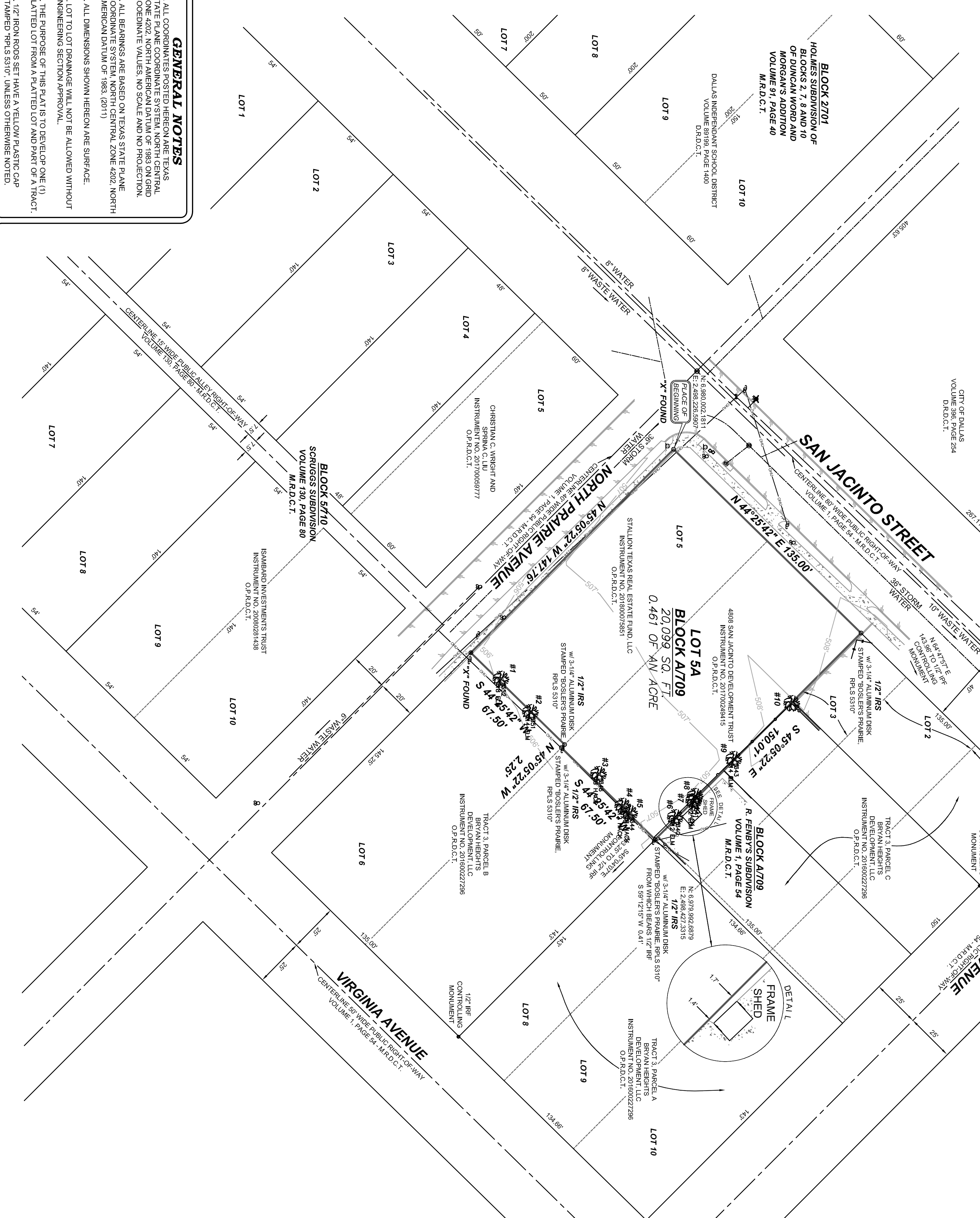


LEGEND	
	Survey Boundary
	Right-of-Way
	Easement
	Encumbrance
	Utility
	Structure
	Tree
	Well
	Pole
	Fence
	Boundary
	Monument
	Survey Point
	Survey Station
	Survey Line
	Survey Area
	Survey Point
	Survey Station
	Survey Line
	Survey Area

TREE #	COMMON / SPECIES	DBH
1	AMERICAN ELM, ULMUS AMERICANA	18
2	MULBERRY, MORUS ALBA	14
3	AMERICAN ELM, ULMUS AMERICANA	8
4	HACKBERRY, CELTIS LAEVIGATA	12
5	HACKBERRY, CELTIS LAEVIGATA	8
6	AMERICAN ELM, ULMUS AMERICANA	12
7	AMERICAN ELM, ULMUS AMERICANA	12
8	HACKBERRY, CELTIS LAEVIGATA	6
9	AMERICAN ELM, ULMUS AMERICANA	14
10	HACKBERRY, CELTIS LAEVIGATA	10



**GENERAL NOTES**

1. ALL CORNER STAKES POSTED HEREON ARE IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM A PLATTED LOT AND PART OF A TRACT, STAMPED RPLS 5310, UNLESS OTHERWISE NOTED.

