

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 _____, 2016.

RELEASED 09/08/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED

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

STATE OF TEXAS
COUNTY OF DALLAS

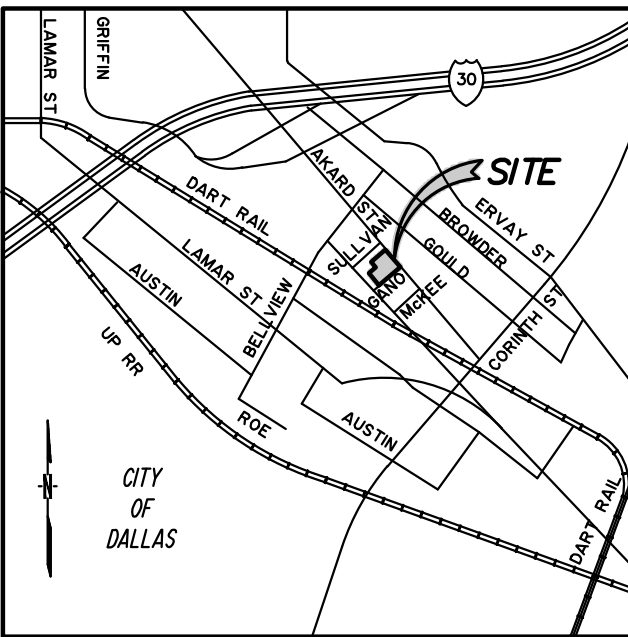
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the southwest line of Akard St., bearing South 37 degrees 08 minutes 00 seconds East, according to the Special Warranty Deed to R.G. & Cecelia Capron recorded in Instrument No. 201400295417, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 2 lots from a part of 6 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 this site.



VICINITY MAP
NTS

LOT 2A, BLOCK 909

WHEREAS, Plutus Group, LLC is the owner of a 0.537 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being a part of Lots 2, 3, 4, 5, and 12 of H. C. Hollands Addition, an unrecorded addition, being part of Dallas City Block No. 909; said 0.537 acre tract also being all of Tract I as conveyed to Plutus Group, LLC according in Special Warranty Deed recorded in Clerk's Instrument No. 201600246187, Official Public Records, Dallas County, Texas; said 0.537 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "DAS, RPLS 4645" found at the east corner of said 0.537 acre tract; said point also being at the intersection of the southwest right-of-way line of Akard Street (variable width) and the northwest right-of-way line of Gano Street (40 feet wide);

THENCE, South 45 degrees 02 minutes 22 seconds West, with said northwest right-of-way line, a distance of 126.85 feet to a 1/2-inch iron rod with plastic cap stamped "DAS, RPLS 4645" found at the south corner of said 0.537 acre tract; said point also being at the intersection of said northwest right-of-way line of Gano Street and the northeast right-of-way line of a variable width alley;

THENCE, North 42 degrees 14 minutes 18 seconds West, with said northeast right-of-way line, a distance of 174.10 feet to a 1/2-inch iron rod found at the west corner of said 0.537 acre tract; said point also being the south corner of a tract of land conveyed to Winwin Serv, Inc. by Special Warranty Deed recorded in Volume 2002237, Page 10037, Deed Records, Dallas County, Texas;

THENCE, North 45 degrees 16 minutes 56 seconds East, leaving said northeast right-of-way line and with the northwest line of said 0.537 acre tract, a distance of 142.41 feet to a 1/2-inch iron rod with plastic cap stamped "DAS, RPLS 4645" found at the north corner of said 0.537 acre tract; said point also being the east corner of said Winwin Serv, Inc. tract; said point also being on the said southwest right-of-way line of Akard Street;

THENCE, South 37 degrees 08 minutes 00 seconds East, with said southwest right-of-way line, a distance of 174.93 feet to the POINT OF BEGINNING;

CONTAINING, 23,377 square feet or 0.537 acres of land, more or less.

LOTS 5A, BLOCK 909

WHEREAS, Plutus Group, LLC are the owners of a 0.138 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being part of Lots 5 and 6, of H. C. Hollands Addition, an unrecorded addition, being part of Dallas City Block No. 909; said 0.138 acre tract also being all of Tract II as conveyed to Plutus Group, LLC according in Special Warranty Deed recorded in Clerk's Instrument No. 201600246187, Official Public Records, Dallas County, Texas; said 0.138 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 5/8-inch iron rod found at the east south corner of said 0.138 acre tract; said point being at the intersection of the southwest right-of-way line of variable width alley and the northwest right-of-way line of Gano Street (40 feet wide);

THENCE, South 45 degrees 02 minutes 22 seconds West, with said northwest right-of-way line, a distance of 50.00 feet a 5/8-inch iron rod found at the south corner of said 0.138 acre tract; said point also being the east corner of a tract of land conveyed to Resource One Credit Union according to the Warranty Deed recorded in Volume 2003104, Page 7471, Official Public Records, Dallas County, Texas;

THENCE, North 42 degrees 56 minutes 38 seconds West, leaving said northwest right-of-way line and with the southwest line of said 0.138 acre tract, a distance of 120.00 feet to a 3 1/4-inch aluminum disc stamped "AKARD-GANO TOWNHOUSES ADDITION, GSES, INC. RPLS 4804" set on a 5/8-inch iron rod at the west corner of said 0.138 acre tract; said point also being the north corner of said Resource One tract; said point also being on the southeast line of a tract of land conveyed to Sears Employee Federal Credit Union by deed recorded in Deed Records, Dallas County, Texas;

THENCE, North 45 degrees 02 minutes 22 seconds East, with the northwest line of said 0.138 acre tract, a distance of 50.00 feet to a 1/2-inch iron rod found at the north corner of said 0.138 acre tract; said point also being the east corner of said Sears Employee tract; said point also being on the southwest right-of-way line of said variable width alley;

THENCE, South 42 degrees 56 minutes 38 seconds East, with said southwest right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING;

CONTAINING, 13,192 square feet or 0.303 acre tract of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, PLUTUS GROUP, LLC acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as **AKARD-GANO TOWNHOUSES ADDITION**, an addition to the City of Dallas, Dallas County, Texas. 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 paying 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 _____, 2016.

Plutus Group, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Plutus Group, LLC, 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 _____, 2016.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- 3-1/4" ALUMINUM DISC STAMPED
- "AKARD-GANO TOWNHOUSES ADDITION, GSES, INC. RPLS 4804"

OWNER:
R.G. CAPRON
CECELIA CAPRON
6724 BOB O LINK DRIVE
DALLAS, TEXAS 75214
Phone: 214-XXX-XXXX

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

SHEET 1 OF 1
PRELIMINARY PLAT
AKARD-GANO TOWNHOUSES
ADDITION
LOTS 2A & 5A
BLOCK 909

BEING A PART OF
LOTS 2-6 & 12, BLOCK 909
H.C. HOLLAND ADDITION
(UNRECORDED)

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-295

CITY ENGINEERING PLAN FILE NO. 311T-XXX

Gonzalez & Schneeberg

engineers & surveyors

TX ENGINEERING FIRM REG. NO. F-3378
SCALE 1" = 30'
DATE SEPTEMBER, 2016
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. 6499-16-06-02
DWG. NO. 6499 PLAT A

660 N. Central Expressway
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(972) 516-8855 Fax:(972) 516-8901