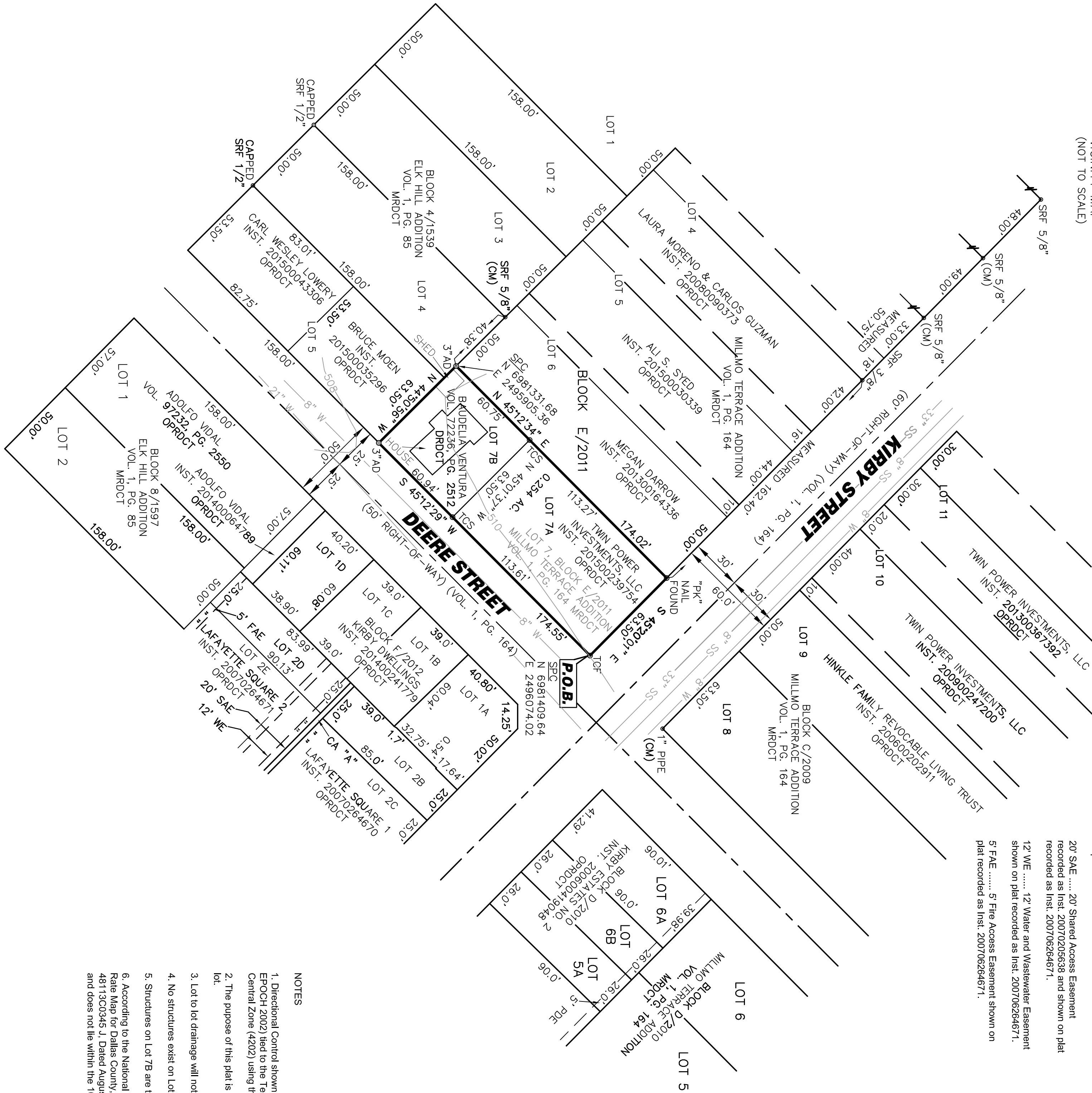


LEGEND

AC.....ACRES
3" AD.....3" ALLUMINUM DISK SET
(CM).....COMMON AREA "A" (3" WDE)
CA.....COMMON AREA "A" (3" WDE)
SPC.....STATE PLANT COORDINATES
SPC.....STATE PLANT COORDINATES
TYPED.....TELEPHONE PEDISTAL
TRANS.....ELECTRIC TRANSFORMER
TOS.....5/8-INCH STEEL ROD W/"TERRACORP" CAP SET
TOS.....5/8-INCH STEEL ROD W/"TERRACORP" CAP FOUND
VOL.....INSTRUMENT NUMBER
PAGE RECORDS, DALLAS COUNTY, TEXAS
PROCT.....DEED RECORDS, DALLAS COUNTY, TEXAS
PROCT.....OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

EASEMENT LEGEND

5" PDE 5" Private Drainage Easement shown on plat recorded in 200800419048.
20 SAE 20 Shared Access Easement recorded as Inst. 200702624671.
12 WE 12 Water and Wastewater Easement shown on plat recorded as Inst. 200702624671.
5" FAE 5" Fire Access Easement shown on plat recorded as Inst. 200702624671.



