

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Mail Anson Development Company, LP, is sole owner of a tract of land situated in the William Coombs Survey Abstract No. 290, in the City of Dallas, Dallas County, Texas, being Lots 6, 7 and 8, Block 10/7265 of the Z.E. Coombs West End Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 95, Page 254 of the Public Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Mail Anson Development Company, LP, recorded in Instrument No. 20200032489, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch rod found with a plastic-yellow cap stamped "TKMS", said point being the southwest corner of the intersection of Muncie Avenue (called 50 foot right-of-way) and Winnetka Street (called 50 foot right-of-way); said point also being the northwest corner of Lot 5, Block 10/7265 of said Z.E. Coombs West End Addition;

THENCE South 88 degrees 24 minutes 14 seconds West, departing the north right-of-way line of said Winnetka Street, along the south right-of-way line of said Muncie Avenue, a distance of 112.09 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "CHG", said point being the northeast corner of said Lot 6, Block 10/7265; also being the northeast corner of said Lot 5, Block 10/7265; also being the POINT OF BEGINNING;

THENCE South 01 degrees 18 minutes 21 seconds East, departing the south right-of-way line of said Muncie Avenue, along the west line of said Lot 5, Block 10/7265, passing at a distance of 50.00 feet the southwest corner of said Lot 5, Block 10/7265, said point also being the northwest corner of Lot 4, Block 10/7265 of said Z.E. Coombs West End Addition, continuing along said line for a total distance of 100.00 feet to a set 3-1/4 inch metallic disk stamped "Muncie Townhomes & RPS 5299", said point being the southwest corner of said Lot 4, Block 10/7265; said point also being the north right-of-way line of a 10 foot alley;

THENCE South 88 degrees 24 minutes 14 seconds West, along the north right-of-way line of said alley a distance of 150.77 feet to a set 3-1/4 inch metallic disk stamped "Muncie Townhomes & RPS 5299", said point being the southwest corner of said Lot 8, Block 10/7265; said point also being the southeast corner of Lot 9, Block 10/7265 of said Z.E. Coombs West End Addition, from which a 1/2 inch iron rod found with a plastic cap stamped "5310" bears North 88 degrees 54 minutes 23 seconds East, a distance of 1.40 feet for reference, also from which a 1/2 inch iron rod found with a yellow plastic cap stamped "CHG" bears North 88 degrees 35 minutes 59 seconds East, a distance of 1.33 feet for reference;

THENCE North 00 degrees 56 minutes 08 seconds West, departing the north right-of-way line of said alley, along the east line of said Lot 9, Block 10/7265, a distance of 100.01 feet to a set 3-1/4 inch metallic disk stamped "TKMS" bears North 88 degrees 24 minutes 14 seconds East, a distance of 100.01 feet to a set 3-1/4 inch metallic disk stamped "TKMS", said point also being the northeast corner of said Lot 5, Block 10/7265; said point also being the northeast corner of said Lot 9, Block 10/7265; and lying on the south right-of-way line of said Muncie Avenue; a distance of 150.12 feet to the POINT OF BEGINNING and containing 15,044 square feet or 0.345 an acre of land.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mail Anson Development Company, LP, a Texas limited partnership, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MUNCIE TOWNHOMES**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in the simple and public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, the said police water, garbage and rubbish collection agencies, and all public and private utilities for each property owner. The maintenance of paving on the utility and fire line 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 efficient use 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, repairing, maintaining, extending or otherwise using or desiring to use the same. The right of ingress and egress to or from any public utility shall be deemed to be a public use, and 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, deaerous, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and servicing 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 _____ DAY OF _____, 2021.

Mail Anson Development Company, a Texas limited partnership

Kevin Barrington - Managing Member of Prestige Worldwide Management, LLC.
a Texas limited liability company, its General Partner of
Mail Anson Development Company, LP, a Texas limited partnership, on behalf of said limited partnership.

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 Kevin Barrington, 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 _____, 2021.

Notary Signature _____
My commission expires: _____

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 Land Surveying, the City of Dallas Development Code (Ordinance No. 21212) and the International Professional Surveyors Code (Ordinance No. 21212). The plat shows the boundaries of the property as shown on the plat. The plat also shows the location of all easements shown thereon as either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-4.617 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2021.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED UNTIL THE ORIGINAL SHALY, BE USED OR WERED OR FILED UPON A SHALY SURVEY DOCUMENT (68096267)

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 _____, 2021.

