las Brisas Properties tract, a distance of 145.00 feet to a found 1/2 inch iron pipe for corner on the said Southeast right of way line of Live Oak Street;

THENCE North 45 degrees 00 minutes 00 seconds East, along said Live Oak Street, a distance of 63.00 feet to the PLACE OF BEGINNING and containing 9,135 square feet or 0.21 of an acre of land.

SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS:
 STATE OF TEXAS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of the city of Cedar Hill, Texas.



Barry S. Rhodes
 Registered Professional Land Surveyor No. 3691

STATE OF TEXAS:
 COUNTY OF DALLAS:

Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas
 My commission expires _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Miller R. Leath and wife, Dorothy Leath, do hereby adopt this plat, designating the herein described property as LOT 9A, 9B, 9C, 9D, AND 9E, BLOCK 2/735 BLANKENSHIP AND BLAKE'S ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use for ever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019
 By: _____
 Miller R. Leath and Dorothy Leath

STATE OF TEXAS:
 COUNTY OF DALLAS:

Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas
 My commission expires _____

NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE 5 SEPARATE LOTS (9A-9E) FROM ONE LOT (LOT 9), AND CREATE AN ACCESS EASEMENT WITHIN.

NOTE: THE EXISTING HOUSE IS TO BE DEMOLISHED.

NOTE: 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.

PRELIMINARY REPLAT

BLANKENSHIP AND BLAKE'S ADDITION
 LOT 9A, 9B, 9C, 9D, AND 9E, BLOCK 2/735
 SHARED ACCESS DEVELOPMENT
 9,135 SQ.FT. - 0.210 OF AN ACRE
 REPLAT OF LOT 9, BLOCK 2/735
 BLANKENSHIP AND BLAKE'S ADDITION
 J. GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: SR CAPITAL LLC, 4111 NEWTON AVE, APT 30, DALLAS, TEXAS 75219-3182
 DEVELOPER: TRINITE CONSTRUCTION MANAGEMENT, CORP., P.O. BOX 172725, ARLINGTON, TX 76003
 ENGINEER: ELLIOTT STOVALL LLC, 2000 WANDA WAY, ARLINGTON, TX 76001
 SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090



DATE 1-24-2019
 DRAWN BY: MSD - PROJECT NO. 201804114-01

CITY PLAT FILE NO. S189-124
 ENGINEERING FILE NO.

S 189-124 7