



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS LOCO MELETIO DEVELOPMENT LLC AND GHOST SIGN DEVELOPMENT LLC ARE THE OWNERS OF A 2.242 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 26, BLOCK 19/140 AND BEING A PORTION OF LOTS 27 AND 28, BLOCK 19/140 OF RAIL ROAD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE DEDICATION DEED AND MAP RECORDED IN VOLUME P, PAGE 343 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND THE REVISED MAP OF RAIL ROAD ADDITION RECORDED IN VOLUME 4, PAGE 350, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), ALONG WITH THE 20-FOOT ALLEY BETWEEN LOTS 1 THROUGH 14 AND LOTS 15 THROUGH 28, BLOCK 19/140 ABANDONED BY CITY OF DALLAS ORDINANCE NO. 31125 (EASEMENTS RETAINED), THE 10-FOOT STRIP OF LAND ADJACENT TO THE SOUTHEAST LINE OF SAID LOTS 1 THROUGH 14, BLOCK 19/140 THE REMAINS AFTER THE ESTABLISHMENT OF THE WIDTH OF CABELL STREET (A.K.A WOOD STREET AND YOUNG STREET) PER THE CITY OF DALLAS ORDINANCE RECORDED IN VOLUME 675, PAGE 541, D.R.D.C.T. AND ALL OF YOUNG STREET ABANDONED (EASEMENTS RETAINED IN ORDINANCE NO. 23588, RECORDED IN VOLUME 98187, PAGE 6809, D.R.D.C.T. AND VOLUME 98198, PAGE 168, D.R.D.C.T. AND ALSO DESCRIBED IN THE SPECIAL WARRANTY DEED TO LOCO MELETION DEVELOPMENT LLC RECORDED IN INSTRUMENT NUMBER 201800099515 AND 201800099516, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.)) AND DESCRIBED IN A SPECIAL WARRANTY DEED TO GHOST SIGN DEVELOPMENT LLC RECORDED IN INSTRUMENT NUMBER 201800099514, O.P.R.D.C.T.; SAID 2.242 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4-INCH ALUMINUM CAP STAMPED "MELETIO STANTEC" AFFIXED TO A 5/8-INCH IRON ROD SET (AMON) FOR THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET, (A CALLED 80-FOOT PUBLIC RIGHT-OF-WAY), WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH PEARL EXPRESSWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 19/140;

THENCE NORTH 53°12'18" EAST ALONG THE COMMON LINE OF SAID JACKSON STREET AND SAID BLOCK 19/140, A DISTANCE OF 310.00 FEET TO AMON SET FOR THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "TRACT 10" IN CITY OF DALLAS ORDINANCE NUMBER 21092, RECORDED IN VOLUME 91249, PAGE 4100, D.R.D.C.T. AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 62.83 FEET, A CHORD BEARING OF SOUTH 81°47'42" EAST AND A CHORD DISTANCE OF 56.57 FEET TO AN AMON SET FOR THE POINT OF TANGENCY IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CESAR CHAVEZ BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 36°47'42" EAST ALONG THE COMMON LINE OF SAID CESAR CHAVEZ BOULEVARD AND SAID BLOCK 19/140, A DISTANCE OF 240.00 FEET TO AN AMON SET FOR THE NORTHEAST CORNER OF LOT 18, BLOCK A/141, TWENTY ONE HUNDRED, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600306766, O.P.R.D.C.T.;

THENCE SOUTH 53°12'18" WEST ALONG THE NORTH LINE OF SAID BLOCK A/141 AND THE SOUTH LINE OF SAID YOUNG STREET, A DISTANCE OF 350.00 FEET TO AN AMON SET FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A/141 OF SAID TWENTY ONE HUNDRED ADDITION AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH PEARL EXPRESSWAY;

THENCE NORTH 36°47'42" WEST ALONG THE COMMON LINE OF SAID SOUTH PEARL EXPRESSWAY AND SAID BLOCK 19/140, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 97,657 SQUARE FEET OR 2.242 ACRES, MORE OF LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOCO MELETIO DEVELOPMENT LLC AND GHOST SIGN DEVELOPMENT LLC ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MELETIO 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. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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\_\_\_\_\_, 2019.

LOCO MELETIO DEVELOPMENT LLC

BY: \_\_\_\_\_  
PATRICK S. TODD

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE\_\_\_\_\_, 2019.

GHOST SIGN DEVELOPMENT LLC

BY: \_\_\_\_\_  
PATRICK S. TODD

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK S. TODD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, 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 THE 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).

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DAVID J. DE WEIRD, R.P.L.S.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

**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  
**For Review Purposes Only**  
David J. De Weirtd, R.P.L.S.  
Registration No. 5066  
March 21, 2019

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 DAVID J. DE WEIRD, 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 THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT  
**MELETIO ADDITION**  
**LOT 1A, BLOCK 19/140**  
REPLAT OF LOTS 1-28 AND ADJACENT ABANDONED RIGHT-OF-WAYS IN BLOCK 19/140 OF RAIL ROAD ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
  
CITY PLAN FILE NO. S189-167  
ENGINEERING FILE NO. \_\_\_\_\_  
MARCH 21, 2019

LOCO MELETIO DEVELOPMENT LLC GHOST SIGN DEVELOPMNET LLC 400 NORTH ERVAY STREET, SUITE 150 DALLAS, TEXAS 75201 PH: (214) 468-0707 CONTACT: PATRICK S. TODD	<b>SURVEYOR:</b> STANTEC CONSULTING SERVICES, INC. 12222 MERIT DRIVE, SUITE 400 DALLAS, TEXAS 75251-2268 PH: (972) 991-0011 TBPLS REG. NO.: 10194229 CONTACT: DAVID DE WEIRD, R.P.L.S.
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