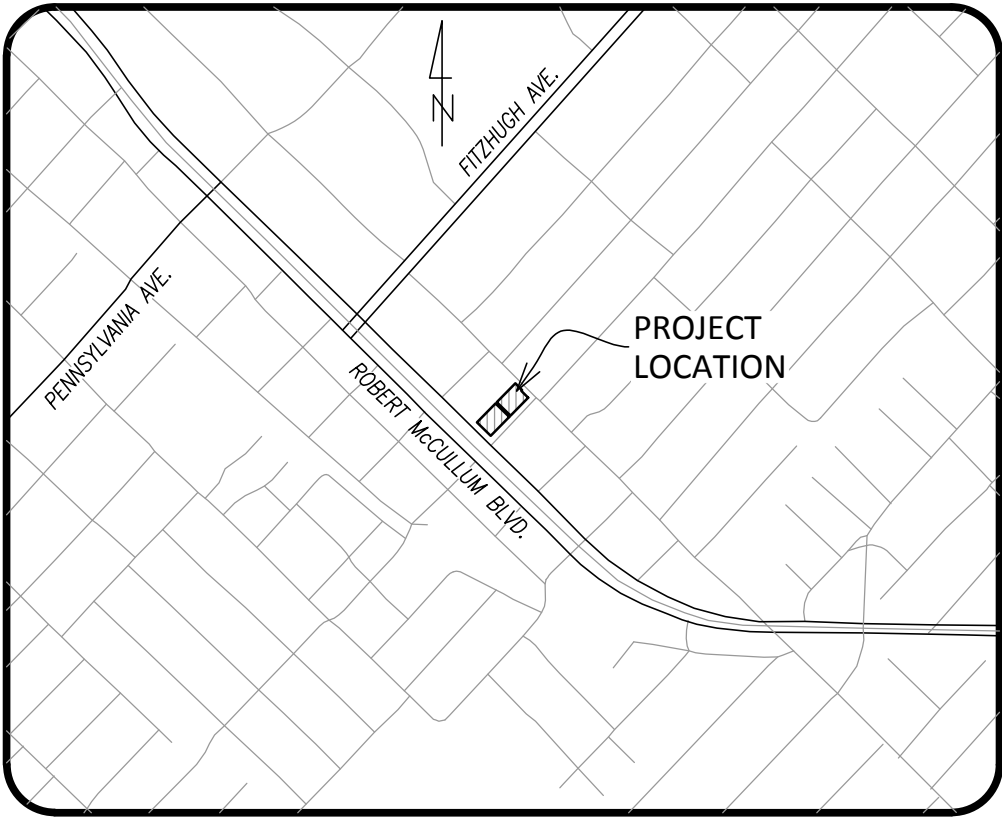


NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create two lots from four.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate values, no scale and no projection.
5. No part of the subject land is located in a 100-year Flood Plain or in an identified "Flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48113C0345J, dated August 23, 2001. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
6. No buildings exist onsite.

LEGEND	
(Not all items may be applicable)	
ADS	3.74" ALUMINUM DISC STAMPED "DOMINOS F.P. ADDITION SPIARSENG RPLS 5252" SET ATOP A 1/2" IRON REBAR
BWS	1-1/2" BRASS WASHER STAMPED "DOMINOS F.P. ADDITION SPIARSENG RPLS 5252" SET WITH A PK NAIL
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Utl.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst. No.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



LOCATION MAP
1" = 1000'



METES AND BOUNDS DESCRIPTION

Lot 5R, Block 6/1564

BEING a tract of land situated in the T. Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being all of Lots 11 and 12, Block 6/1546, H. Harris Addition according to the plat recorded in Volume 143, Page 5 of the Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the northeast line of Robert B. McCullum Boulevard, a variable width right-of-way, for the west corner of Lot 11 and the south corner of Lot 10;

THENCE N 44°29'30" E, 137.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the southwest line of an alley, being the north corner of Lot 11 and the east corner of Lot 10;

THENCE S 45°30'30" E, 100.00 feet along the common line thereof to a 1/2" iron rod found on the northwest line of Metropolitan Avenue, a called 50 foot right-of-way, being the east corner of Lot 12;

THENCE S 44°29'30" W, 137.00 feet along the common line thereof to an "X" set in concrete for the intersection of Metropolitan Avenue and Robert B. Cullum Boulevard, being the south corner of Lot 12;

THENCE N 45°30'30" W, 100.00 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 13,700 square feet or 0.315 acres of land.

Lot 11R, Block 6/1564

BEING a tract of land situated in the T. Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being all of Lot 5 and part of Lot 6, Block 6/1546, H. Harris Addition according to the plat recorded in Volume 143, Page 5 of the Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at an "X" set in concrete on the southwest line of Second Street, a called 50 foot right-of-way, for the north corner of Lot 5 and the east corner of Lot 4;

THENCE S 45°30'30" E, 50.00 feet along the common line thereof to an "X" set in concrete for the east corner of Lot 5 and the north corner of that portion of Lot 6 conveyed by Quitclaim Deed to the City of Dallas, recorded in Volume 750, Page 464 DRDCT;

THENCE S 44°29'30" W, 5.00 feet along the common line thereof to an "X" set in concrete;

THENCE S 45°30'30" E, 50.00 feet continuing along the common line thereof to an "X" set in concrete on the northwest line of Metropolitan Avenue, a called 50 foot right-of-way;

THENCE S 44°29'30" W, 132.00 feet along the common line thereof to the intersection of Metropolitan Avenue and an alley, being the south corner of Lot 6;

THENCE N 45°30'30" W, 100.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, being the west corner of Lot 5 and the south corner of Lot 4;

THENCE N 44°29'30" E, 137.00 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 13,450 square feet or 0.309 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Elizabeth R.F. Smith, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DOMINO'S FAIR PARK ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2018.

Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2018.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 _____, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2018.

Notary Public, State of Texas



PRELIMINARY PLAT

DOMINO'S FAIR
PARK ADDITION

LOTS 5R AND 11R, BLOCK 6/1546 - 0.624 ACRES
BEING A REPLAT OF PART OF BLOCK 6/1546

H. HARRIS ADDITION
T. LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-026

OWNER Elizabeth R. F. Smith 4000 Shannon Lane Dallas, Texas 75205 Telephone: (214) 668-4772 Contact: Elizabeth R.F. Smith	APPLICANT Domino's Team Wow 3890 Kipling Street, Suite B Wheat Ridge, Colorado 80033 Telephone: (813) 277-8977 Contact: Joe Vanasco	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond
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