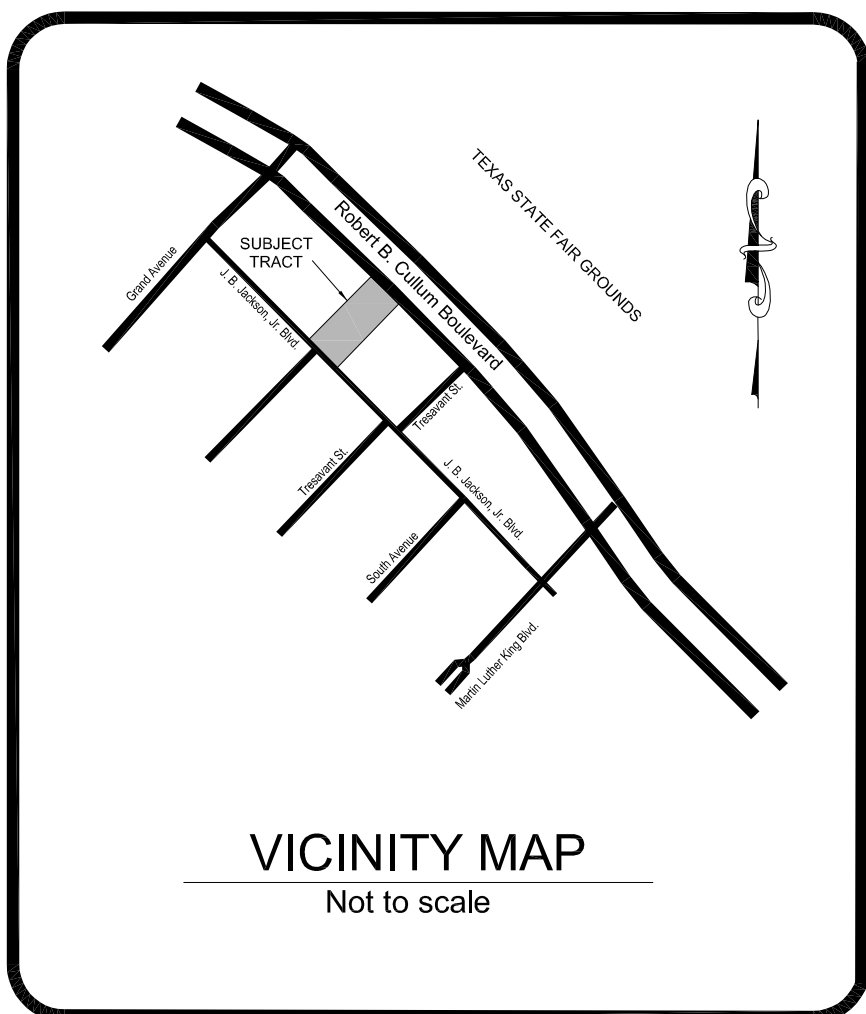


LEGEND

- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- GM = GAS METER
- WM = WATER METER
- A/C = AIR CONDITIONING
- = POWER POLE
- ← = GUY WIRE
- ⊕ = WATER VALVE
- = SIGN
- ◇ = CHAIN LINK FENCE
- OE — OE — = OVERHEAD ELECTRIC
- UE — UE — = UNDERGROUND ELECTRIC
- UT — UT — = UNDERGROUND TELEPHONE
- GAS — GAS — = UNDERGROUND GAS
- ▭ = GRAVEL PAVEMENT
- ▭ = CONCRETE PAVEMENT
- ▭ = ASPHALT PAVEMENT
- (XXX) = RECORD DATA



- ### GENERAL NOTES
- The coordinates which may be derived from this drawing are referenced to the Texas Coordinate System, North Central Zone, and are based on the North American Datum of 1983, the combined grid factor is 0.99998710639. Due to the ability to move the data from its location as originally placed, no warranty regarding the accuracy or precision of the coordinates derived herefrom is expressed or implied. Please consult with a representative of Great Southwestern Land Surveyors, LLC, to confirm the coordinate data for any entity contained herein.
 - Distances shown hereon that are not indicated to be "Grid" distances are Surface distances.
 - The purpose of this plat is to create one lot from two lots in an unrecorded subdivision known as Howard's Fourth Avenue Addition.
 - There are no existing trees on this property at this time.
 - No existing structures on property to be platted.

