

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, 1722-1726 BARRY LLC, is the owner of certain tracts of land situated in the THOMAS LAGOW SURVEY, ABSTRACT NO. 759, City of Dallas, Dallas County, Texas, further being described as follows:

BEING a 37,623 square foot (0.864 acre) tract of land, same being a portion of Lots 45 & 46, City Block 1450, of D. Rowen's Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 18, Map Records, Dallas County, Texas, further being those certain tracts of land conveyed to 1722-1726 BARRY LLC, by General Warranty Deeds recorded in Instrument Number 202300034647 and Instrument Number 202200188790, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the southeast right-of-way line of Sidney Avenue (50' R.O.W.) and the northeast right-of-way line of Barry Avenue (50' R.O.W.), same being the west corner of that certain Tract III of land conveyed to The Westside Contracting Group LLC, by General Warranty Deed with Vendor's Lien recorded in Instrument Number 202100068644, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod found (Controlling Monument) bears North 45 degrees 20 minutes 57 seconds West, for 273.84 feet;

THENCE South 45 degrees 20 minutes 57 seconds East, departing said southeast right-of-way line and along said northeast right-of-way line, for a distance of 50.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the POINT OF BEGINNING, same being the south corner of said Tract III;

THENCE North 41 degrees 27 minutes 02 seconds East, departing said northeast right-of-way line and along the southeast line of said Tract III, for a distance of 187.01 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the southwest line of an abandoned 10' Alley, same being that certain Tract 1 of land conveyed to CITY WAREHOUSE, L.P., by Special Warranty Deed recorded in Instrument Number 20070100337, Official Public Records, Dallas County, Texas;

THENCE South 46 degrees 00 minutes 44 seconds East, along the southwest line of said abandoned 10' Alley and said Tract 1, for a distance of 201.20 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the north corner of that certain tract of land conveyed to Migel Gomez, Maria Irma Gomez, Angel Heron Gomez, & Max Gomez, by General Warranty Deed recorded in Instrument Number 201900233454, Official Public Records, Dallas County, Texas;

THENCE South 42 degrees 05 minutes 36 seconds West, departing the southwest line of said abandoned 10' Alley and said Tract 1, along the northwest line of said Gomez Tract, for a distance of 189.23 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the northeast right-of-way line of aforementioned Barry Avenue, same being the west corner of said Gomez Tract;

THENCE North 45 degrees 20 minutes 57 seconds West, along said northeast right-of-way line, passing a 1/2" iron rod found (Controlling Monument) for a distance of 149.16 feet, continuing for a total distance of 199.19 feet, to the POINT OF BEGINNING and containing 37,623 square feet or 0.864 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2023.

