

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BCH Development, LLC, acting by and through its duly authorized officer, Frank Blanchard, County Club Properties Corporation, acting by and through its duly authorized officer, Jo Mahfouz, Lena Boueri, and Sandelyn M. McKasson, Trustee of the JDM Family Trust, does hereby adopt this Plat, designating the herein described property as **MECCA PLACE ADDITION**, **MECCA PLACE ADDITION**, 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. Solid 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

BCH Development, LLC

a Texas limited liability company

By: _____
Frank Blanchard, Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Frank Blanchard 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

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

JDM Family Trust

By: _____
Sandelyn M. McKasson, Trustee

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sandelyn M. McKasson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

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

Country Club Properties Corporation

By: _____
Jo Mahfouz, Property 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 Jo Mahfouz, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO RE-PLAY THE EXISTING THREE (3) LOTS IN TO ELEVEN (11).
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

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

By: _____
Lena Boueri

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Lena Boueri, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared using field observations, a reliable method of detection, and hence collected on the ground using field operations and methods 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. 19453, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.
RELEASED FOR REVIEW ON 06/12/19, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, BCH Development, LLC, County Club Properties Corporation, Lena Boueri, and Sandelyn M. McKasson, Trustee, are the sole owners of a 28,800 square foot tract of land situated in the Robert Ray Survey, Abstract No. 1242, City of Dallas, Dallas County, Texas, a portion of said tract being conveyed to said BCH Development LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument No.'s 201700254194, 201700254755, and 201700254274, Official Public Records, Dallas County, Texas, same being the West 94 feet of Lots 1, 2, and 3, Block B/1880, Subdivision of the Oram Homestead, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 482, Page 543, Map Records, Dallas County, Texas, a portion of said 28,800 square foot tract also being conveyed to said County Club Properties Corporation, a Texas corporation, by General Warranty Deed recorded in Instrument No. 201900043369, Official Public Records, Dallas County, Texas, same being a portion of said Lots 1, 2, and 3, Block B/1880, of said Subdivision of the Oram Homestead, a portion of said 28,800 square foot tract also being conveyed to said County Club Properties Corporation, by Warranty Deed recorded in Volume 67150, Page 1234, Deed Records, Dallas County, Texas, same being a portion of Lot 2, Block B/1880, of said Subdivision of the Oram Homestead, a portion of said 28,800 square foot tract being conveyed to said Lena Boueri, by General Warranty Deed recorded in Instrument No. 201500234815, Official Public Records, Dallas County, Texas, same being a portion of Lots 1 and 2, Block B/1880, said Subdivision of the Oram Homestead, a portion of said 28,800 square foot tract being a portion of Tract 5 of that tract of land conveyed to said Sandelyn M. McKasson, Trustee, described in deed recorded in Volume 86051, Page 4233, Deed Records, Dallas County, Texas, same being a portion of Lot 3, Block B/1880, of said Subdivision of the Oram Homestead, and another portion of said 28,800 square foot tract also being conveyed to said Sandelyn M. McKasson, Trustee, described in Warranty deed recorded in Volume 91051, Page 3268, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 1, Block B/1880, said Subdivision of the Oram Homestead, and being the intersection of the North Right-of-Way line of Lewis Street (a 60 foot Right-of-Way, Volume 482, Page 543, Map Records, Dallas County, Texas), and the East Right-of-Way line of Mecca Street (a 40 foot Right-of-Way, formerly Meadow Street, Volume 482, Page 543, Map Records, Dallas County, Texas);

THENCE North 00 degrees 38 minutes 19 seconds West, along the East Right-of-Way line of said Mecca Street, a distance of 144.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "MPA" and "RPLS 5513" for corner, said corner being the Northwest corner of Lot 3, Block B/1880, said Subdivision of the Oram Homestead, and being the intersection of the East Right-of-Way line of said Mecca Street, and the South Right-of-Way line of La Vista Drive (a 50 foot Right-of-Way, formerly Elliot Street, Volume 482, Page 543, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod with plastic yellow cap stamped "Shields & Lee" for witness bears South 00 degrees 38 minutes 19 seconds East, at a distance of 0.50 feet;

THENCE North 89 degrees 12 minutes 57 seconds East, along the South Right-of-Way line of said La Vista Drive, a distance of 200.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "MPA" and "RPLS 5513" for corner, said corner being the Northeast corner of Lot 3, Block B/1880, said Subdivision of the Oram Homestead, and being the intersection of the South Right-of-Way line of said La Vista Drive, and the West Right-of-Way line of Skiliman Street (a variable width Right-of-Way, formerly Lindberg Street, Volume 1638, Page 543, Deed Records, Dallas County, Texas);

THENCE South 00 degrees 38 minutes 11 seconds East, along the West Right-of-Way line of said Skiliman Street, a distance of 144.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "MPA" and "RPLS 5513" for corner, said corner being the Southeast corner of Lot 1, Block B/1880, of said Subdivision of the Oram Homestead, and being the intersection of the West Right-of-Way line of said Skiliman Street, and the North Right-of-Way line of said Lewis Street;

THENCE South 89 degrees 12 minutes 57 seconds West, along the North Right-of-Way line of said Lewis Street, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 28,800 square feet or 0.661 of an acre of land.

PRELIMINARY PLAT
MECCA PLACE ADDITION
LOTS 1A-1D, 2A, 2B AND 3A-3E, BLOCK B/1880
28,800 SQ.FT. / 0.661 ACRES
BEING A REPLAT OF
LOTS 1, 2, AND 3, BLOCK B/1880
SUBDIVISION OF THE ORAM HOMESTEAD
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-227

PLANNING & SURVEYING

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DEVELOPER:

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DALLAS, TEXAS 75214

COUNTRY CLUB
PROPERTIES CORPORATION
4206 BARNSLEY DRIVE
PLANO, TEXAS

LENA BOUERI
1803 SKILIMAN
DALLAS, TEXAS 75206