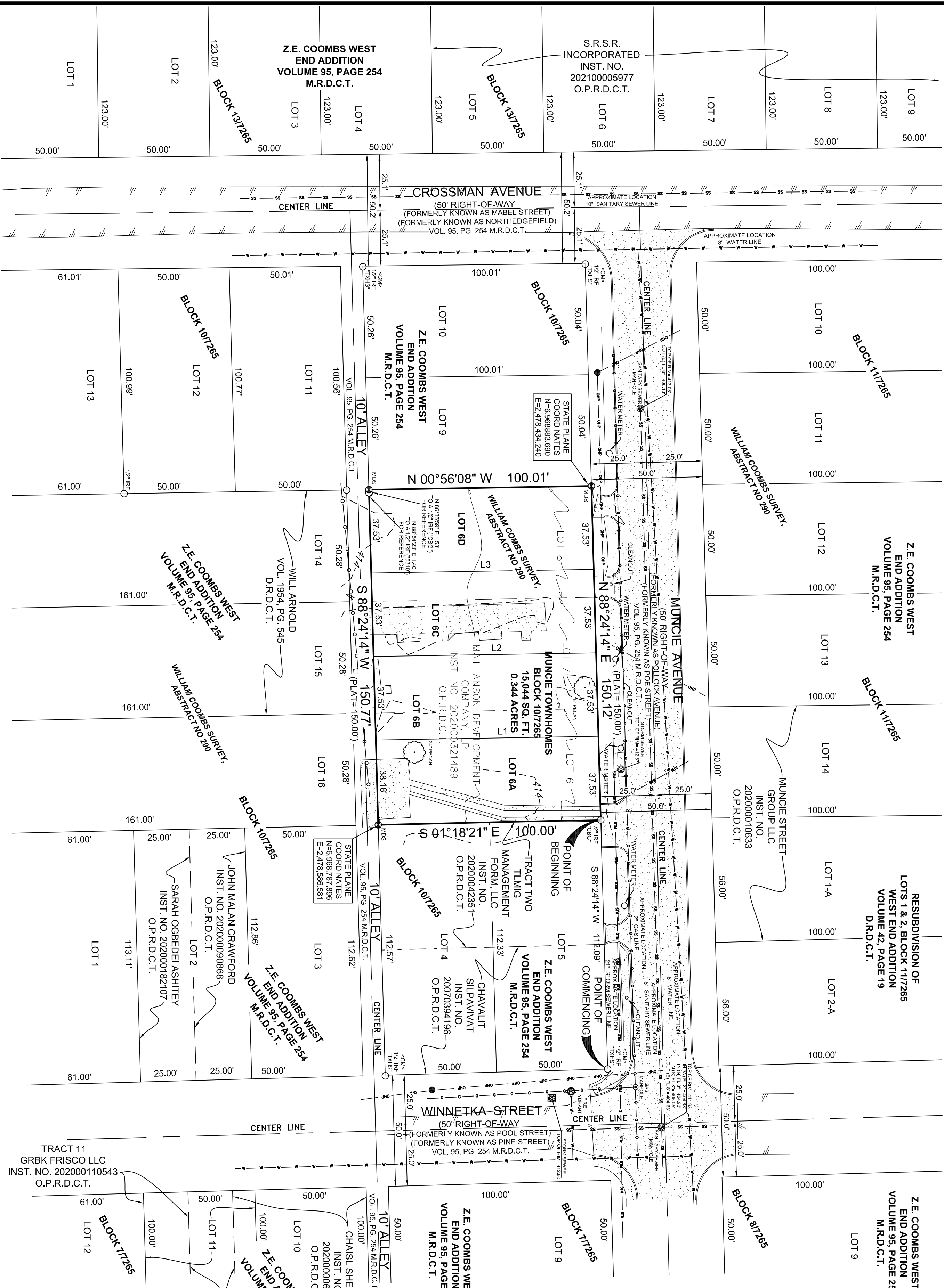
Notary Signature _____
My commission expires: _____

TEXAS HERITAGE
SURVEYING, LLC
SURVEYOR

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
ck@texasg.com
Firm #10169300



PRELIMINARY PLAT
MUNCIE TOWNHOMES
LOTS 6A-6D, BLOCK 10/7265
REPLAT OF LOTS 6, 7 AND 8, BLOCK 10/7265
Z.E. COOMBS WEST END ADDITION
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S201-730
ENGINEERING PLAN NO. 311T-_____

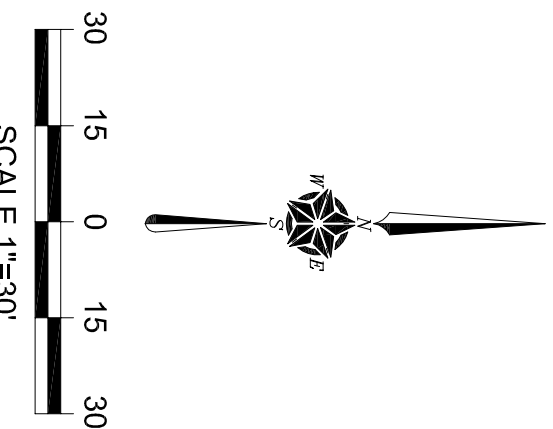


LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	100.01'	N0°56'08"W
L2	100.01'	N0°56'08"W
L3	100.01'	N0°56'08"W

LOT SIZE TABLE

LOT #	SQ. FT.	ACREAGE
6A	3,765	0.09
6B	3,753	0.09
6C	3,753	0.09
6D	3,753	0.09



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, 4202 NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS OUT OF 3 EXISTING LOTS.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 481130340, THE SUBJECT PROPERTY LIES IN ZONE X (SHADED). THIS AREA PROTECTED FROM THE STRUCTURES SUBJECT TO POSSIBLE FAILURE DUE TO OVERTIPPING DURING LARGER FLOODS.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) DALLAS WATER UTILITIES BENCHMARKS A SQUARE WITH AN 'X' CUT IN THE CENTER ON THE EAST END OF A CONCRETE MEDIUM OF WEST COMMERCE STREET AND THE WEST SIDE OF HARDACK STREET. N: 6196141.145 E: 2,482,733.751 ELEV: = 409.084'
- 7) THERE ARE NO EXISTING STRUCTURES ON THE CURRENT PROPERTY.