

WHEREAS 621 Carroll, LLC, being the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all that certain tract of land conveyed to 621 Carroll, LLC, by Special Warranty Deeds, recorded in Instrument Numbers 200900139798, 201800175390, and 201800154445, Official Public Records, Dallas County, Texas, and being all of Lot 1, Block 6/813 W.H. Gaston Homestead Addition, an unrecorded subdivision, City of Dallas, Dallas County, Texas, and being more particularly described, as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 621 Carroll tract, same being in the east right of way line of a 16 foot alley, same being in the south right of way line of Exposition Avenue (80 foot right of way) (Volume 359, Page 333, Deed Records, Dallas County, Texas);

THENCE South 73 deg. 37 min. 56 sec. along the common line of said 621 Carroll tract and said Exposition Avenue, a distance of 149.78 feet to a 3/8 inch iron rod found for the northeast corner of said 621 Carroll tract, same being in the west right of way line of D.A.R.T. (50 foot right-of-way) (Volume 88093, Page 4905);

THENCE South 29 deg. 28 min. 10 sec. West, along the common line of said 621 Carroll tract and said D.A.R.T. right-of-way, passing at a distance of 132.12 feet, a 1/2 inch iron rod found from which a 5/8 inch iron rod found with 'Davis' cap bears North 75 deg. 10 min. 05 sec. West, 1.27 feet, and continuing along the common line of said 621 Carroll tract and said D.A.R.T. right-of-way, passing a 3/4 inch iron pipe found for reference, and continuing a total distance of 256.05 feet to a 3 1/4 inch aluminum disk monument stamped "Block 6/813 621 Carroll Addition RPLS 6122" set for the southeast corner of said 621 Carroll tract, same being in the northeasterly right-of-way line of First Avenue (variable width right-of-way);

THENCE North 45 deg. 24 min. 24 sec. West, along the common line of said 621 Carroll tract and said First Avenue, a distance of 103.23 feet to a 3 1/4 inch aluminum disk monument stamped "Block 6/813 621 Carroll Addition RPLS 6122" set for the southwest corner of said 621 Carroll tract, same being in the northeast intersection of said First Avenue and aforesaid 16 foot alley;

THENCE North 16 deg. 08 min. 36 sec. East, along the common line of said 621 Carroll tract an said 16 foot alley, a distance of 200.56 feet to the POINT OF BEGINNING and containing 27,779 square feet or 0.638 acre of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, **621 CARROLL, LLC**, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **621 CARROLL 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 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.)

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

EXECUTED THIS ____ DAY OF _____, 2018.

621 CARROLL, LLC
BY: _____
BOB LONG, PRESIDENT

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BOB LONG, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY
MY COMMISSION EXPIRES: _____

NOTES:

1. Basis of Bearing - Based on the North line (North 73 deg. 37 min. 56 sec. East) of that certain tract of land conveyed to 621 Carroll, LLC, by deed recorded in Instrument Number 200900139798, Official Public Records, Dallas County, Texas.
2. The purpose of this plat is to create one lot out of four tracts of land.
3. Elevations are based off of City of Dallas Benchmarks:
46-E-5: A square is cut on top of concrete curb at Storm Sewer Inlet on East side of Haskell Avenue, North of Simpson Street, at intersection. Elevation - 472.50'
46-K-2: A rivet in walk on Northeast corner of the intersection of Hill Avenue and East side Avenue. Elevation - 466.32'
4. Lot to lot drainage will not be allowed without Engineering Section Approval.