**OWNER'S CERTIFICATE**

WHEREAS Station Texas Real Estate Fund, LLC and 4808 San Jacinto Development are the sole owners of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 5, Block A/709, of R. Fenby's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 54, Map Records, Dallas County, Texas, and being a tract of land called Lot 4 and part of called Lot 7 in Dallas City tax maps, said Lot 5 being the same tract of land described in Substitute Trustee's Deed to Station Texas Real Estate Fund, LLC, recorded in Instrument No. 201800075851, Official Public Records, Dallas County, Texas and said tract of land being described in Warranty Deed with Vendor's Lien to Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete paving at the intersection of the Southeast line of San Jacinto Street, an 80' wide public right-of-way with the Northeast line of North Prairie Avenue, a 45' wide public right-of-way with the

Thence North 44°25'42" East, along said Southeast line, a distance of 135.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped BOSLERS PRAIRIE, RPLS 5310 set at the West corner of Lot 3 of said Block A/709, same being the West corner of land described in deed as Tract 3, Parcel A of Bryan Heights Development, LLC, recorded in Instrument No. 201800227296, Official Public Records, Dallas County, Texas;

Thence South 45°05'22" East, a distance of 150.01' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped BOSLERS PRAIRIE, RPLS 5310 set in the Southeast line of Lot 6 of said Block A/709, at the South corner of said Tract 3, Parcel C;

Thence South 44°25'42" West, along a Northwest line of Tract 3, Parcel B of said Bryan Heights Development, a distance of 67.50' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped BOSLERS PRAIRIE, RPLS 5310 set for corner in the Northeast line of Lot 6 of said Block A/709;

Thence North 45°05'22" West, a distance of 2.25' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped BOSLERS PRAIRIE, RPLS 5310 set at the East corner of said Lot 5, the North corner of Lot 6 of said Block A/709 and an exterior all corner of said Tract 3, Parcel B;

Thence South 44°25'42" West, a distance of 67.50' to an "X" found in concrete paving in the said Northeast line of North Prairie Avenue, at the South corner of said Lot 5 and the West corner of said Lot 6;

Thence North 45°05'22" West, a distance of 147.78' to the PLACE OF BEGINNING and containing 20,099 square feet or 0.461 of an acre of land.

**SURVEYORS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from verified 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-45.617 (a), (b), (c), (d), (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

John S. Turner  
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

That Station Texas Real Estate Fund, LLC, acting by and through its authorized agent, \_\_\_\_\_, and 4808 San Jacinto Development Trust, acting by and through its authorized agent, \_\_\_\_\_, do hereby dedicate, in the simple, to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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, the hydrants, water surveys 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 \_\_\_\_\_, 20\_\_

Station Texas Real Estate Fund, LLC,  
By: \_\_\_\_\_  
Manager

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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

4808 San Jacinto Development Trust  
By: \_\_\_\_\_  
Manager

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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

Lien holder: \_\_\_\_\_  
(Bank/mortgagee)

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (name of person who signed), as \_\_\_\_\_ (title of officer-usually president or secretary, of state of business, i.e., LLC, Corp, etc.), on behalf of the \_\_\_\_\_ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

FOR LOT 5, BLOCK A/709, R. FENBY'S SUBDIVISION AND A TRACT OF LAND IN BLOCK A/709 TO BOSLERS PRAIRIE LOT 5A, BLOCK A/709 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS JOHN GRIGSBY SURVEY, ABSTRACT 495 CITY PLAN FILE NO. S189-954

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
Texas Registration No. 100174-00  
P.O. BOX 870029, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1516 N. Prairie Avenue and 4808 San Jacinto Street ~  
Owner: Station Texas Real Estate Fund, LLC Owner: 4808 San Jacinto Development Trust  
~ P.O. Box 191144, Dallas, TX 75219 ~ 7750 N. Meador Blvd., Irving, TX 75063 ~  
~ 972-534-2100, x4106 ~ ~ 972-534-2100, x4106 ~  
JST No. 1522716 [Surveyor 543] [Date: 11-07-2018] [Easement]

"A professional company operating in your best interest"