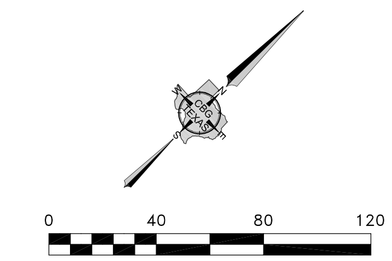
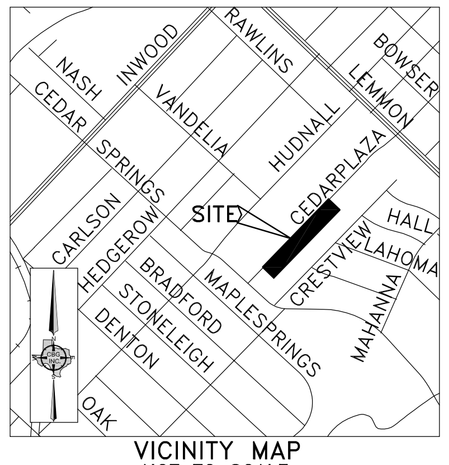




VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cedar Plaza Townhouses, LLC, a Texas limited liability company and MPC Cedarplaza, LLC, a Texas limited liability company, are the owners of a tract of land situated in the C. Grigsby Survey, Abstract No. 532 City of Dallas, Dallas County, Texas, and being all of Lot 4A, Block 2341, Cedar Plaza Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201600067090, Plat Records, Dallas County, Texas, same being conveyed as Tract II to Cedar Plaza Townhouses, LLC, a Texas limited liability company by Warranty Deed recorded in Instrument No. 200503553495, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to MPC Cedarplaza, LLC by deed recorded in Instrument No. _____, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the West corner of said Cedar Plaza Townhouses, LLC Tract, and being a North corner of Lot 1A, Block 2341 of Martha's Vineyard Place, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201700188260, Plat Records, Dallas County, Texas, said corner being along the Southeast right of way line of Cedarplaza Lane (45 foot right of way);

THENCE North 44 degrees 34 minutes 06 seconds East along the Southeast line of said Cedarplaza Lane, a distance of 725.00 feet to an "X" found in concrete for corner, and being the West corner of Lot 19, Block 2341 of Cedar Springs Place, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 455, Map Records, Dallas County, Texas;

THENCE South 45 degrees 24 minutes 30 seconds East along the Southwest line of said Lot 19, Block 2341, a distance of 116.00 feet to a 3 inch aluminum disk stamped "CPA N05 and RPLS 5513" found for corner, said corner being the South corner of said Lot 19, Block 2341 and being along the Northwest line of Lot 20, Block 2341 1/2 of Subdivision of the South part of the Mrs. M.L. Day 65 acre tract out of the C. Grigsby Survey, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 3, Map Records, Dallas County, Texas;

THENCE South 44 degrees 34 minutes 06 seconds West along the Northwest line of said South part of the Mrs. M.L. Day 65 acre tract out of the C. Grigsby Survey, a distance of 725.00 feet to a 5/8 inch iron rod found for corner, said corner being an ell corner of said Martha's Vineyard Place;

THENCE North 45 degrees 24 minutes 30 seconds West along a Northeast line of said Martha's Vineyard Place, a distance of 116.00 feet to the POINT OF BEGINNING and containing 84,100 square feet or 1.93 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cedar Plaza Townhouses, LLC, a Texas limited liability company and MPC Cedarplaza, LLC, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as PRIMROSE NO. 9 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 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.

BY: _____
Cedar Plaza Townhouses, LLC
Van Shaw, General Partner

BY: _____
MPC Cedarplaza, LLC
Randy Primrose, Managing Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Van Shaw 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.

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

_____
Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Randy Primrose 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.

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

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

RELEASED FOR REVIEW 0 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.

