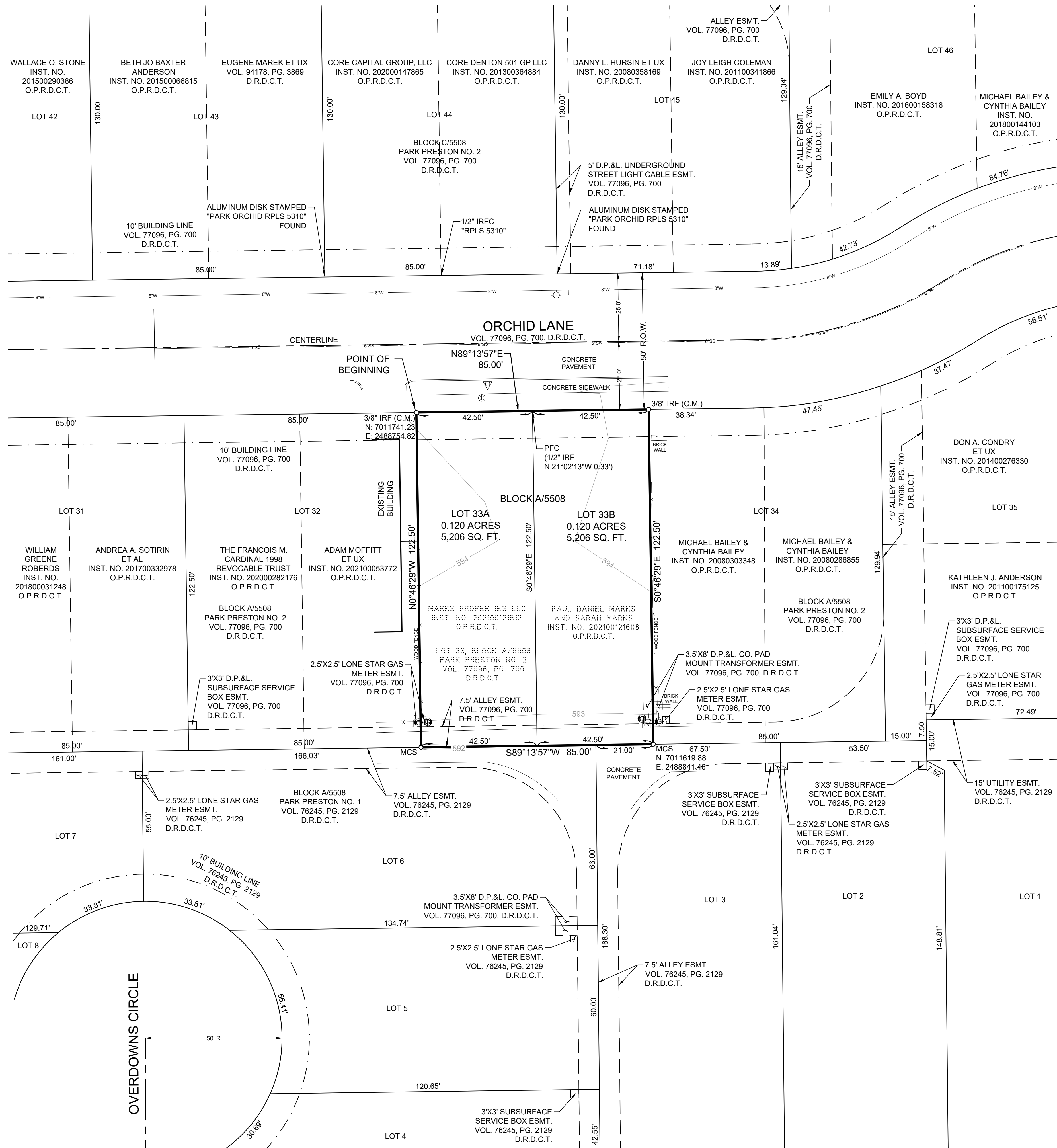
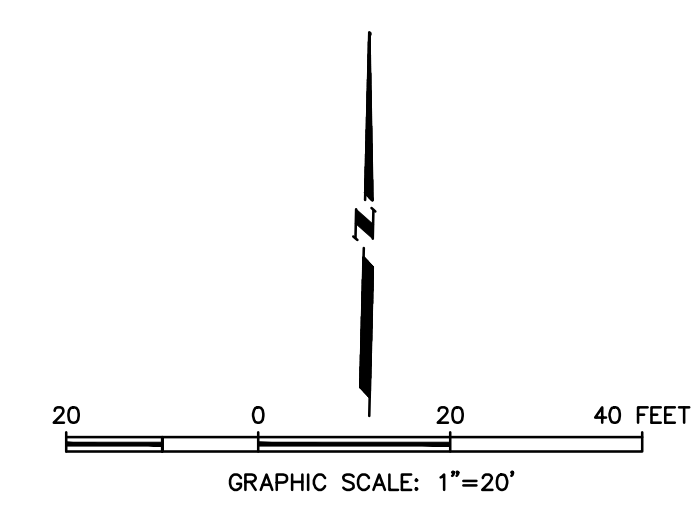


