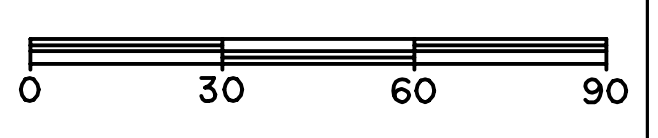


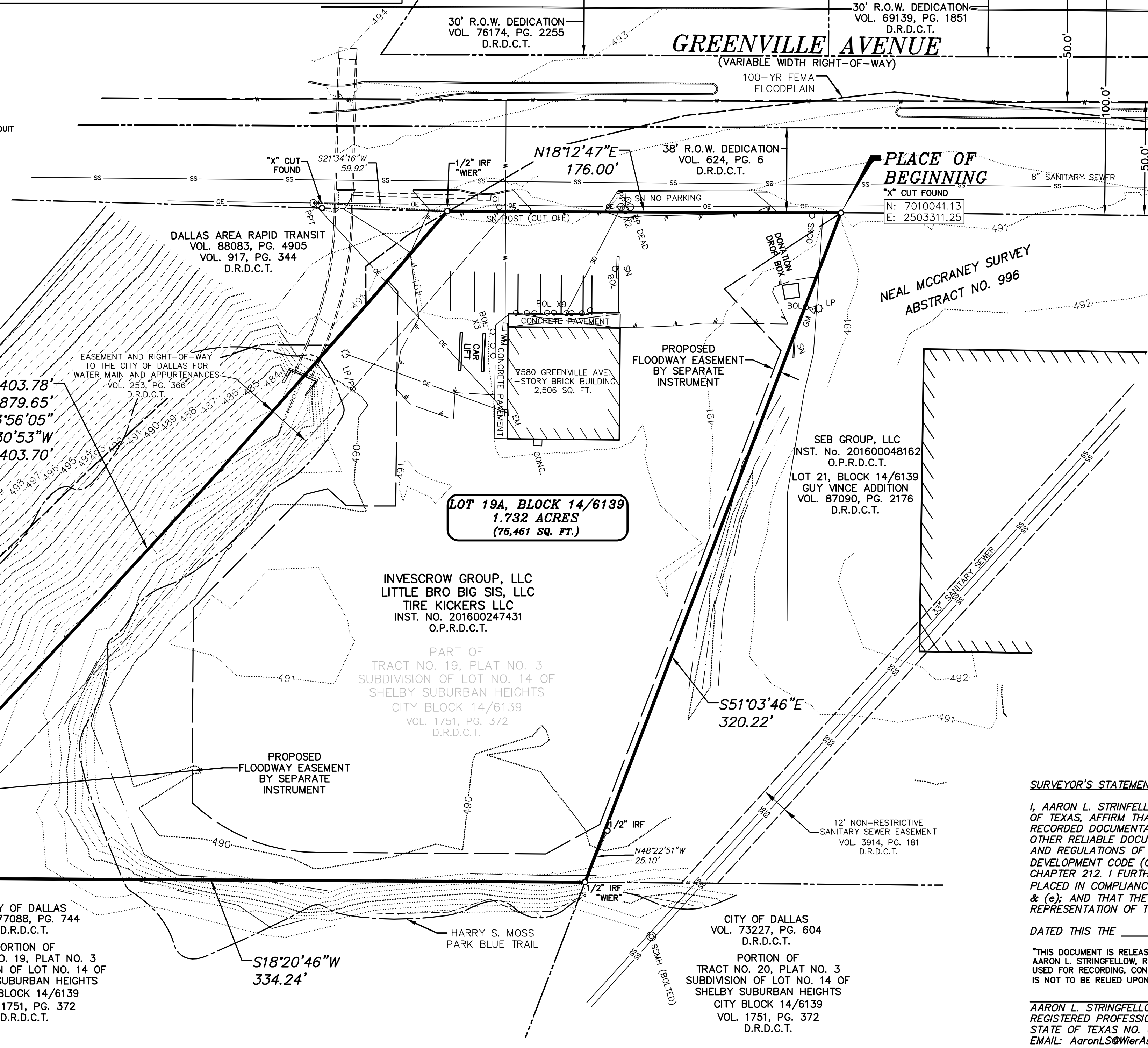
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**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