RELEASED 05/03/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

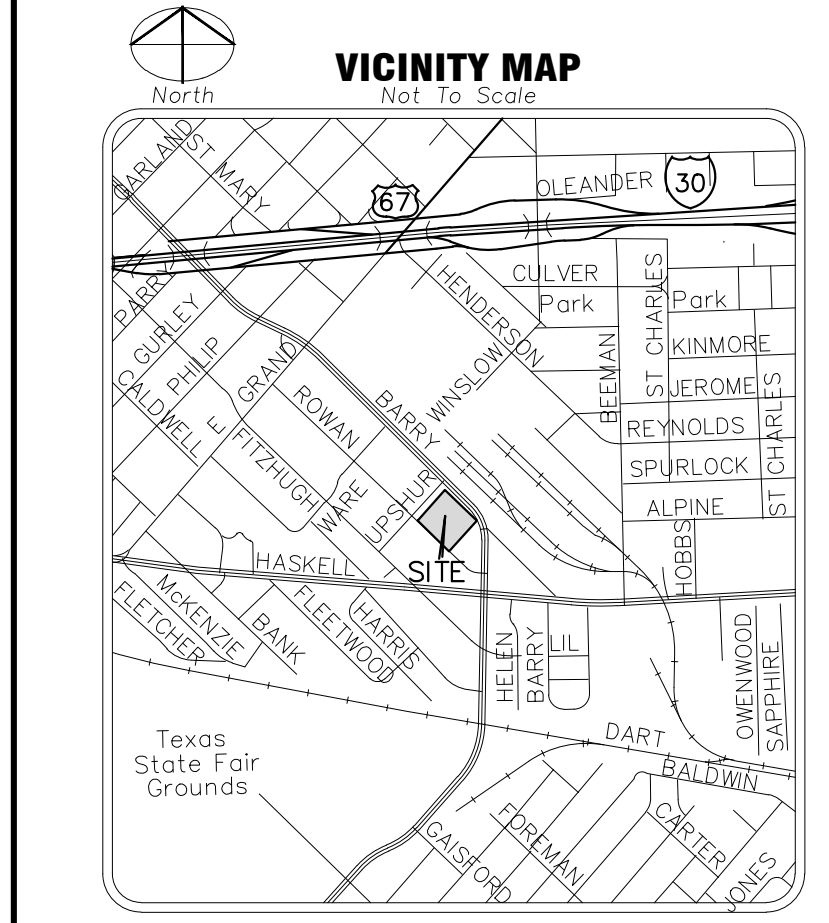
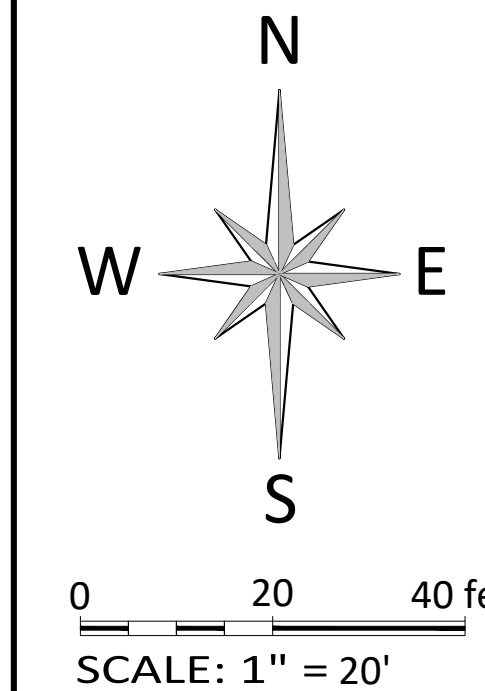
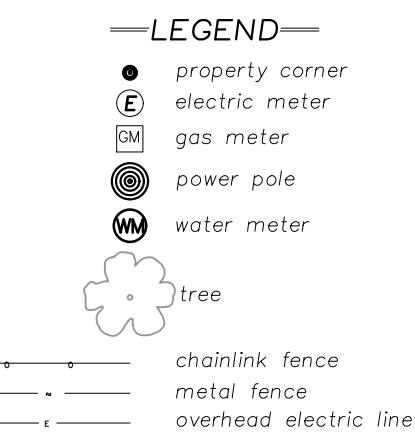
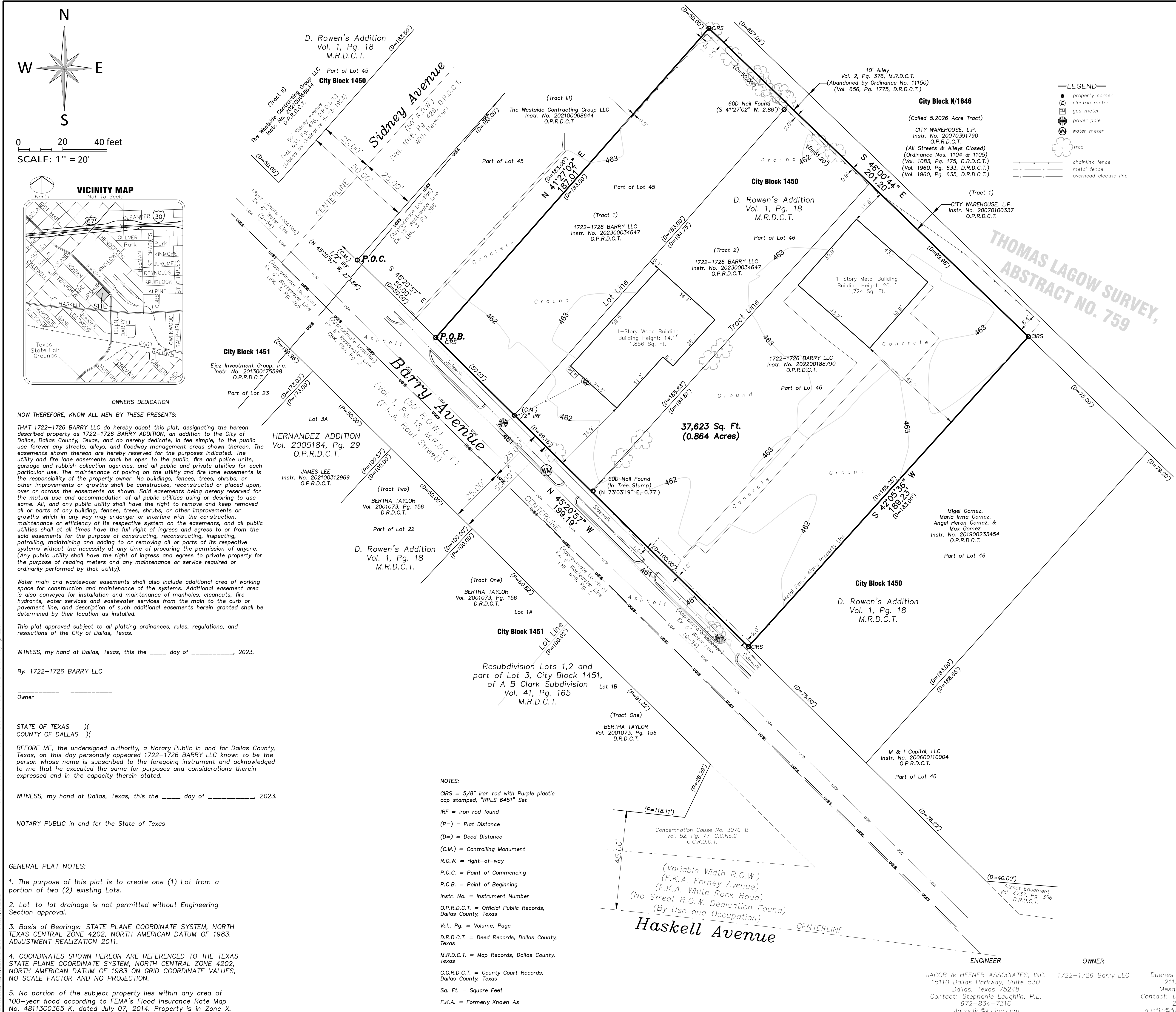
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
LOT 1A, CITY BLOCK 1450
1722-1726 BARRY ADDITION
Being a Replat of
37,623 Square Feet, 0.8637 Acres
Part of Lots 45 & 46, City Block 1450,
of D. ROWEN'S ADDITION
as recorded in Volume 1, Page 18
Map Records, Dallas County, Texas
CITY PLAN FILE NO. S223-145