LOCATION MAP
NOT TO SCALE



LEGEND

- TV CABLE TV BOX
- ▽ FUEL MONITORING WELL
- ⊙ GAS METER
- ⊕ ELECTRIC TRANSFORMER
- ⊗ IRRIGATION VALVE
- ⊙ FIRE HYDRANT
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- MCS 3-1/4" METAL CAP STAMPED "MARKS, RPLS 5867" SET IN CONCRETE
- D.P.&L. DALLAS POWER & LIGHT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 2 LOTS FROM 1 PLATTED LOT.
 5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0195K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

OWNER
MARKS PROPERTIES LLC
5718 ORCHID LANE
DALLAS, TEXAS 75230
CONTACT: PAUL DENNIS MARKS
PHONE:
EMAIL: pmarks1@hotmail.com

OWNER
PAUL DANIEL MARKS AND SARAH MARKS
4309 ROSELAND AVENUE
DALLAS, TEXAS 75204
CONTACT: SARAH MARKS
PHONE: 850-321-9058
EMAIL: sgwoodberry@gmail.com

SHEET 1 OF 2
PRELIMINARY PLAT
MARKS ADDITION
LOTS 33A & 33B, BLOCK A/5508
0.239 ACRES
BEING A REPLAT OF
ALL OF LOT 33, BLOCK A/5508, PARK PRESTON NO. 2
OUT OF THE
CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-671

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-018

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS MARKS PROPERTIES LLC, PAUL DANIEL MARKS AND SARA MARKS are the owners of those tracts of land situated in the Charles G. Newton Survey, Abstract No. 1091, City of Dallas, Dallas County, Texas, and being all of Lot 33, Block A/5508 of Park Preston No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 77096, Page 700, Deed Records, Dallas County, Texas; same being all of that tract of land conveyed to Marks Properties LLC, LLC by General Warranty Deed recorded in Instrument No. 202100121512, Official Public Records, Dallas County, Texas, and all of that tract of land conveyed to Paul Daniel Marks and Sarah Marks by General Warranty Deed recorded in Instrument No. 202100121608, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for corner in the south right-of-way line of Orchid Lane (a 50-foot wide right-of-way; Volume 77096, Page 700, Deed Records, Dallas County, Texas) at the northwest corner of said Lot 33 and the northeast corner of Lot 32, Block A/5508;

THENCE N 89°13'57" E, with said south right-of-way line, a distance of 85.00 feet to a 3/8-inch iron rod found for corner at the northeast corner of said Lot 33 and the northwest corner of Lot 34, Block A/5508;

THENCE S 0°46'29" E, departing said south right-of-way line, a distance of 122.50 feet to a 3-1/4 inch metal cap stamped "MARKS, RPLS 5867" set in concrete for corner in the north line of Lot 3, Block A/5508 of Park Preston No. 1, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 76245, Page 2129, Deed Records, Dallas County, Texas at the southeast corner of said Lot 33 and the southwest corner of said Lot 34;

THENCE S 89°13'57" W, with the north line of said Lot 3 and the south line of said Lot 33, at a distance of 21.00 feet passing the northwest corner of said Lot 3 and the northeast corner of Lot 6, Block A/5508 and continuing with the north line of said Lot 6 for a total distance of 85.00 feet to a 3-1/4 inch metal cap stamped "MARKS, RPLS 5867" set in concrete at the southwest corner of said Lot 33 and the southeast corner of said Lot 32;

THENCE N 0°46'29" W, departing said north line of Lot 6, a distance of 122.50 feet to the **POINT OF BEGINNING** and containing 10,413 square feet or 0.239 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARKS PROPERTIES LLC, PAUL DANIEL MARKS AND SARAH MARKS, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **MARKS 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 this the ____ day of _____, 2021.

By: Paul Daniel Marks

Paul Daniel Marks, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Paul Daniel Marks, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2021.

By: Sarah Marks

Sarah Marks, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Sarah Marks, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2021.

By: Marks Properties LLC
a Texas limited liability company

Paul Dennis Marks, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Paul Dennis Marks, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 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 _____, 2021.

PRELIMINARY

RELEASED 5/17/2021 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.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2021.

Notary Public, State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT
MARKS ADDITION
LOTS 33A & 33B, BLOCK A/5508
0.239 ACRES
BEING A REPLAT OF
ALL OF LOT 33, BLOCK A/5508, PARK PRESTON NO. 2
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CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091
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5718 ORCHID LANE
DALLAS, TEXAS 75230
CONTACT: PAUL DENNIS MARKS
PHONE:
EMAIL: pmarks1@hotmail.com

OWNER
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4309 ROSELAND AVENUE
DALLAS, TEXAS 75204
CONTACT: SARAH MARKS
PHONE: 850-321-9058
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