**\* LEGEND \***

CI	CURB INLET
CM	CONTROLLING MONUMENT
COL	SUPPORT COLUMN
EB	ELECTRIC BOX
EMH	ELECTRIC MANHOLE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPCT	POWER POLE W/TRANSFORMER & CONDUIT
SN	SIGN
TMH	TELEPHONE MANHOLE
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
FO	FIBER OPTIC LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UES	UNDERGROUND ELECTRIC LINE
W	WATER LINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
*MER*	*MER & ASSOC INC*



**OWNERS CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS INVESCROW GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, LITTLE BRO BIG SIS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND TIRE KICKERS LLC, A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNERS OF A TRACT OF LAND, LOCATED IN THE NEAL MCCRANEY SURVEY, ABSTRACT NO. 996, DALLAS COUNTY, TEXAS, ACCORDING TO THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201600247431, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) BEING A PART OF TRACT NO. 19, PLAT NO. 3, SUBDIVISION OF LOT NO. 14 OF SHELBY SUBURBAN HEIGHTS, BLOCK 14/6139, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1751, PAGE 372, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE EAST RIGHT-OF-WAY LINE OF GREENVILLE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 624, PAGE 6, D.R.D.C.T., SAID "X" CUT BEING THE NORTH CORNER OF SAID TRACT 19, THE NORTH CORNER OF SAID INVESCROW TRACT, AND THE WEST CORNER OF LOT 21, BLOCK 14/6139, GUY VINCE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 87090, PAGE 2176, D.R.D.C.T.;

THENCE S 51°03'46" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, ALONG THE NORTHEAST LINE OF SAID TRACT 19, THE NORTHEAST LINE OF SAID INVESCROW TRACT, AND THE SOUTHWEST LINE OF SAID LOT 21, A DISTANCE OF 320.22 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 21, THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF DALLAS RECORDED IN VOLUME 73227, PAGE 604, D.R.D.C.T., THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF DALLAS RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., AND THE EAST CORNER OF SAID INVESCROW TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 48°22'51" W, 25.10 FEET;

THENCE S 18°20'46" W, DEPARTING THE NORTHEAST LINE OF SAID TRACT 19, ALONG THE SOUTHWEST LINE OF SAID INVESCROW TRACT AND THE NORTHWEST LINE OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., A DISTANCE OF 334.24 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC" IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DALLAS AREA RAPID TRANSIT (D.A.R.T.) RECORDED IN VOLUME 88083, PAGE 4905, D.R.D.C.T., FIRST DESCRIBED IN VOLUME 917, PAGE 344, D.R.D.C.T., AND IN THE SOUTHWEST LINE OF SAID TRACT 19, SAID IRON ROD BEING THE SOUTH CORNER OF SAID INVESCROW TRACT, THE WEST CORNER OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 403.78 FEET ALONG THE SOUTHWEST LINE OF SAID INVESCROW TRACT, THE SOUTHWEST LINE OF SAID TRACT 19, THE NORTHEAST LINE OF SAID D.A.R.T. TRACT, AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5879.65 FEET, A DELTA ANGLE OF 0°35'05", AND A CHORD BEARING OF N 29°30'53" W, 403.70 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE WEST CORNER OF SAID INVESCROW TRACT, THE WEST CORNER OF SAID TRACT 19, THE NORTH CORNER OF SAID D.A.R.T. TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, FROM WHICH AN "X" CUT FOUND BEARS S 21°34'16" W, 59.92 FEET;

THENCE N 18°12'47" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, THE NORTHWEST LINE OF SAID INVESCROW TRACT, AND THE NORTHWEST LINE OF SAID TRACT 19, A DISTANCE OF 176.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.732 ACRES (75,451 SQUARE FEET) OF LAND, MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON L. STRINGFELLOW, 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 \_\_\_\_\_, 2017  
"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON December 8, 2017. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: AaronLS@WierAssociates.com

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER'S DEDICATION**

STATE OF TEXAS )  
COUNTY OF DALLAS )

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT INVESCROW GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, LITTLE BRO BIG SIS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND TIRE KICKERS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 19A IN CITY BLOCK 14/6139, SHELBY SUBURBAN HEIGHTS AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

INVESCROW GROUP, LLC  
LITTLE BRO BIG SIS, LLC  
TIRE KICKERS LLC

SIGNATURE: \_\_\_\_\_  
NAME: STACY STANDRIDGE  
TITLE: PRESIDENT

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 APPEARED STACY STANDRIDGE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER: BENCHMARK BANK

