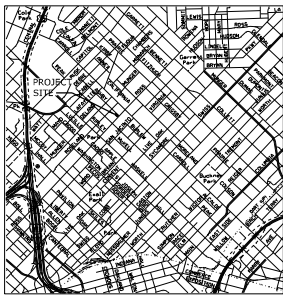




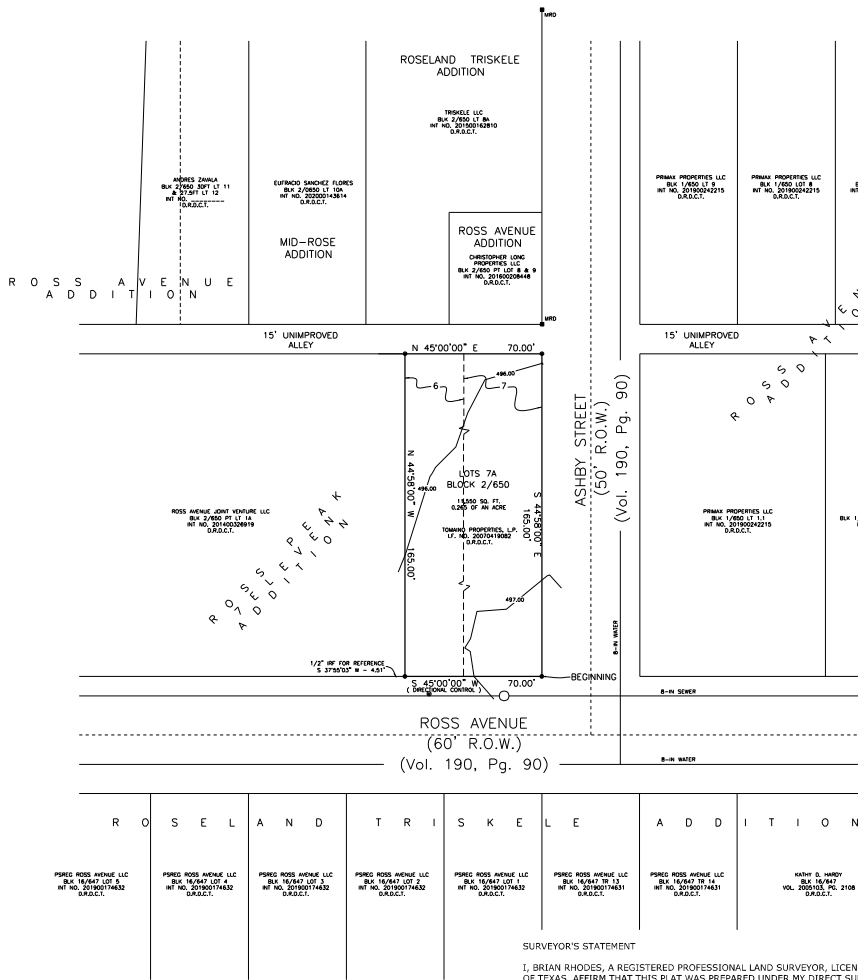
GRAPHIC SCALE
0 30 60
(IN FEET)
1 INCH = 30 FT



VICINITY MAP
NTS
MAPSCO NO. 45-D

THE PROPERTY IS LOCATED WITHIN THE CORPORATION OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AS DEPICTED HEREON.

- LEGEND
- CHAIN LINK
 - IRON FENCE
 - WIRE FENCE
 - CM - CONTROLLING MONUMENT
 - MWD - MONUMENTS OF RECORD DIGNITY
 - 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD SET
 - SET 'X'
 - FOUND 'Y'
 - 3/8" IRON PIPE FOUND
 - PK NAIL FOUND



GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE, NO PROJECTION.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE 2 LOTS TO 1 LOT, AS SHOWN.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER ENGINEERING DEPARTMENT APPROVAL.
4. ANY PROPOSED STRUCTURE 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.
6. NO EXISTING STRUCTURES ON SITE.
7. ACCORDING TO FEMA MAP 48113C03453, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

OWNER/DEVELOPER

NARA ONYX Ross LLC
2921 Millon Ave
University Park, Texas 75205
Jeremiah Sunden, General Manager
214-356-7782
jeremiah.sunden@gmail.com

ENGINEER

GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVERHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-4549

SURVEYOR

RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972) 475-8940
ATTN: BRIAN RHODES, RPLS

SURVEYOR'S STATEMENT

I, BRIAN RHODES, 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 SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2021.

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

BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962

STATE OF TEXAS)
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS J & J Enterprises is the sole owner of a parcel of land situated in the John Grigsby Survey, Abstract No. 495, in Dallas County, Texas, being all of Lot 7 and a portion of Lot 6, in Block 2/650, of Ross Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 190, Page 90, of the Map Records of Dallas County, Texas, being a parcel of land conveyed to Tomanio Properties, L.P., as recorded in Instrument No. 20070419082 of the Official Public Records of Dallas County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch yellow-capped iron rod for corner, being the intersecting corner of the southwesterly right-of-way line of Ashby Street and the northwesterly right-of-way line of Ross Avenue, and being the east corner of said Tomanio parcel;

THENCE South 45 degrees 00 minutes 00 seconds West, along said Ross Avenue right-of-way, a distance of 70.00 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE North 44 degrees 58 minutes 00 seconds West, leaving said right-of-way, a distance of 165.00 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the southeasterly right-of-way line of a 15 foot unimproved alley;

THENCE North 45 degrees 00 minutes 00 seconds East, along said right-of-way, a distance of 70.00 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the southwesterly right-of-way line of said Ashby Street;

THENCE South 44 degrees 58 minutes 00 seconds East, along said Ashby Street right-of-way, a distance of 165.00 feet to a PLACE OF BEGINNING and containing 11,550 square feet or 0.26501 an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NARA ONYX Ross LLC HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS J&J ENTERPRISES 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 LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SEAGOVILLE.

WITNESS, MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2021.

BY: _____
Jeremiah Sunden, General Manager

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

PRELIMINARY PLAT
J & J ENTERPRISES ADDITION
LOTS 7A, BLOCK 2/650

BEING A REPLAT OF LOT 7 & PT 6 OUT OF THE ROSS AVENUE ADDITION, INSTRUMENT NO. 20070419082, CITY OF DALLAS, DALLAS COUNTY, TEXAS

S201-669

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____

CASE NO. _____