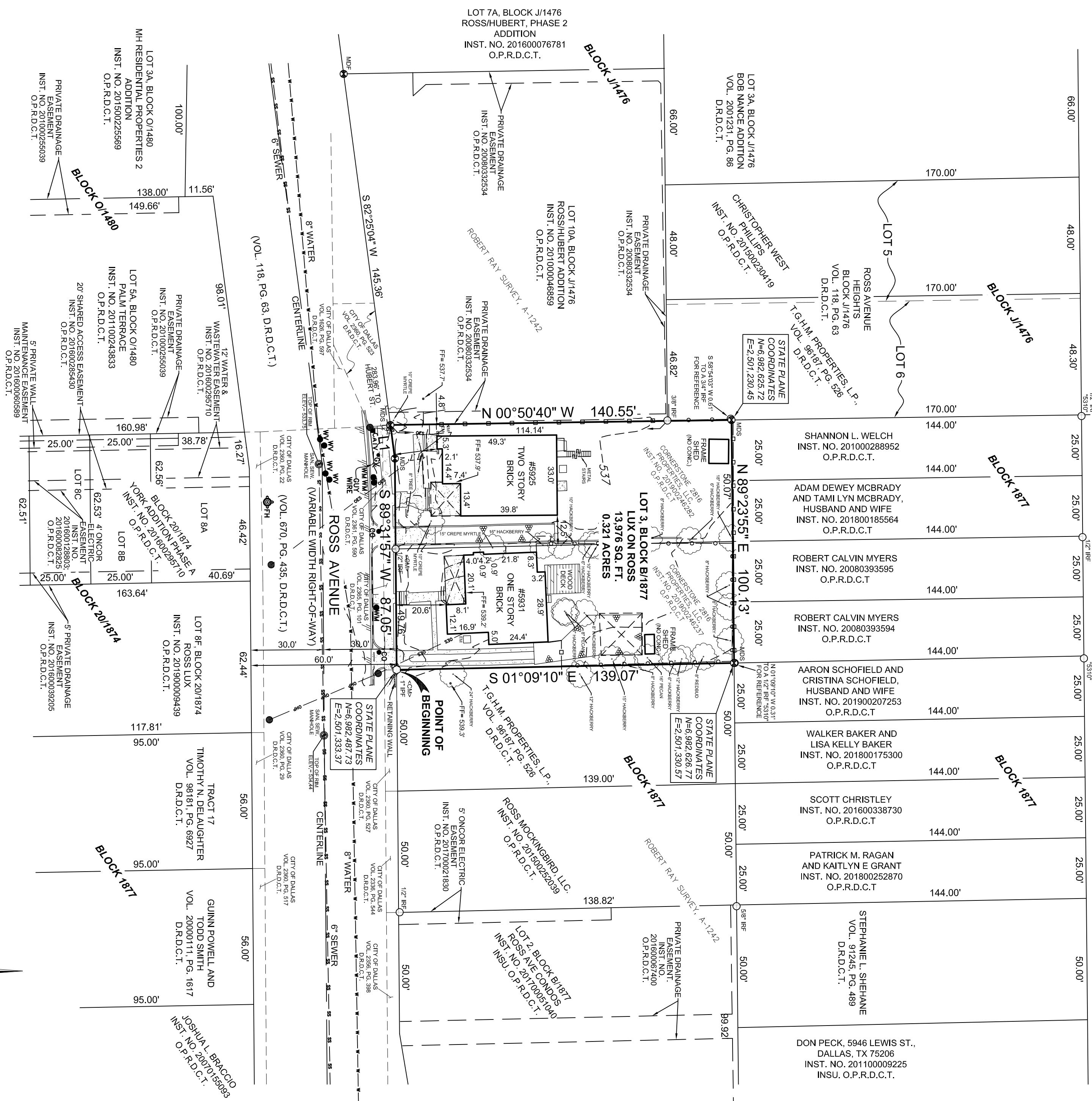
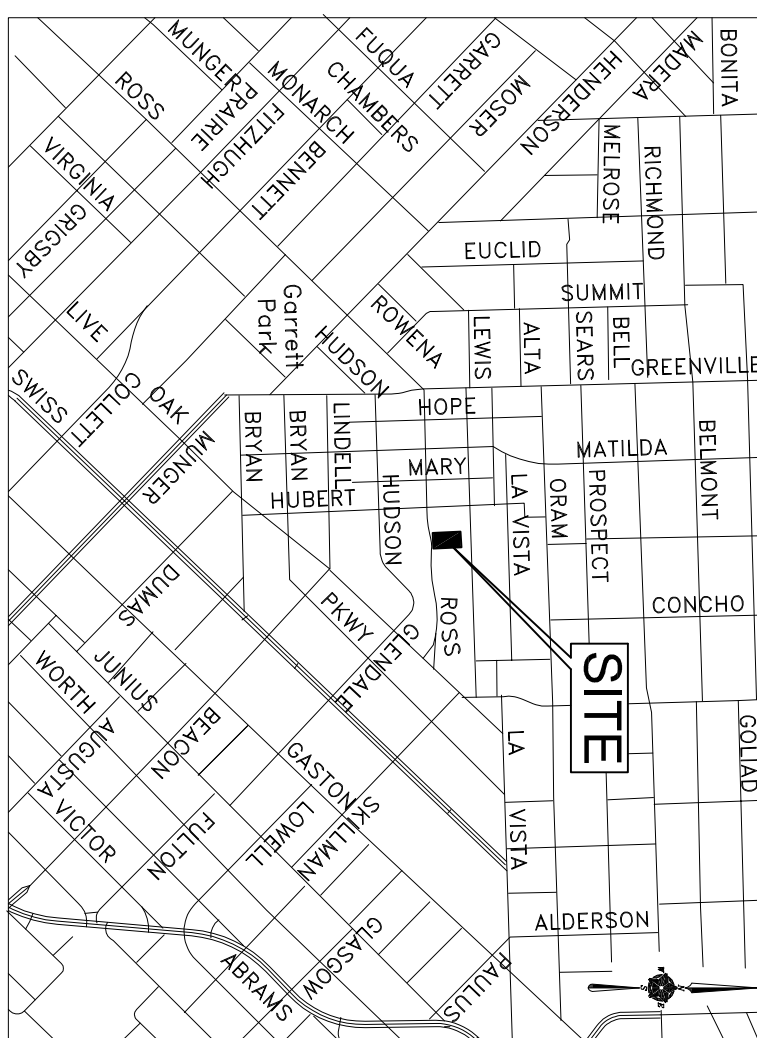


