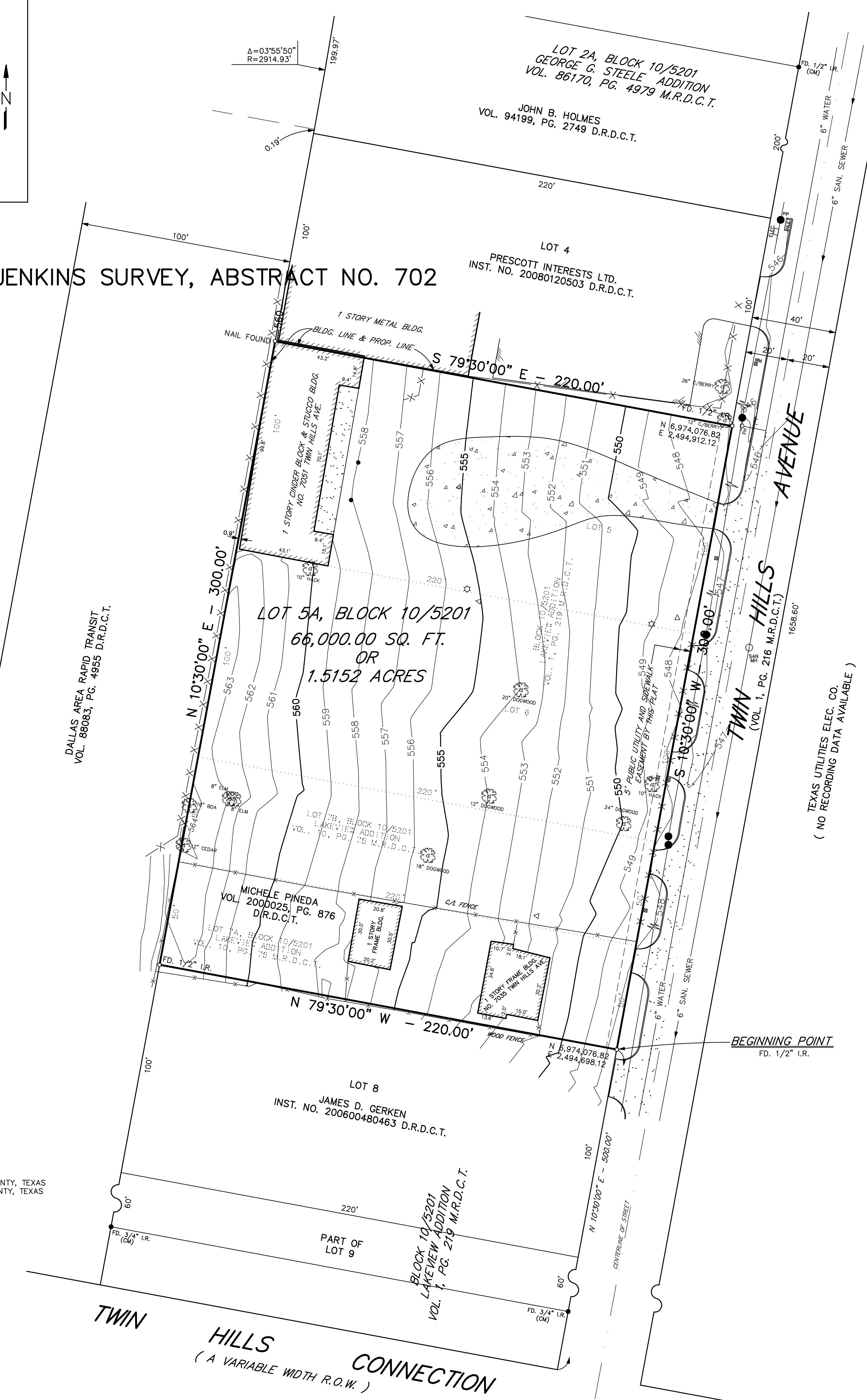


**WILLIAM JENKINS SURVEY, ABSTRACT NO. 702**



FELLOWSHIP BIBLE CHURCH DALLAS  
VOL. 2004242, PG. 6079 D.R.D.C.T.

DALLAS AREA RAPID TRANSIT  
VOL. 86083, PG. 4955 D.R.D.C.T.

LOT 2A, BLOCK 10/5201  
GEORGE G. STEELE ADDITION  
VOL. 86170, PG. 4979 M.R.D.C.T.

JOHN B. HOLMES  
VOL. 94198, PG. 2749 D.R.D.C.T.

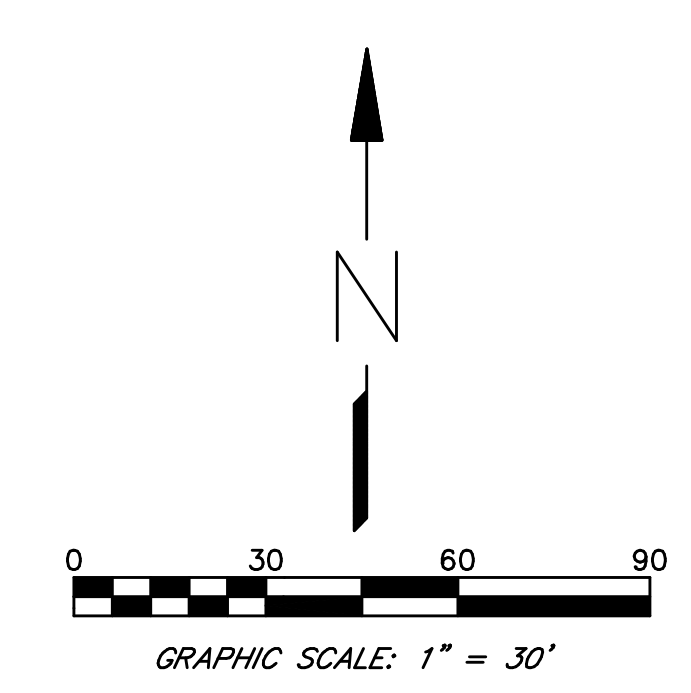
LOT 4  
PRESCOTT INTERESTS LTD.  
INST. NO. 20080120503 D.R.D.C.T.

