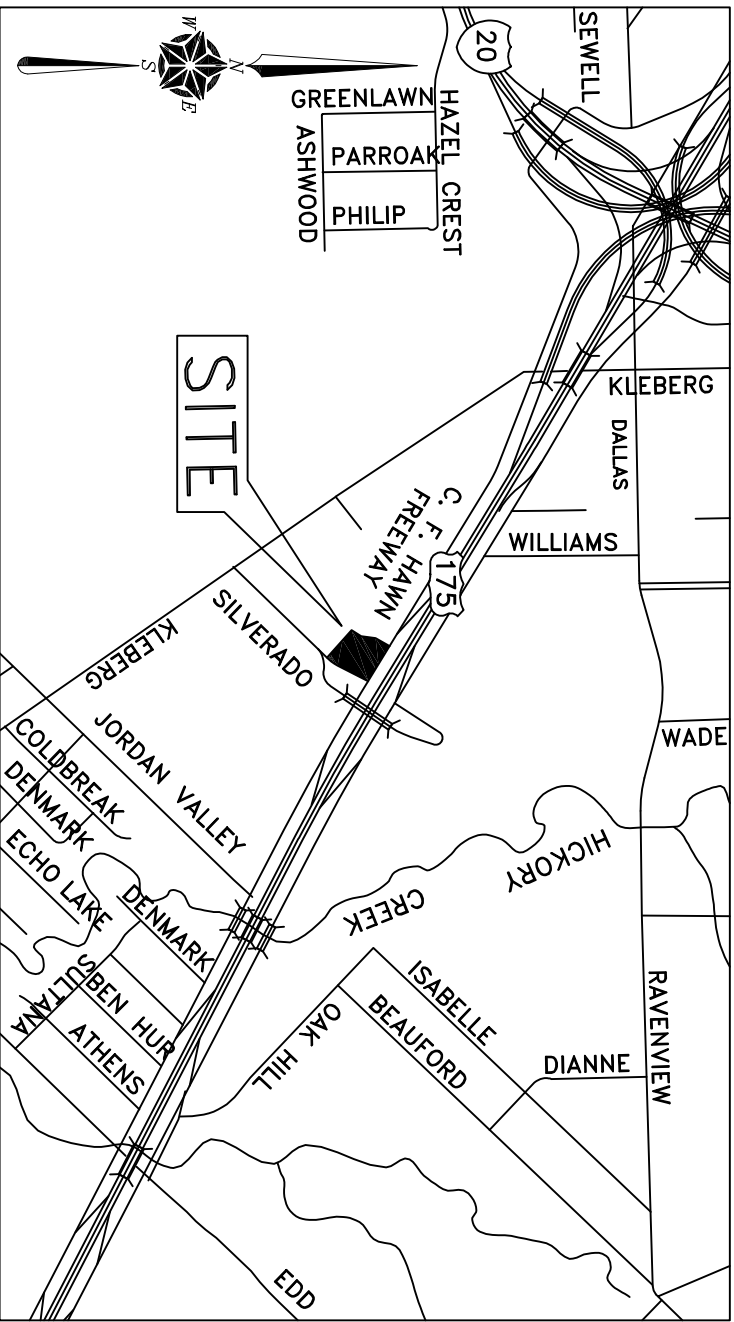


GENERAL NOTES

- 1) According to the F.L.R.M. No. 48113C0540K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983. (2011).
- 3) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- 4) Coordinates shown are State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, on grid coordinate values, no scale and no projection.
- 5) The maximum number of lots permitted by this plat is one.
- 6) Benchmarks Used: No. 2194 - Square cut on top concrete curb in front of fire hydrant southeast corner of intersection of Cade Road and Haymarket Road, Northing: 6,393,500.462; Easting: 2,540,919.642; Elevation: 456.43
- No. 2196 - Square in center of south concrete headwall to a double 2X5 concrete box culvert under U.S. Highway #175 and 100' west of Haymarket Road.. Northing: 6,940,397.036; Easting: 2,541,330.367; Elevation: 464.13
- 7) The purpose of this plat is to combine three tracts of land into a single lot.

LOT 1, BLOCK A/8796
WEISSE ADDITION
INST. NO. 201000108410
O.P.R.D.C.T.



