



SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 12/7/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the northwest right-of-way line of Powhattan Street, assumed bearing South 45 degrees 00 minutes 00 seconds West, according to the plat recorded in Volume 106, Page 186, D.R.D.C.T.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot out of two lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on subject property.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GUESTWISER VENTURE I, LLC is the owner of a 0.283 acre tract of land situated in the John Neely Bryan Survey, Abstract No. 149, Dallas County, Texas and being all of Lots 1 and 2, Block D/445, Walnut Grove Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 106, Page 186, Deed Records, Dallas County, Texas; said 0.283 acre tract being all of that tract conveyed to GUESTWISER VENTURE I, LLC by General Warranty Deed recorded in County Clerk's Instrument Number 201700248294, Official Public Records, Dallas County, Texas ; said 0.283 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the south corner of said Lot 2, Block D/445; said point also being the east corner of Lot 3, Block D/445 of said Walnut Grove Addition; said point also being on the northwest right-of-way line of Powhattan Street (50 feet wide);

THENCE, North 42 degrees 14 minutes 20 seconds West, leaving said northwest right-of-way line and with the common line of said Lots 2 and 3, Block D/445, a distance of 120.00 feet to a 1/2-inch iron rod found at the west corner of said Lot 2, Block D/445; said point also being the north corner of said Lot 3, Block D/445; said point also being the east corner of Lot 8, Block D/445, of said Walnut Grove Addition; said point also being the south corner of Lot 7, Block D/445, of said Walnut Grove Addition;

THENCE, North 45 degrees 00 minutes 00 seconds East, with the common line of Lots 6 and 7, Block D/445, of said Walnut Grove Addition, passing, at a distance of 52.00 feet a 1/2-inch iron rod at the north corner of said Lot 2, Block D/445; said point also being the west corner of said Lot 1, Block D/445; continuing, in all a total distance of 103.00 feet to a 3/4-inch aluminum disc stamped "POWHATTAN RESIDENCES, GSES, INC, RPLS 4804" set at the north corner of said Lot 1, Block D/445; said point also being the east corner of said Lot 6, Block D/445; said point also being on the southwest right-of-way line of Wall Street (40 feet wide);

THENCE, South 42 degrees 14 minutes 20 seconds East, with said southwest right-of-way line, a distance of 120.00 feet to a 3/4-inch aluminum disc stamped "POWHATTAN RESIDENCES, GSES, INC, RPLS 4804" set at the east corner of said Lot 1, Block D/445; said point also being at the intersection of said southwest right-of-way line of Wall Street and the northwest right-of-way line of said Powhattan Street;

THENCE, South 45 degrees 00 minutes 00 seconds West, with said northwest right-of-way line, passing, at a distance of 51.00 feet a 1/2-inch iron rod found at the south corner of said Lot 1, Block D/445; said point also being the east corner of said Lot 2, Block D/445; continuing, in all a total distance of 103.00 feet to the POINT OF BEGINNING.

CONTAINING, 12,346 square feet or 0.283 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, GUESTWISER VENTURE I, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as POWHATTAN RESIDENCES, 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 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 building, 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 _____, 2017.

GUESTWISER VENTURE I, LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
POWHATTAN RESIDENCES
LOT 1A, BLOCK D/445

BEING A REPLAT OF ALL OF

LOTS 1 AND 2, BLOCK D/445
WALNUT GROVE ADDITION

V. 106, P. 186, D.R.D.C.T.

JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-056

CITY ENGINEERING PLAN FILE NO. 311T-xxxx

Gonzalez & Schneeberg
engineers & surveyors

TX ENGINEERING FIRM REG. NO. F-3378
SCALE
1" = 20'

DATE
DECEMBER, 2017

2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX SURVEYING FIRM REG. NO. 100752-00
DWG. NO.
6685-17-09-05
6685 PREPLAT

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

OWNER:
GUESTWISER VENTURE 1, LLC
7083 HOLLYWOOD BLVD, FL 5
LOS ANGELES, CA 90028

CONTACT:
JAMES CLIFFORD
GUESTWISER VENTURE 1, LLC
james@guestwiser.com