OWNER'S DEDICATION

Whereas Aslam Real Estate, LLC, is the sole owner of All that certain lot, tract or parcel of land lying and being situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, and being Lots 11 and 12, Block 1376 of Howards Fourth Avenue Addition, an unrecorded Addition in the City of Dallas, Dallas County, Texas, and being all of that certain tract of land conveyed to Aslam Real Estate, LLC by deed recorded in Instrument No. 20080200414, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap marked "GSW LAND SURVEYORS" (N: 6969702.957, E: 2501754.181) set in the northeast line of J.B. Jackson Jr. Boulevard (formerly 4th Avenue) (50' R.O.W.), said point being the south corner of Lot 9A, Block 1376 of the Edith Addition, an Addition to the City of Dallas, Texas, according to the plat filed of record in Instrument No. 20070359584, Deed Records of Dallas County, Texas, and being the west corner of said Lot 11, for the west corner of this tract;

THENCE North 42°26'16" East, along the southeast line of said Lot 9A, and along the northwest line of said Lot 11, a distance of 219.80 feet [219.76 feet GRID] to a 5/8-inch capped iron rod found in the southwest line of Robert B. Cullum Boulevard (State Highway No. 352), said point being the east corner of said Lot 9A, and the north corner of said Lot 11, for the north corner of this tract;

THENCE South 45°10'16" East, along the southwest line of said Robert B. Cullum Boulevard, a distance of 100.45 feet [100.44 feet GRID] to a 1/2-inch iron rod found for the north corner of Lot 13A, Block 1376 of Autozone Cullum Addition, an Addition to the City of Dallas, Texas, according to the plat filed of record in Instrument No. 20070142700, Deed Records of Dallas County, Texas, said point being the east corner of said Lot 12, for the east corner of this tract;

THENCE South 42°30'37" West, along the northwest line of said Lot 13A, same being the southeast line of said Lot 12, a distance of 100.19 feet [100.18 feet GRID] to a 1/2-inch iron rod found in the northeast line of said J.B. Jackson Jr. Boulevard, said point being the west corner of said Lot 13A, and the south corner of said Lot 12, for the south corner of this tract;

THENCE North 44°53'45" West, along the northeast line of said J.B. Jackson Jr. Boulevard, a distance of 100.19 feet [100.18 feet GRID] to the PLACE OF BEGINNING, and containing 0.51 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Aslam Real Estate, LLC, acting by and through its duly authorized agent, Christopher Aslam, does hereby adopt this plat, designating the herein described property as LOT 11A, BLOCK 1376, Howard's Fourth Avenue Addition in the THOMAS LAGOW SURVEY, ABSTRACT NO. 759, CITY OF DALLAS, DALLAS COUNTY, TEXAS (being all of Lots 11 & 12, Block 1376, Howard's Fourth Avenue Addition, an unrecorded addition in the City of Dallas, Dallas County, Texas) 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2015.

By: Christopher Aslam
Owner

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the ___ day of _____, 2015, by Christopher Aslam for the purposes and considerations therein expressed.

Notary Public My Commission Expires: _____
Printed Name: _____

SURVEYOR'S STATEMENT:

I, _____, 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-6.17 (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 ___ day of _____, 20__

PRELIMINARY
This Document shall not be recorded for any purpose and shall not be used or relied on in any way as a final survey document.

W. Michael Evans
Registered Professional Land Surveyor No. 4715

600 Strada Circle, Suite 218
Mansfield, Texas 76063
(817) 330-0110 T
(817) 330-0115 F
info@gsland.com
Firm Registration No. 10163400

MINOR PLAT

LOT 11A
BLOCK 1376

Howard's Fourth Avenue Addition

IN THE
THOMAS LAGOW SURVEY
ABSTRACT NO. 759
CITY OF DALLAS
DALLAS COUNTY
TEXAS
BEING ALL OF
Lot 11 & 12
Block 1376
Howard's Fourth Avenue Addition
an unrecorded addition to the
City of Dallas
Dallas County
Texas

NO.	DATE	REVISION
1.	7/17/15	ATMOS, AT&T, add street data
2.	9/04/15	Add Subdivision File Number
3.		
4.		
5.		

<p>Owner: Aslam Real Estate, LLC PO BOX 496539, GARLAND, TX 75049-6539</p>	<p>Developer: Square Foot, Inc. Site Specialists Realty Advisors 1207 Eldorado Ave Dallas, TX 75208</p>
<p>Office: (214) 943-9090 Ext. 226 Direct: (972) 360-3234 E-Fax: (972) 249-2085</p>	

SUBDIVISION

FILE # S 145-277