NOTES

1. Directional Control shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack Geoview RTK GPS Network.
2. The purpose of this plat is to create 2 residential lots from 1 existing lot.
3. Lot to lot drainage will not be allowed without Engineering approval.
4. No structures exist on Lot 7A.
5. Structures on Lot 7B are to remain.
6. According to the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C03045 J, Dated August 3, 2001, this property does lie in "Zone X" and does not lie within the 100-year flood zone.

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS TWIN POWER INVESTMENTS, LLC and BAUDELLA VENTURA are the owners of a 0.254 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 7, Block E/2011, Milmo Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 164 of the Map Records of Dallas County, Texas (MRDCT), and being all of that certain tract of land conveyed to Twin Power Investments, LLC, in a General Warranty Deed with Vendor's Lien recorded as Instrument No. 20050239724 of the Official Public Records of Dallas County, Texas (OPROCT) and all of that certain tract of land conveyed to Simon and Baudella Ventura in General Warranty Deed recorded in Volume 1, Page 231 of the Deed Records of Dallas County, Texas (DROCT), and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod stamped "TERRACORP" found for corner at the East corner of said Lot 7, said point being at the intersection of the Southwest right-of-way line of Kirby Street (60' right-of-way) and the Northwest right-of-way line of Deere Street (50' right-of-way);

THENCE South 45°12'28" West along the Northwest right-of-way line of said Deere Street, a distance of 174.55 feet to a 3" Aluminum Disk Stamped "TERRACORP" set for corner at the South corner of said Lot 7, and being the east corner of Lot 5; Block 4/1539 of Elk Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 85 (MRDCT);

THENCE North 44°50'56" West along the southwest line of said Lot 7 and the northeast line of said Block 4/1539, a distance of 63.50 feet to a 3" Aluminum Disk Stamped "TERRACORP" set for corner at the West corner of said Lot 7, and being the south corner of Lot 6 of said Block E/2011;

THENCE North 45°12'34" East along the common line of said Lots 6 and 7, a distance of 174.02 feet to a "PK" nail found for the north corner of said Lot 7 and being in the Southwest right-of-way line of said Kirby Street;

THENCE South 45°20'01" East along the Southwest right-of-way line of said Kirby Street, a distance of 63.50 feet to the POINT OF BEGINNING and containing 0.254 acres (11.067 square feet) of land.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TWIN POWER INVESTMENTS, LLC, acting by and through its duly authorized agent and BAUDELLA VENTURA do hereby dedicate this plat hereon to the public use and benefit of the MILMO TERRACE 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 roadway management areas shown thereon. The easements shown hereon 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 rubbish 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, 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 any obstructions, signs, structures, or other improvements or growths which may in any way interfere with the proper functioning, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective 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 electric, gas, and telecommunications lines and for the installation and maintenance of any other utility easement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2015.

TWIN POWER INVESTMENTS, LLC

BY: JOHN ASCENZO, Senior Vice President

BAUDELLA VENTURA

LOT NO.	AC.	SQ. FT.
LOT 7A	0.165	7,203
LOT 7B	0.089	3,864

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared Baudella Ventura 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, and executed the same on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

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

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared John Ascenzo, Senior Vice President of Twin Power Investments, LLC, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true, and executed the same on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

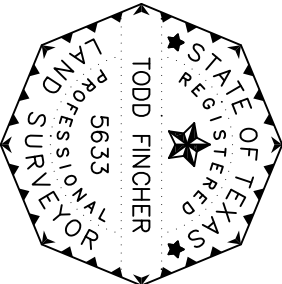
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, Todd Fitcher, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plat uses the best of my skill and judgment to prepare the same, and that the same complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19465, as amended), and Texas local Government Code, Chapter 212. I further affirm that information shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (6)(b)(c)(d) & (e) and that the digital drawing the accompanying this plat is a precise representation of this signed Final Plat.

Dated this ____ day of _____, 2015.

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. This document was released 10/20/15 for the City of Dallas' preliminary plat review process.
Texas Registered Professional Land Surveyor No. 5633



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 Todd Fitcher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose herein 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 _____, 2015.

Notary Public in and for the State of Texas
My commission expires June 20, 2015

PRELIMINARY PLAT MILMO TERRACE ADDITION LOTS 7A & 7B, BLOCK E/2011

BEING A REPLAT OF LOT 7, BLOCK E/2011
MILMO TERRACE ADDITION
AND BEING 0.254 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY FILE PLAN No S156-016

Owners: Twin Power Investments, LLC
& Baudella Ventura
7015 Westlake Ave.
Dallas, TX 75214
ph. 214-288-9342

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4529, fax 972-805-4526
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