LEWIS STREET  
(CALLED 60' RIGHT-OF-WAY  
(VOL. 482, PG. 540, D.R.D.C.T.)

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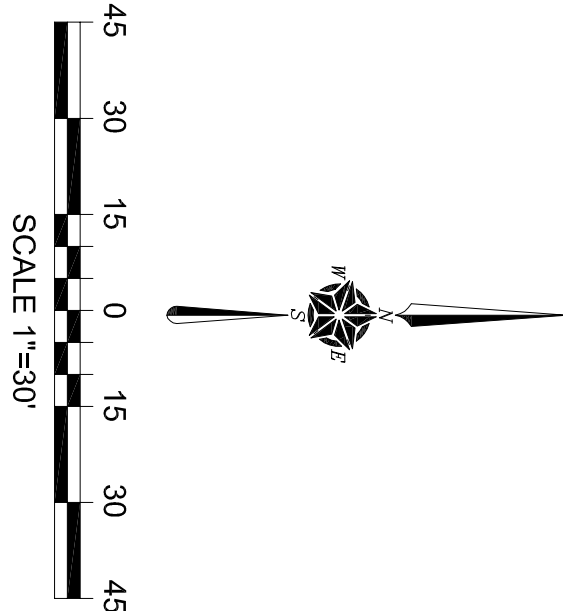


VICINITY MAP - NOT TO SCALE



## GENERAL NOTES

1. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
2. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE LOT.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. ACCORDING TO THE F.I.R.M. PANEL NO. 44132039SK, THE SUBJECT PROPERTY LIES IN ZONE X (SFHA) AND DOES LIE WITHIN A FLOOD PRONE HAZARD AREA.
5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. ALL STRUCTURES ARE TO BE REMOVED.
7. DIALS WATER UTILITIES BENCHMARK.
8. A SQUARE CUT ON CONCRETE CURB AT MIDPOINT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LA VISTA DRIVE AND MECCA STREET ELEV. = 39.50
9. A SQUARE CUT ON CONCRETE CURB AT MIDPOINT ON THE NORTHEAST CORNER OF THE INTERSECTION OF CAMINO STREET AND OAKEN STREET. ELEV. = 40.12



