

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Ebbah Reazola is the owner of a tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being a portion of City Block 4021, and being a tract of land conveyed to Ebbah Reazola by General Warranty Deed with Vendor's Lien recorded in Instrument No. 202000352341, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 3 inch Aluminum disk stamped "MA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Northeast right of way line of Kessler Parkway (100 foot right of way) and the East right of way line of Sylvan Avenue (90 foot right of way);

THENCE North 03 degrees 46 minutes 45 seconds West along the East right of way line of said Sylvan Avenue, passing of 29.55 feet on "X" found in concrete, and continuing a total distance of 86.11 feet to a Mag nail set with washer stamped "MA & RPLS 5513" for corner, said corner being along the South right of way line of Interstate Highway 30 (variable width right of way);

THENCE North 81 degrees 37 minutes 33 seconds East along the South right of way line of said Interstate Highway 30, a distance of 65.61 feet to a Mag nail set with washer stamped "MA & RPLS 5513" for corner, said corner being the Northwest corner of a tract of land conveyed to Texas Turnpike Authority by General Warranty Deed recorded in Volume 4374, Page 444, Deed Records, Dallas County, Texas;

THENCE South 27 degrees 11 minutes 58 seconds East along the West line of said Texas Turnpike Authority tract, a distance of 59.61 feet to a 3 inch Aluminum disk stamped "MA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 12 minutes 58 seconds West along the East line of said Texas Turnpike Authority tract, a distance of 53.32 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being on the South right of way line of said Interstate Highway 30;

THENCE North 81 degrees 33 minutes 10 seconds East along the South right of way line of said Interstate Highway 30, a distance of 208.64 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of City Block 6815 and the Northwest corner of a tract of land conveyed to City of Dallas by Deed recorded in Volume 1867, Page 225, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 13 minutes 47 seconds East along the West line of City Block 6815 and said City of Dallas tract, a distance of 165.53 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 12 minutes 58 seconds East along the West line of City Block 6815 and said City of Dallas tract, a distance of 96.09 feet to an "X" found in concrete for corner, said corner being along the Northeast right of way line of said Kessler Parkway;

THENCE North 85 degrees 15 minutes 54 seconds West along the Northeast right of way line of said Kessler Parkway, a distance of 323.35 feet to the POINT OF BEGINNING and containing 50,302 square feet or 1.155 acres of land.

**OWNER'S DEDICATION**

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

**ADDITION.** Ebbah Reazola, does hereby adopt this plat, designating the herein described property as **MEZXIM 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 hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, and poles, wires, conduits, cables, pipes, and other public utilities shall be placed on the easements for the public use, and the utility department of the City of Dallas shall have the responsibility for the maintenance of the same. 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, fence, 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 of all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining and adding to or removing of or public utility facilities. The easements shown hereon are hereby dedicated to the public use, and the City of Dallas 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

Ebbah Reazola (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ebbah Reazola 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Byron Connolly, 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 nonumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 514-6-617 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**RELEASED FOR REVIEW 3/17/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Byron Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

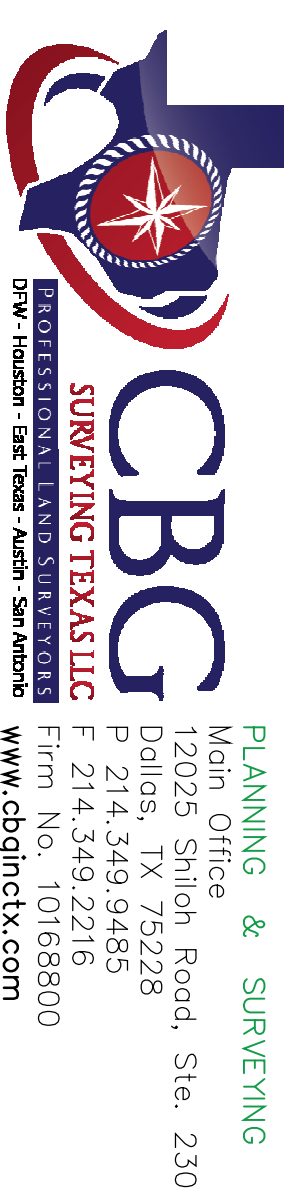
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Byron Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**SHEET 2 OF 2**

**PRELIMINARY PLAT**  
**MEZXIM ADDITION**  
LOT 1, BLOCK 4021  
50,302 SQ.FT. / 1.155 ACRES  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-627



**OWNER: EBBAH REAZOLA**  
1408 N. EVERMONT BOULEVARD, #110  
DALLAS, TEXAS 75207  
PHONE: 214-435-5033

- GENERAL NOTES**
- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.