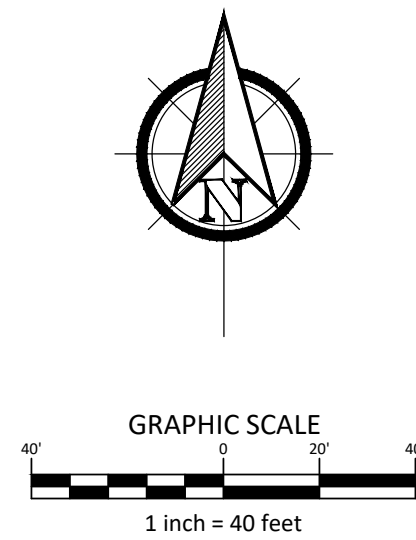


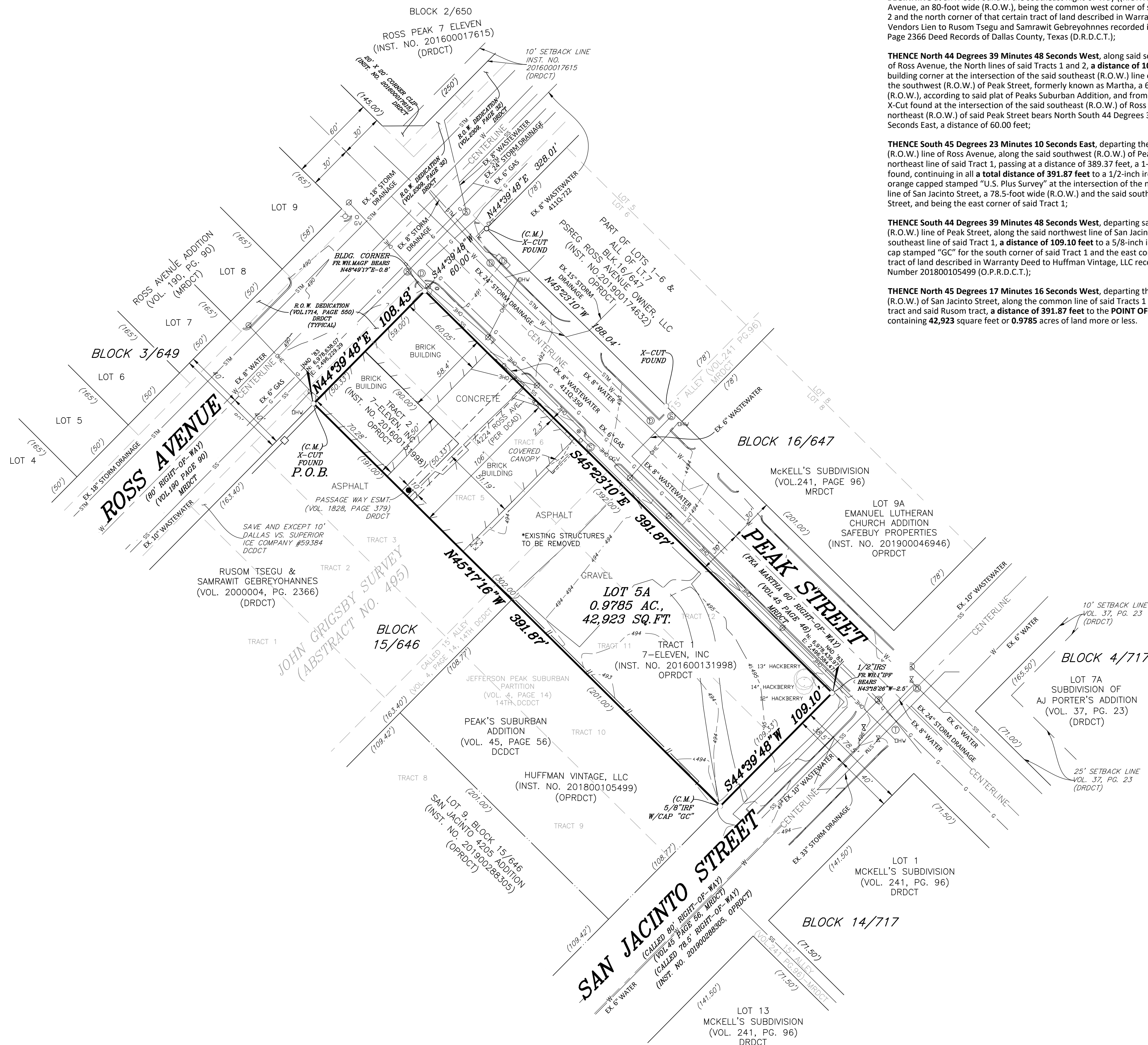
VICINITY MAP
(NOT TO SCALE)



