

VICINITY MAP - NOT TO SCALE

**OWNERS CERTIFICATE**

WHEREAS, MSC-1, Ltd., are the owner of three tracts of land situated in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, being part of Lot 12 and all of Lots 13 and 14, Block OZ2605 of Webster and Wood's North Park Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 124, Page 334, Map Records, Dallas County, Texas, same being the tract of land conveyed to MSC-1, Ltd. by General Warranty Deed recorded in Volume 2002162, Page 531, Deed Records, Dallas County, Texas, all of Lot 15, Block OZ2605 of said Webster and Wood's North Park Addition, same being the tract of land conveyed to MSC-1, Ltd. by Special Warranty Deed recorded in Volume 200216, Page 1193, Deed Records, Dallas County, Texas, and all of Lot 16, Block OZ2605 of said Webster and Wood's North Park Addition, same being the tract of land conveyed to MSC-1, Ltd. by Special Warranty Deed recorded in Volume 2004160, Page 680, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found for corner at the intersection of the West line of Roper Street (called 50' right-of-way) and the North line of Mockingbird Lane (variable width right-of-way);

Thence South 65 degrees 08 minutes 33 seconds West along the North line of said Mockingbird Lane, a distance of 98.31 to an "X" found for corner, said point being in the East line of a 15 foot alley right-of-way;

Thence North 00 degrees 40 minutes 43 seconds West along the East line of said alley, a distance of 242.51 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of Lot 17, Block OZ2605 of said Webster and Wood's North Park Addition;

Thence North 88 degrees 32 minutes 34 seconds East along the South line of said Lot 17, Block OZ2605, a distance of 125.01 feet to a 1/2 inch iron rod found, said point being the Southeast corner of Lot 17, Block OZ2605 and being in the West line of aforementioned Roper Street;

Thence South 00 degrees 40 minutes 43 seconds East along the West line of said Roper Street, a distance of 220.27 feet to an "X" found for corner;

Thence South 57 degrees 24 minutes 48 seconds West, a distance of 31.74 feet to the Point of Beginning and containing 29,650 square feet or 0.6807 of an acre of land.

**LEGEND**

- SANITARY SEWER
- MANHOLE COVER
- IRON ROD FOUND
- IRON PIPE FOUND
- ⊗ "X" FOUND / SET
- CONCRETE PAVING
- ▨ GRAVEL/ROCK ROAD OR DRIVE
- O/R OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- STN STORM SEWER LINE
- SANITARY SEWER
- MANHOLE COVER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT

**DEED RECORDS DALLAS COUNTY, TEXAS**

MAP RECORDS DALLAS COUNTY, TEXAS  
 INSTRUMENT NUMBER  
 VOLUME, PAGE  
 SQUARE FEET  
 RIGHT-OF-WAY  
 IRON ROD FOUND  
 CONTROL MONUMENT  
 C.M.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MSC-1, Ltd., acting by and through its duly authorized agent Louis H. Lebowitz, does hereby adopt this plat, designating the herein described property as **MOCKINGBIRD/ROPER 7-ELEVEN ADDITION**, 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 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 parts of any building, fences, trees, shrubs, or other improvements or growths within 100 feet of any building, fences, trees, shrubs, or other improvements or growths on the easements as shown. All and any public utility shall have the right to install, maintain, repair, and replace all public utilities shown on this plat, including the full right of access to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all of 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 \_\_\_\_\_, 2015.

Louis H. Lebowitz, President  
 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 Louis H. Lebowitz, 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 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 \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_  
 Notary Public in and for the State of Texas

GAY E. JOHNSON  
 Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
 COUNTY OF DALLAS

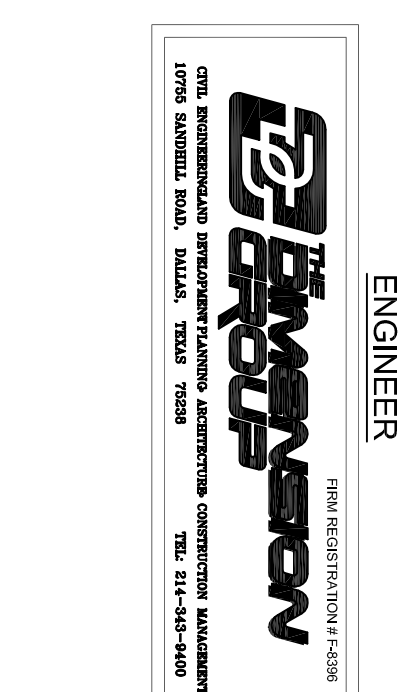
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations 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 \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_  
 Notary Public in and for the State of Texas

GAY E. JOHNSON  
 Texas Registered Professional Land Surveyor No. 5299

- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
  - 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 4 LOTS AND A PART OF A LOT.
  - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) COOPERATES SIGNATURE STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 5) THERE ARE NO EXISTING STRUCTURES ON THE SITE.



**OWNER**  
 MSC-1, LTD.  
 4311 W. LOVERS LN, STE 200  
 DALLAS, TEXAS 75209

**SURVEYOR**  
**TEXAS HERITAGE SURVEYING, LLC**  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 info@thsgc.com  
 Firm #10169300

**PRELIMINARY PLAT**  
**MOCKINGBIRD/ROPER**  
**7-ELEVEN ADDITION**  
 LOT 1A, BLOCK OZ2605  
 REPLAT OF PART OF LOT 12 AND ALL OF LOTS 13-16, BLOCK OZ2605,  
 WEBSTER AND WOOD'S NORTH PARK ADDITION  
 MILES BENNETT SURVEY, ABSTRACT NO. 52  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-003