VICINITY MAP - NOT TO SCALE

OWNERS CERTIFICATE

COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS, Marlow's Enterprises is the sole owner of a tract of land out of the G. A. Cornnaggy Survey, Abstract No. 369, City of Dallas Block 8793, Dallas County, Texas, being the tracts of land known as Tract 1 and Tract 2, as described in Warranty Deed with Vendor's Lien to Marlow's Enterprises, as recorded in Instrument No. 201000286033, Official Public Records, Dallas County, Texas, together with the tract of land as described in Assumption Warranty Deed with Vendor's Lien to Marlow's Enterprises, Inc., as recorded in Instrument No. 201800018265, Official Public Records, Dallas County, Texas, and all together being more particularly described as follows:

BEGINNING at a wood monument found, being the most southerly corner of said Tract 1 and the most easterly corner of said Tract 2, being the most southerly corner of the tract of land as described in Deed to the State of Texas, as recorded in Volume 5104, Page 510, Deed Records, Dallas County, Texas and as recorded in Volume 5138, Page 158, Deed Records, Dallas County, Texas, lying on the northwest right-of-way line of Silverado Drive (formerly Jett Road) (Variable width right-of-way), and lying on the southwest right-of-way line of U.S. Highway No. 175 (variable width right-of-way);

THENCE South 45 degrees 48 minutes 59 seconds East, along the northwest right-of-way line of said Silverado Road, a distance of 126.71 feet to a mag nail with washer stamped "MA & RPLS 5229" set for corner, being the most southerly corner of said Marlow's Enterprises tract (Inst. No. 201800018265), and being the most easterly corner of the tract of land as described in Warranty Deed with Vendor's Lien to Lawrence C. Taylor and wife, Debra Taylor, as recorded in Volume 92005, Page 1511, Deed Records, Dallas County, Texas;

THENCE along the common line of said Marlow's Enterprises (Inst. No. 2018000285) and said Taylor tracts the following bearings and distances:

North 47 degrees 58 minutes 53 seconds West, departing the northwest right-of-way line of said Silverado Road, a distance of 294.19 feet to a mag nail with washer stamped "MA & RPLS 5229" set for corner, being the most westerly corner of said Marlow's Enterprises (Inst. No. 201800018265) tract and being an inner all corner of said Taylor tract;

North 32 degrees 37 minutes 18 seconds East, a distance of 88.26 feet to a mag nail with washer stamped "MA & RPLS 5229" set for corner;

North 07 degrees 46 minutes 49 seconds East, a distance of 112.39 feet to a mag nail with washer stamped "MA & RPLS 5229" set for corner;

North 30 degrees 05 minutes 32 seconds East, a distance of 127.50 feet to a 1/2 inch iron rod found, being the most northerly corner of said Marlow's Enterprises tract (Inst. No. 201800018265), being the most northeasterly corner of said Taylor tract, and lying on the southwest right-of-way line of aforementioned U.S. Highway No. 175;

THENCE South 58 degrees 15 minutes 44 seconds East, along the southwest right-of-way line of said U.S. Highway No. 175, passing at a distance of 206.94 feet a 1/2 inch iron rod found and continuing a total distance of 319.94 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for corner, from which a 1/2 inch iron rod with red cap stamped "4888" bears South 41 degrees 29 minutes 03 seconds West, 0.26 feet, said point being the most easterly corner of said Tract 1 of Marlow's Enterprises deed (Inst. No. 2010000286033), being the most northerly corner of aforementioned State of Texas tract, and lying on the northwest right-of-way line of Silverado Road;

THENCE South 20 degrees 43 minutes 23 seconds West, along the southwest right-of-way line of said U.S. Highway No. 175, a distance of 252.66 feet to the POINT OF BEGINNING and containing 111.334 square feet or 2.556 acres of land.

LEGEND

- ① PARKING SPACE
- IRON ROD FOUND
- 7" FND. X CUT FOUND
- MON. FND. MONUMENT FOUND
- SAN. SEW. SANITARY SEWER MANHOLE COVER
- CONTROL MONUMENT
- <C> OVERHANG
- /// ASPHALT PAVING
- OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- O CHAIN FENCE
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- PG. RIGHT-OF-WAY
- R.O.W. SQUARE FEET
- SQ. FT. ACRE
- AC. WATER METER
- WM WATER VALVE
- WV STN. SEW. STORM/SEWER
- STN. SEW. SANITARY SEWER

OWNER
MARLOW'S ENTERPRISES
P. O. BOX 360549
DALLAS, TX. 75336

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
Caterline@texas-heritage.com
Firm No. 10169300

PRELIMINARY PLAT
MARLOW'S ADDITION
LOT 2, BLOCK A/8793
BEING 2.556 ACRES OUT OF CITY BLOCK NO. 8793
G. A. CORNAGGY SURVEY, ABSTRACT NO. 369
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-013
ENGINEERING NO. 3171-

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

Dated this the _____ day of _____, 2019.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (10/16/2019)

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 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 executed the same for the purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

THAT, Marlow's Enterprises, acting by and through its duly authorized agent does hereby add to this plat, designating the herein described property as **MARLOW'S ADDITION**, 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 roadway management areas shown hereon. The easements shown hereon 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 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 and upon 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 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Marlow's Enterprises

By: _____
Carl Marlow, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Carl Marlow, Owner, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, Gary 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, overhead power line, and other reliable documentation, and 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-6.617 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____