LEGEND	
● BENCHMARK	○ INSTRUMENT NUMBER
○ BOUNDARY/LOT CORNER	○ MAP RECORDS, DALLAS COUNTY, TEXAS
○ EASEMENT CORNER	○ DEED RECORDS, DALLAS COUNTY, TEXAS
○ A/C UNIT	○ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
○ LIGHT POLE	○ VOL. VOLUME
○ TRAFFIC LIGHT POLE	○ PG. PAGE
○ POWER POLE	○ INST. INSTRUMENT NUMBER
○ POWER POLE W/ LIGHT	○ NO. NUMBER
○ POWER POLE W/ FORMER	○ P.O.B. POINT OF BEGINNING
○ POWER POLE W/ METER BOX	○ (C.M.) CONTROLLING MONUMENT
○ ELECTRIC BOX	○ IRS IRON ROD SET WITH ORANGE CAP
○ GUY WIRE	○ STAMPED "U.S. PLUS SURVEY"
○ ELECTRIC TRANSFORMER	○ IRF IRON ROD FOUND
○ ELECTRIC MANHOLE	○ EMT EASEMENT
○ ELECTRIC VAULT	○ R.O.W. RIGHT-OF-WAY
○ GAS METER	
○ SANITARY SEWER MANHOLE	
○ SANITARY SEWER CLEANOUT	
○ ELECTRIC TRANSFORMER	
○ STORM DRAIN MANHOLE	
○ TELECOMMUNICATION MANHOLE	
○ TELECOMMUNICATION MARKER	
○ FIRE HYDRANT	
○ WATER METER	
○ WATER VALVE	
○ WATER MANHOLE	
○ SIGN	
○ UNKNOWN MANHOLE	
○ UNKNOWN VAULT	
○ TREE	

ABBREVIATIONS	
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT NUMBER
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	IRON ROD SET WITH ORANGE CAP
STAMPED "U.S. PLUS SURVEY"	
IRF	IRON ROD FOUND
EMT	EASEMENT
R.O.W.	RIGHT-OF-WAY

LINETYPES	
---	STREET CENTERLINE
---	OVERHEAD ELECTRIC LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE
---	GAS LINE
---	WIRROUGHT-IRON FENCE
---	WOOD FENCE
---	BUILDING



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 7-Eleven, Inc. is the sole owner of a 42,923 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block 15/646, Jefferson Peak's Suburban Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 45, Page 56, Official Public Records, Dallas County, Texas, being Part of Tracts 5 and 6 and all of Tracts 11 and 12 of the Jefferson Peak Subdivision Partition as recorded in Volume 4, Page 14 of the Minutes of the 14th District Court of Dallas County, Texas (D.C.D.C.T.), and also being all of both of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deed to 7-Eleven, Inc recorded in Instrument Number 201600131998 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an X-Cut Found in the southeast Right-of-Way (R.O.W.) line of Ross Avenue, an 80-foot wide (R.O.W.), being the common west corner of said Lot 5, said Tract 2 and the north corner of that certain tract of land described in Warranty Deed With Vendors Lien to Rusom Tsegu and Samrawit Gebreyohannes recorded in Volume 2000004, Page 2366 Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 44 Degrees 39 Minutes 48 Seconds West, along said southeast (R.O.W.) of Ross Avenue, the North lines of said Tracts 1 and 2, a distance of 108.43 feet to a building corner at the intersection of the said southeast (R.O.W.) line of Ross Avenue and the southwest (R.O.W.) of Peak Street, formerly known as Martha, a 60-Foot wide (R.O.W.), according to said plat of Peaks Suburban Addition, and from which point an X-Cut found at the intersection of the said southeast (R.O.W.) of Ross Avenue and the northeast (R.O.W.) of said Peak Street bears North South 44 Degrees 39 Minutes 48 Seconds East, a distance of 60.00 feet;