SCALE 1" = 20'
May 03, 2023



OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT 1722-1726 BARRY LLC do hereby adopt this plat, designating the hereon described property as 1722-1726 BARRY 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 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: 1722-1726 BARRY LLC

Owner _____

STATE OF TEXAS)
COUNTY OF DALLAS)
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared 1722-1726 BARRY LLC known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

GENERAL PLAT NOTES:
1. The purpose of this plat is to create one (1) Lot from a portion of two (2) existing Lots.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
5. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0365 K, dated July 07, 2014. Property is in Zone X.

HERNANDEZ ADDITION
Vol. 2005184, Pg. 29
O.P.R.D.C.T.

JAMES LEE
Instr. No. 202100312969
O.P.R.D.C.T.

BERTHA TAYLOR
Vol. 2001073, Pg. 156
D.R.D.C.T.

D. Rowen's Addition
Vol. 1, Pg. 18
M.R.D.C.T.

BERTHA TAYLOR
Vol. 2001073, Pg. 156
D.R.D.C.T.

Resubdivision Lots 1,2 and part of Lot 3, City Block 1451, of A B Clark Subdivision
Vol. 41, Pg. 165
M.R.D.C.T.

BERTHA TAYLOR
Vol. 2001073, Pg. 156
D.R.D.C.T.

BERTHA TAYLOR
Vol. 2001073, Pg. 156
D.R.D.C.T.

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Vol. 2001073, Pg. 156
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Vol. 2001073, Pg. 156
D.R.D.C.T.

- NOTES:
CIRS = 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" Set
IRF = Iron rod found
(P=) = Plat Distance
(D=) = Deed Distance
(C.M.) = Controlling Monument
R.O.W. = right-of-way
P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Vol., Pg. = Volume, Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
C.C.R.D.C.T. = County Court Records, Dallas County, Texas
Sq. Ft. = Square Feet
F.K.A. = Formerly Known As

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
15110 Dallas Parkway, Suite 530
Dallas, Texas 75248
Contact: Stephanie Laughlin, P.E.
972-834-7316
slaughlin@jhainc.com

OWNER
1722-1726 Barry LLC

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com