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.93'	S82°25'04"W

## LEGEND

- |             |   |
|-------------|---|
| D.R.A.C.T.  | DEED RECORDS, DALLAS COUNTY, TEXAS                |
| M.R.A.C.T.  | MAP RECORDS, DALLAS COUNTY, TEXAS                 |
| O.P.D.C. 1. | OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS    |
| INST. NO.   | INSTRUMENT NUMBER                                 |
| TOL. PG.    | VOLUME PAGE                                       |
| S.O.I.      | SOURCE  |
| IRF         | IRON ROD FOUND                                    |
| CM          | CONTROL MONUMENT                                  |
| PP          | SANITARY SEWER MANHOLE                            |
| CO          | CLEAN OUT   |
| PP          | POWER POLE  |
| FH          | FIRE HYDRANT                                      |
| WV          | WATER VALVE                                       |
| WM          | WATER METER                                       |
| Ⓢ           | ELECTRIC METER                                    |
| Ⓢ           | GAS METER   |
| Ⓢ           | AIR CONDITIONER                                   |
| AC          | 3" METALLIC DISC STAMPED "RA" & RPLS 5299 SET FOR |
| MOS         | CORNER  |
| DOF         | 3" METALLIC DISC STAMPED "RHPL AD." & RPLS 52999  |

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Conserve 2815 Properties, LLC, is the sole owner of a tract of land situated in the Robert W. Meyer Survey, Abstract No. 1242, in Blocks 1877, City of Dallas County, Texas and also being all that certain tract of land as described to Conserve 2815 Properties, LLC, by General Warranty Deed recorded in Instrument Number: 2019007246637, Official Public Records, Dallas County, Texas, and also being all of that certain tract of land as described to Conserve 2815 Properties, LLC, by General Warranty Deed recorded in Instrument Number: 2019007246632, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

beginning at a inch iron pipe found for corner (Controlling Monument), said corner being the southeast corner of said Converse 2816 Properties, (2019002046237), said point also being the southwest corner of that certain tract of land as described to T.S.H.M. Properties, L.P., by Warranty Deed recorded in Volume 516187, Page 526; Deed Records, Dallas County, Texas, said point also being the northeast corner of that certain tract of land as described to City of Dallas by Warranty Deed recorded in Volume 2356, Page 101; Deed Records, Dallas County, Texas, and said point also being the northwest corner of that certain tract of land as described to City of Dallas by Warranty Deed recorded in Volume 2350, Page 227; Deed Records, Dallas County, Texas, said point lying on the current right-of-way line of 3560 Avenue (variable width right-of-way).

Properties (201900246232) tract, common with the north right-of-way line of said Boss Avenue, passing Thence South 89 degrees 31, minutes 57, seconds West, along the south line of said Cornestone 2816 Properties (201900246232) tract, common with the north right-of-way line of said Boss Avenue, passing a 1/2 inch iron rod found (Controlling Monument) at a distance of 49.76 feet; said point being the southwest corner of said Cornestone 2816 Properties (201900246232) tract, common with the southeast corner of said Cornestone 2816 Properties (201900246282) tract, said point also being the northwest corner of said City of Dallas tract (Volume 2360, Page 527) and also being the northeast corner of that certain tract of land as described to City of Dallas by Warranty Deed recorded in Volume 2361, Page 590, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 87.05 feet to a 3/4 inch metallic disk stamped "LOR & PLS 52599", said point being an angle point on the south line of said Cornestone 2816 Properties (201900246282) tract, and lying on the right-of-way line of said Boss Avenue.

Thence South 82 degrees 25 minutes 04 seconds West, continuing along the south line of said Cornerstone 2816 Properties (2019002465282) tract, common with the north right-of-way line of said Ross Avenue, a distance of 13.93 feet to a 3-1/4 inch metallic disk stamped "LOR & PDS 5299", said point being the southwest corner of said Cornerstone 2816 Properties (2019002465282) tract, common with the southeast corner of Lot 10A, Block 1 (2476 of Ross/Hibert Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in instrument Number 20100000468593, Official Public Records, Dallas County, Texas, and lying on the north right-of-way line of said Ross Avenue.

the east line of said lot 10A, Block 1/1476 of Ross/Hubert addition, passing a 3/8 inch iron rod found at the distance of 114.14 feet, said point being the northeast corner of said lot 10A, Block 1/1476 of Ross/Hubert addition, common with the southeast corner of lot 6, Block 1/1476 of Ross Avenue Heights addition to the City of Dallas, Dallas County, Texas, according to the map thereto recorded in Volume 118, Page 63, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 140.55 feet to a 3-1/4 inch metallic disk stamped 10A & RPLS 5299, said point being northwest corner of said Conservee 2816 Properties (2010090246282) tract, common with the southwest corner of that certain tract of land as described to Shannon K. Welch by Warranty Deed with Vendor's Lien recorded in Instrument Number 2010002288952, Official Public Records, Dallas County, Texas, from which a 3/4 inch iron rod found bears South 58 degrees 54 minutes 03 seconds West, a distance of 0.61 feet for reference.

