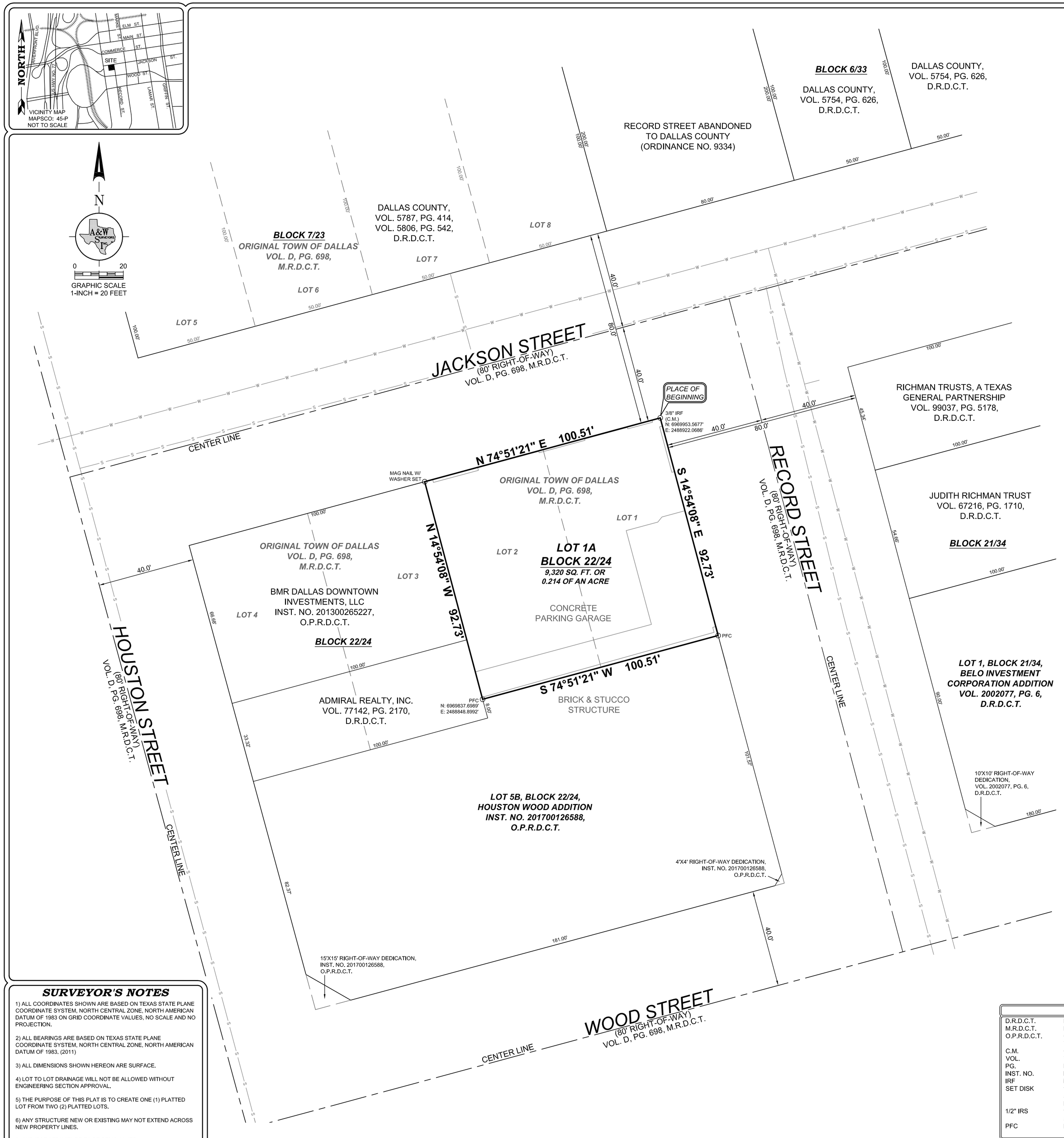

SURVEYOR'S NOTES

1) ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

3) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) PLATTED LOTS.

6) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

7) SUBJECT STRUCTURE TO BE DEMOLISHED.

LEGEND	
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	Iron rod found
SET DISK	1/2" Iron rod capped with a 3-1/4" aluminum disk marked, "JACKSON RECORD ADDITION RPLS 5310" set
1/2" IRS	1/2" Iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner
PFC	Point for corner

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS BMR Garage Partners, LLC is the sole owner of a tract of land located in the JOHN N. BYRAN SURVEY, Abstract No. 149, City of Dallas, Dallas County, Texas, and being Lots 1 and 2, Block 22/24, of The Original Town of Dallas, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume d, Page 698, Map Records, Dallas County, Texas, and being the same tract of land described in deed to BMR Garage Partners, LLC, recorded in Instrument No. 201400276217, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3/8" iron rod found at the intersection of the Southeast line of Jackson Street, a 80' right-of-way, with the Southwest line of Record Street, a 80' right-of-way, same being the Northeast corner of said Lot 1, Block 22/24;

Thence South 14°54'08" East, along said Southwest line, a distance of 92.73' to a point for corner at the Northeast corner of Lot 5B, Block 22/24, of Houston Wood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700126588, Official Public Records, Dallas County, Texas;

Thence South 74°51'21" West, a distance of 100.51' to a point for corner in the Northeast line of a tract of land described in deed to Admiral Realty, Inc., recorded in Volume 77142, Page 2170, Deed Records, Dallas County, Texas, at the Northerly Northwest corner of said Lot 5b, Block 22/24;

Thence North 14°54'08" West, a distance of 92.73' to a Mag nail with washer stamped "Jackson Records Addition, RPLS 5310" set in the said Southeast line of Jackson Street, at the Northeast corner of a tract of land described in deed to BMR Dallas Downtown Investments, LLC, recorded in Instrument No. 20130026522?, Official Public Records, Dallas County, Texas;

Thence North 74°51'21" East, along said Southeast line, a distance of 100.51' to the PLACE OF BEGINNING and containing 9,320 square feet or 0.214 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 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); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.

PRELIMINARY RELEASED FOR REVIEW ONLY
John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BMR Garage Partners, LLC, acting by and through its duly authorized representative, does hereby adopt this plat, designating the herein described property as **LOT 1A, BLOCK 22/24, JACKSON RECORD 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.

WITNESS, my hand at Dallas, Texas, this the ____day of _____, 2019.

BMR Garage Partners, LLC

_____
Name:
Title:

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 _____, 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 _____, 2019.

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 512 Jackson St. Dallas, TX 75202 ~

Owner: BMR Garage Partners, LLC
~ 435 Oconnor Ridge Blvd. Irving, TX 75038 ~
~ 214-763-6427 ~

Job No.: 19-0663	Drawn by: 517	Date:05-03-2019	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

LOT 1A, BLOCK 22/24
JACKSON RECORD ADDITION

BEING LOTS 1 AND 2, BEING 0.217 ACRE
BLOCK 22/24, ORIGINAL TOWN OF DALLAS
OUT OF THE JOHN . BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-207