LOT 5A, BLOCK 10/5201  
66,000.00 SQ. FT.  
OR  
1.5152 ACRES

MICHELE PINEDA  
VOL. 2000025, PG. 876  
D.R.D.C.T.

LOT 8  
JAMES D. GERKEN  
INST. NO. 200600480463 D.R.D.C.T.

- LEGEND**
- R.O.W. .... RIGHT-OF-WAY
  - D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS
  - INST. .... INSTRUMENT
  - NO. .... NUMBER
  - (CM) .... CONTROLLING MONUMENT
  - FD. .... FOUND
  - I.R. .... IRON ROD
  - I.P. .... IRON PIPE
  - TYP. .... TYPICAL
  - TEL. .... TELEPHONE PEDESTAL
  - C/L .... CHAIN LINK
  - B/W .... BARBED WIRE
  - B.L.D.G. .... BUILDING
  - WM .... WATER METER
  - WV .... WATER VALVE
  - GW .... GUY WIRE
  - O/H .... OVERHEAD
  - LP .... LIGHT POLE
  - GM .... GAS METER
  - SAN MH .... SANITARY SEWER MANHOLE
  - SIM MH .... STORM SEWER MANHOLE
  - UGCM .... UNDERGROUND CABLE MARKER
  - PP .... POWER POLE
  - FH .... FIRE HYDRANT
  - CO .... CLEANOUT
  - T .... TRANSFORMER
  - CONC. .... CONCRETE
  - ASPHALT .... ASPHALT



- GENERAL NOTES:**
1. BASIS OF BEARINGS IS WEST R.O.W. LINE OF TWIN HILLS AVE. AS SHOWN ON PLAT OF TWIN HILLS OFFICE PARK, RECORDED IN VOLUME 86045, PAGE 3776 (M.R.D.C.T.).
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 4 EXISTING LOTS.
  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. THE BUILDINGS SHOWN ON THIS PLAT WILL BE DEMOLISHED.

**OWNERS DEDICATION**

STATE OF TEXAS:  
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRESCOTT INTERESTS, LTD., acting by and through its duly authorized agent, SANDY OWENS, does hereby adopt this plat, designating the herein above described property as **PRESCOTT INTERESTS 7039 TWIN HILLS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 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 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 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, clean outs, 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Witness, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2015.

SANDY OWENS, Vice President

STATE OF TEXAS:  
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sandy Owens, 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 and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

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

**OWNERS CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, PRESCOTT INTERESTS, LTD. is the owner of Lots 5 and 6, Block 10/5201 of LAKEVIEW ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 219 of the Map Records of Dallas County, Texas, and Lots 7A and 7B, Block 10/5201 of LAKEVIEW ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 10, Page 75 of the Map Records of Dallas County, Texas, and being all of those same tracts of land described in deeds to Prescott Interests, Ltd., recorded in County Clerk Instrument Nos. 20070225234, 20070138298 of the Deed Records of Dallas County, Texas, and said composite parcel being situated in the WILLIAM JENKINS SURVEY, ABSTRACT NO. 702 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the common southeast corner of Lot 7A and the northeast corner of Lot 8 of said Lakeview Addition, said point being in the west R.O.W. line of Twin Hills Avenue (a 40' R.O.W.) and being N 10°30'00" E, 500.00' from the present intersection of the west line of Twin Hills Avenue with the north line of Twin Hills Connection (a variable width R.O.W.);

THENCE N 79°30'00" W, 220.00' along the common line of said Lots 7A and 8 to a 1/2" iron rod found in the east line of that same tract of land described in deed to Dallas Area Rapid Transit, recorded in Volume 86083, Page 4955 of the Deed Records of Dallas County, Texas;

THENCE N 10°30'00" E, 300.00' along the east line of said Dallas Area Rapid Transit property to a nail found at the common northwest corner of said Lot 5 and the southwest corner of Lot 4, of said Lakeview Addition;

THENCE S 79°30'00" E, 220.00' along the common line of said Lots 5 and 4 to a 3/4" iron rod found in the west line of Twin Hills Avenue;

THENCE S 10°30'00" W, 300.00' along the west line of Twin Hills Avenue to the point of beginning and containing 66,000.00 square feet or 1.5152 acres of land.

**SURVEYOR'S STATEMENT:**

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

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

FINAL PLAT  
OF  
**PRESCOTT INTERESTS 7039  
TWIN HILLS ADDITION**  
LOT 5A, BLOCK 10/5201

A REPLAT OF LOTS 5 AND 6, BLOCK 10/5201 OF LAKEVIEW ADDITION, AND LOTS 7A AND 7B, BLOCK 10/5201 OF LAKEVIEW ADDITION, AND BEING SITUATED IN THE WILLIAM JENKINS SURVEY, ABSTRACT NO. 702, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 145-001R

OWNER/DEVELOPER  
PRESCOTT INTERESTS, LTD.  
P.O. BOX 7270  
DALLAS, TEXAS 75209-7270  
PH. 214-420-5569

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228

DATE: 10/7/15  
JOB NO. 07013F