Thence North 89 degrees 23 minutes 55 seconds East, along the north line of said Converse 2816 Properties (20190020468282), passing the northeast corner of said Converse 2816 Properties (20190020468282), common with the northwest corner of said Converse 2816 Properties (20190020462373) tract, a distance of 50.07 feet, continuing along said line for a total distance of 100.00 feet to a 1/2 inch metallic disk stamped "OR & RPS 2299", along said line the northeast corner of said Converse 2816 Properties (20190020462373) tract, common with the northwest corner of the aforementioned T.G.H.M. Properties tract, said point also being the southeast corner of that certain tract of land as described to Robert Calvin Myers by Warranty Deed recorded in Instrument Number 200800393594, Official Public Records, Dallas County, Texas, said point also being the southwest corner of that certain tract of land as described to Aaron Schofield and Cristina Schofield by Texas General Warranty Deed recorded in Instrument Number 2019000207253, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 01 degrees 09 minutes 10 seconds West, a distance of 0.31 feet for reference.

Thence South 01 degrees 09 minutes 10 seconds East, along the east line of said Cornerstone 2816 Properties (201900246237) tract, common with the west line of said T.G.H.M. Properties tract, a distance of 139.07 feet to the POINT OF BEGINNING, and containing 13,976 square feet or 0.321 acres of land.

DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME PAGE

DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
ELECTRIC METER  
SQUARE FEET  
IRON ROD FOUND  
CONTROL MONUMENT  
SANTITARY SEWER MANHOLE  
CLEAN OUT  
FLOOR TILE  
FLOOR PAINT  
WATER VALVE  
WATER METER  
ELECTRIC METER  
GAS METER  
AIR CONDITIONER  
CERAMIC TILE  
3" METALLIC DISC STAMPED TRHPL ADD. & RPL'S 52975 SET FOR  
CONCRETE  
CORNER  
3" METALLIC DISC STAMPED TRHPL ADD. & RPL'S 52976 FOUND FOR  
CORNER

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Cornerstone 938 Properties, LLC, acting by and through its duly authorized agent, does hereby adopt and assign to the City of Dallas, Texas, the right to use, display, and maintain the herein described property as **LUX ON ROSS**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 line easements shall be open to the public, fire and police units, garbage and recycling collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, maintained or placed upon the utility and fire line easements. Said easements shall be constructed, maintained or placed upon the utility and fire line easements in a way that will not interfere with the use of the utility and fire line easements for their intended purpose. All utility lines or any building, fence, trees, shrubs, or other improvements or growths which in any way may encroach 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 and upon the said easements for the purposes of inspecting, reconstructing, installing, repairing, maintaining and adding to or removing any 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 and from the easements for the purposes of any maintenance or service required or ordinarily performed by the 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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Cornerstone 2816 Properties, LLC

Casey Plummer, Owner  
STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned, personally appeared \_\_\_\_\_, instrument and acknowledge expressed and in the captioned

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Signature

SURVEYOR'S STATEMENT

1. I, Sean E. Johnson, 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. 13455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that nonmonumental shown hereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-61.671 (a)(3)(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 \_\_\_\_\_, 2019

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

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 \_\_\_\_\_, 20\_\_\_\_, personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations herein 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 \_\_\_\_\_, 2019

Notary Signature

OWNER  
CORNERSTONE  
2816 PROPERTIES, LLC  
CASEY PLUMMER  
PO BOX 12173  
DALLAS, TX 75225

**SURVEYOR**  
**TEXAS HERITAGE**  
**SURVEYING, LLC**

10610 Mettief Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
etheritage@aol.com  
Firm #1069300

PRELIMINARY PLAT  
**LUX ON ROSS**  
LOT 3, BLOCK B/1877  
ROBERT RAY SURVEY, ABSTRACT NO. 12442  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-004



DATE: 10/3/19 / JOB # 1901876-1/ SCALE - 1" = 30' / JAN