THENCE South 45 Degrees 23 Minutes 10 Seconds East, departing the said southeast (R.O.W.) line of Ross Avenue, along the said southwest (R.O.W.) of Peak Street, along the northeast line of said Tract 1, passing at a distance of 389.37 feet, a 1-inch iron pipe found, continuing in all a total distance of 391.87 feet to a 1/2-inch iron rod set with an orange capped stamped "U.S. Plus Survey" at the intersection of the northwest (R.O.W.) line of San Jacinto Street, a 78.5-foot wide (R.O.W.) and the said southwest line of Peak Street, and being the east corner of said Tract 1;

THENCE South 44 Degrees 39 Minutes 48 Seconds West, departing said southwest (R.O.W.) line of Peak Street, along the said northwest line of San Jacinto, and the southeast line of said Tract 1, a distance of 109.10 feet to a 5/8-inch iron rod found with cap stamped "GC" for the south corner of said Tract 1 and the east corner of that certain tract of land described in Warranty Deed to Huffman Vintage, LLC recorded in Instrument Number 201800105499 (O.P.R.D.C.T.);

THENCE North 45 Degrees 17 Minutes 16 Seconds West, departing the said north (R.O.W.) line of San Jacinto Street, along the common line of said Tracts 1 and 2, said Huffman tract and said Rusom tract, a distance of 391.87 feet to the POINT OF BEGINNING and containing 42,923 square feet or 0.9785 acres of land more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, 7-Eleven, Inc., acting by and through its duly authorized agent and Attorney-in-Fact for 7-Eleven, Inc., Richard Ingram, does hereby adopt this plat, designating the herein described property as **AHC ROSS TOWNHOMES** 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.

7-Eleven, Inc.
A Texas corporation

By: Richard Ingram
Attorney-in-Fact

Date: _____

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 Richard Ingram, Attorney-in-Fact for 7-Eleven, Inc., known to me 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 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 Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF NAME §

I, JEFF MONTANYA, 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 AND THE CITY OF DALLAS, TEXAS DEVELOPMENT CODES AND ORDINANCES. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR SET UNDER MY DIRECTION AND SUPERVISION.

DATED THIS THE ___ DAY OF _____, 2021.

JEFF MONTANYA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF NAME §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF MONTANYA, KNOWN TO ME 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 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 THE ___ DAY OF _____, 2021.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, 2011) TXNC-4202, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR SCALED IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.

EXISTING STRUCTURES ARE TO BE REMOVED.


PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A PORTION OF A BLOCK, AND 4 EXISTING TRACTS OF LAND.

SURVEYOR
URBAN STRUCTURE
JEFF MONTANYA
JMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

ENGINEER
URBAN STRUCTURE
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM
PHONE: (214) 295-5775

DEVELOPER
AHC DEVELOPMENT
ROB GILBERT
RGILBERT@AHCFOUND.COM
PHONE: (847) 733-2246

OWNER
7-ELEVEN, INC.
CONTACT: RICHARD INGRAM
EMAIL: BHUGHES@SEYFARTH.COM
PHONE: 1-713-238-1804



URBAN STRUCTURE

8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 - www.urbanstruct.com - 214.295.5775

PRELIMINARY PLAT
AHC ROSS TOWNHOMES
LOT 5A, BLOCK 15/646

A REPLAT OF
A PORTION OF BLOCK 15/646
JEFFERSON PEAK SUBURBAN ADDITION, VOL. 45, PG. 56, D.R.D.C.T.
0.9785 ACRE SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-007
ENGINEERING PLAN FILE NO. 311T-____

ISSUE DATE: 10/07/2021 PROJECT NO.: 21570 SCALE: 1 inch = 40 ft. DRAWN BY: WTH PAGE 1 OF 1