



LEGEND

▣	C&G	CONTROLING MONUMENT
▢	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
▣	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
▣	INST. NO.	INSTRUMENT NUMBER
▣	VOLUME, PAGE	VOLUME PAGE
▣	SO. FT.	SQUARE FEET
▣	MON	MONUMENT
▣	SE	SET
▣	WMO	WATER MONUMENT
▣	AV	ASBESTOS
▣	GA	GAS VALVE
▣	CO	CLEANOUT
▣	BL	BUILDING LINE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, One Mad OX, LLC, is the owner of those tracts of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, being part of Lots 3, 4 and 5, Block 2715 of A. J. Porters' Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80, Page 583, of the Deed Records of Dallas County, Texas, and being those same tracts of land described in Warranty Deed to One Mad OX, LLC, recorded in Instrument No. 201600019214, (25 feet of Lot 3, Block 2715 and 25 feet of Lot 4, Block 2715), Official Public Records, Dallas County, Texas, and described in Warranty Deed to One Mad OX, LLC, recorded in Instrument No. 201500334457 (part of Lot 3, Block 2715), Official Public Records, Dallas County, Texas, and described in Instrument No. 201500334457 (part of Lot 3, Block 2715), Official Public Records, Dallas County, Texas, and described in Instrument No. 20150033499, (part of Lot 4, Block 2715), Official Public Records, Dallas County, Texas, and described in Warranty Deed to One Mad OX, LLC, recorded in Instrument No. 201500334795, (part of Lot 5, Block 2715), Official Public Records, Dallas County, Texas, and collectively being more particularly described by metes and bounds as follows:

Beginning at an "X" found at the intersection of the southeast right-of-way line of Scurry Street (50 foot right-of-way) and the southwest right-of-way line of Burlew Street (40 foot right-of-way) and north corner of said Lot 3, Block 2715, northeast line of said Lot 3, Block 2715, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

Thence South 45 degrees 29 minutes 51 seconds West, departing said southwest right-of-way line of Burlew Street, passing at a distance of 8.00 feet the north corner of a tract of land described in Deed Without Warranty to Sun Land Reserve of America, Inc., recorded in Instrument No. 201500010012, Official Public Records, Dallas County, Texas, continuing along the northwest line of said Sun Land Reserve of America tract, passing at a distance of 80.00 feet the west corner of said Sun Land Reserve of America tract and the common north corner of a tract of land described in Warranty Deed to Baymar Hotels & Properties, LLC, recorded in Instrument No. 201600108393, Official Public Records, Dallas County, Texas, continuing along the northwest line of said Baymar Hotels & Properties tract, a total distance of 150.00 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "EAST VILLAGE and RPLS 5299" at the most western corner of said Baymar Hotels & Properties tract;

Thence South 46 degrees 10 minutes 35 seconds East, along the most western southwest line of said Baymar Hotels & Properties tract, a distance of 39.49 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "EAST VILLAGE and RPLS 5299" lying at the most northern corner of a tract of land described as Tract 1, Parcel A in Warranty Deed with Vendor's Lien to Reconciliation Outreach Ministries, recorded in Volume 2001027, Page 3349, Deed Records, Dallas County, Texas;

Thence South 44 degrees 29 minutes 51 seconds West, along the northwest line of said Reconciliation Outreach Ministries tract, a distance of 50.00 feet to a 5/8 inch iron rod found at the east corner of a tract of land described in General Warranty Deed to Reconciliation Outreach, recorded in Instrument No. 20070275030, Official Public Records, Dallas County, Texas;

Thence North 45 degrees 49 minutes 01 seconds West, along the northeast line of said Reconciliation Outreach tract (Instrument No. 20070275030), passing at a distance of 49.62 feet the north corner of said Reconciliation Outreach tract (Instrument No. 20070275030) and the common east corner of a tract of land described as Tract IV in General Warranty Deed to Reconciliation Outreach Ministries, recorded in Instrument No. 200600478150, Official Public Records, Dallas County, Texas, hence continuing along the northeast line of said Reconciliation Outreach Ministries tract (Instrument No. 200600478150), passing at a distance of 99.62 feet the north corner of said Reconciliation Outreach Ministries tract (Instrument No. 200600478150) and the common east corner of a tract of land described as Tract V of said Reconciliation Outreach Ministries tract (Instrument No. 200600478150), and continuing along the northeast line of said Reconciliation Outreach Ministries tract (Instrument No. 200600478150), a total distance of 148.48 feet to a 1/2 inch iron rod found at the north corner of said Reconciliation Outreach Ministries tract (Instrument No. 200600478150) and lying in the aforesaid southeast right-of-way line of Scurry Street;

Thence North 44 degrees 29 minutes 51 seconds East, along said southeast right-of-way line of Scurry Street, a distance of 199.99 feet to the POINT OF BEGINNING and containing 23,955 square feet or 0.550 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, One Mad OX, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **EAST VILLAGE**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown hereon 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 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

One Mad OX, LLC, a Texas limited liability company
By: East Dallas Mad OX, LP, a Texas limited partnership
By: Lardner Group GP LLC, a Texas limited liability company, its general partner

Colin B. Lardner, Manager
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Colin B. Lardner, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 communication 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); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.
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. (03/25/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature
GENERAL NOTES:

- 1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to combine four tracts into a single lot.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) 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.
- 5) According to the F.L.R.M. No. 48113C0945 K, the subject property lies in Zone X and does not lie within a Flood Phone Hazard Area.
- 6) Dallas Water Utilities Benchmarks:
No. 48-A-1: A City of Dallas benchmark is set on top of a concrete curb at the midpoint at the southeast corner of the intersection of Live Oak Street and Fitzhugh Avenue.
Northing: 6,979,353.627; Easting: 2,499,345.256; Elevation: 500.161'
- 7) The structures on the subject property are to be removed.

OWNER
ONE MAD OX, LLC
3815 VAN NESS
DALLAS, TEXAS 75220

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
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PRELIMINARY PLAT
EAST VILLAGE
LOT 3A, BLOCK 2715
REPLAT OF PART OF
LOTS 3, 4 AND 5, BLOCK 2715 OF
A. J. PORTERS SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 3111-