BY: \_\_\_\_\_  
NAME: TREY ADAMS  
TITLE: VICE PRESIDENT

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 APPEARED TREY ADAMS, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

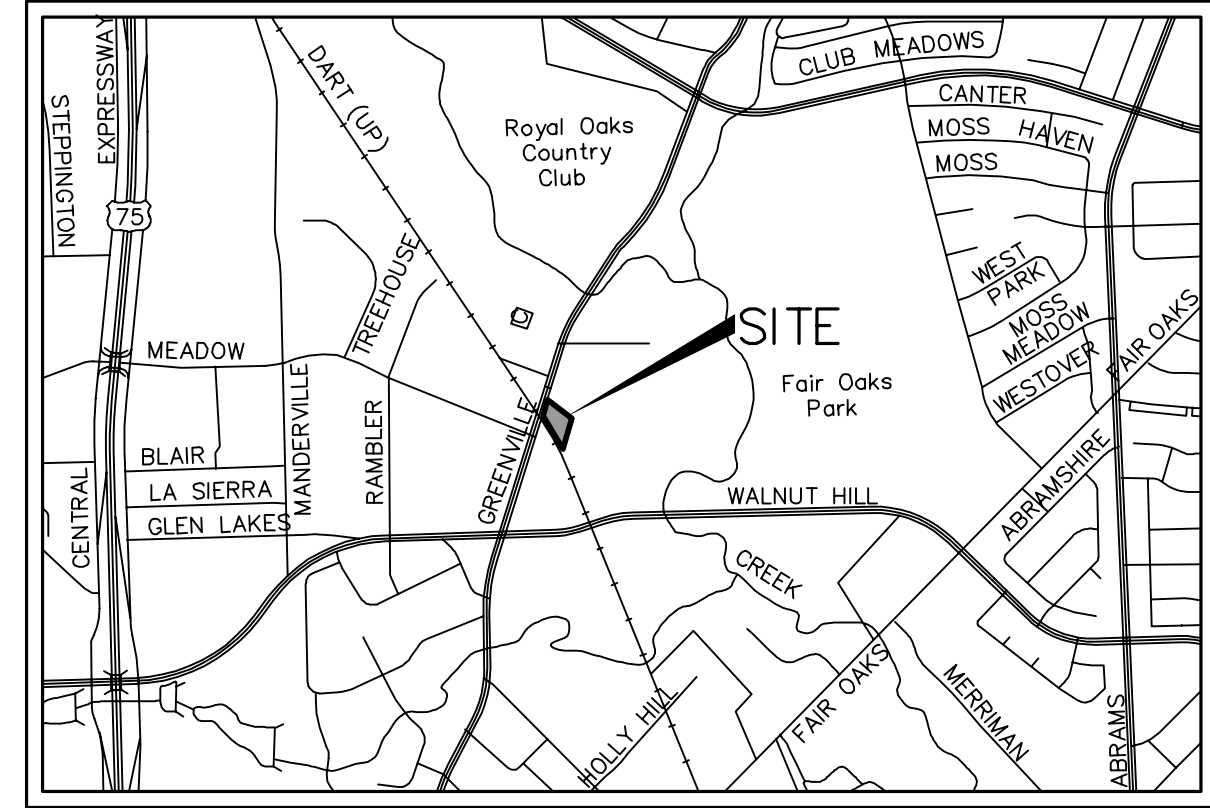
**PRELIMINARY PLAT**  
**SHELBY SUBURBAN HEIGHTS**

LOT 19A, BLOCK 14/6139  
BEING A REPLAT OF A PART OF TRACT NO. 19, PLAT NO. 3, SUBDIVISION OF LOT NO. 14, SHELBY SUBURBAN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 1751, PG. 372, D.R.D.C.T., LOCATED IN THE NEAL MCCRANEY SURVEY, ABSTRACT NO. 996, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-052

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006  
Texas Firm Registration No. F-2778 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1 DATE: 12/8/2017  
W.A. No. 16084



VICINITY MAP  
NOT TO SCALE

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS, WITH A COMBINED SCALE FACTOR OF 0.9998574052.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE EXISTING LOT.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF DALLAS DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48113C0195K, MAP REVISED DATE JULY 7, 2014, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "AE", DEFINED AS BEING "AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT" BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
6. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
7. ALL EXISTING BUILDINGS ON THE SUBJECT TRACT TO REMAIN.