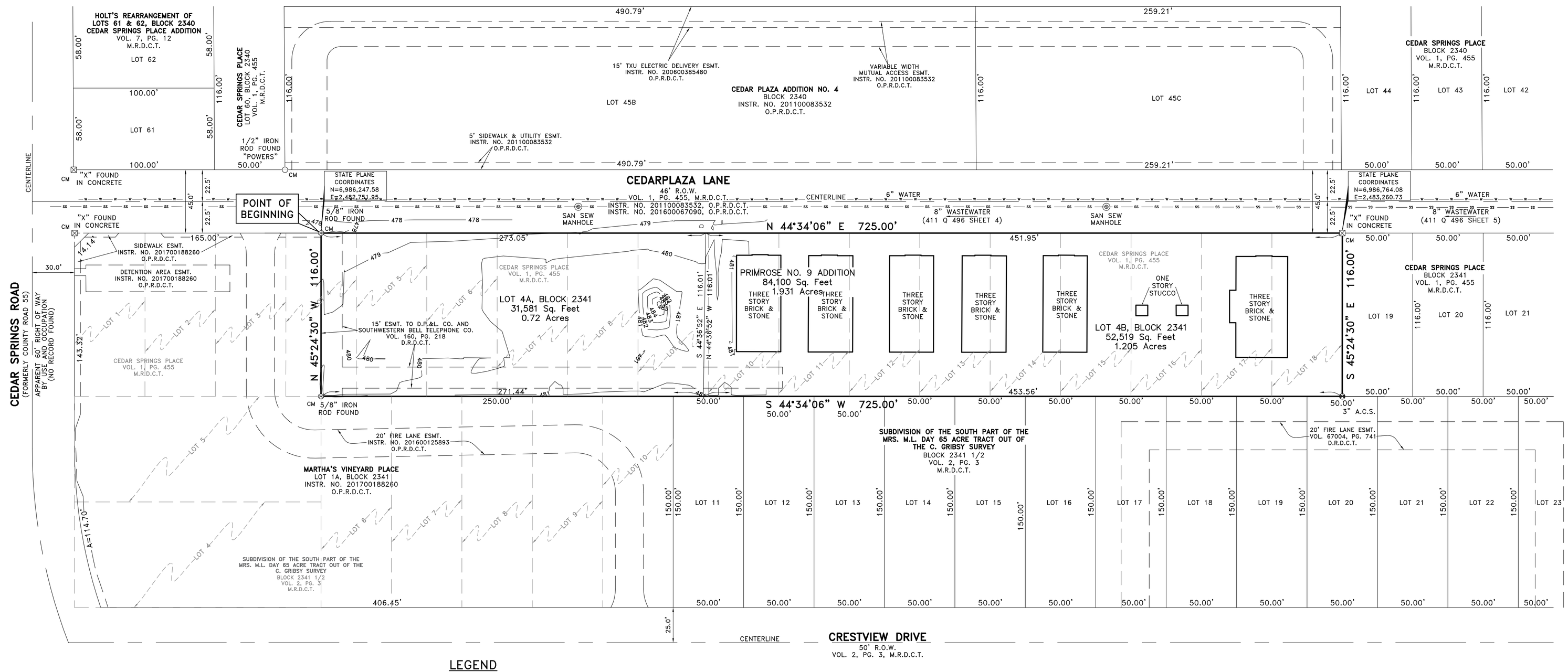
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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.

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

_____
Notary Public in and for the State of Texas



GENERAL NOTES

1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET ON THE NORTHEAST CORNER OF THE INTERSECTION. ELEV.=493.62.
6) ALL STRUCTURES TO REMAIN

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "PR9 AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER: CEDAR PLAZA TOWNHOUSES, LLC
3136 HUDNALL STREET
DALLAS, TEXAS 75235
214-599-9351
RONDEVELOPMENT@AOL.COM

OWNER: MPC CEDARPLAZA, LLC
1900 AIRPORT FREEWAY
BEDFORD, TEXAS 76022
817-769-2580

PRELIMINARY PLAT
PRIMROSE NO. 9 ADDITION
LOTS 4A AND 4B, BLOCK 2341
84,100 SQ.FT. / 1.930 ACRES
BEING A REPLAT OF LOT 4A, BLOCK 2341 OF CEDAR PLAZA ADDITION NO. 5
C. GRISBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-041

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PROFESSIONAL LAND SURVEYORS
DFW • Houston • East Texas • Austin • San Antonio

SCALE: 1"=40' / DATE: 10/15/18 / JOB NO. 1622124-02 / DRAWN BY: TO