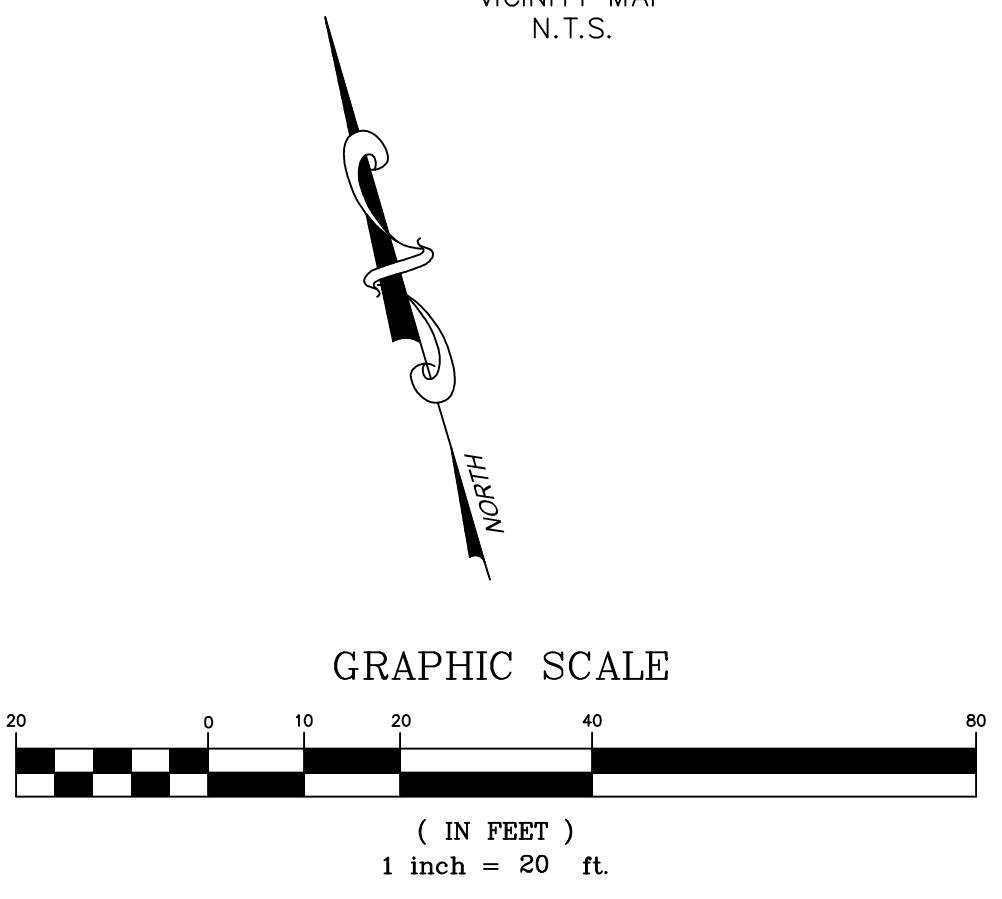
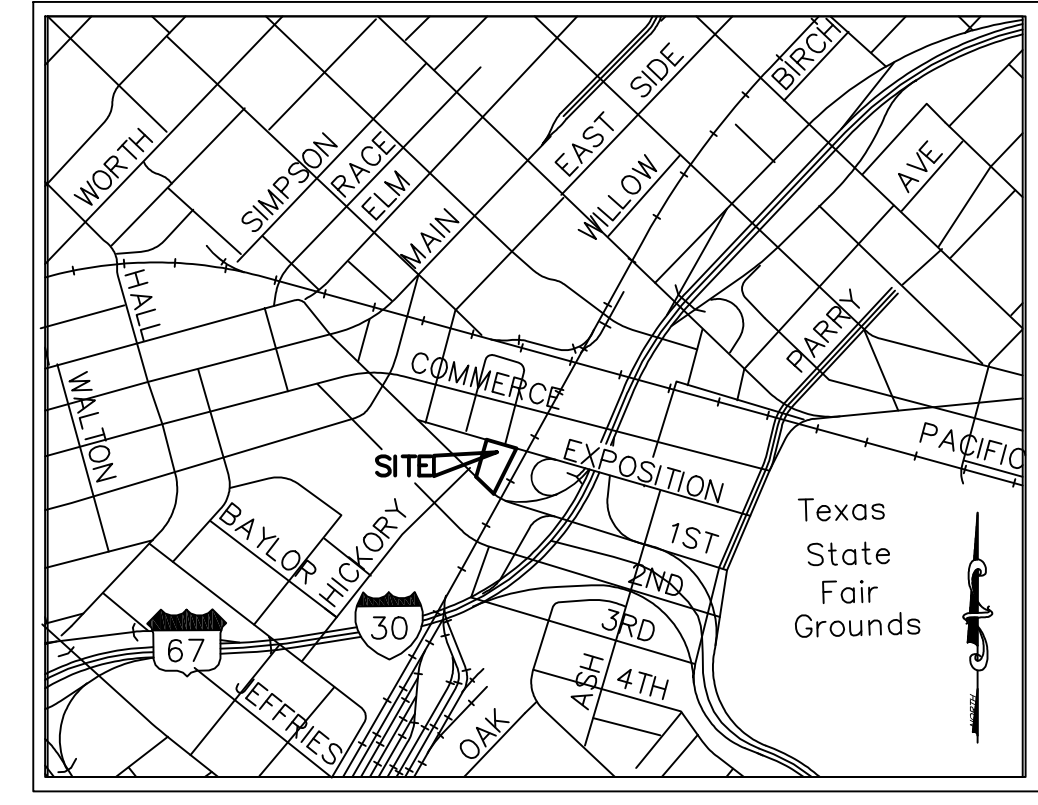
FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 8/23/2001 Community Panel No. 48113C0345J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

PRELIMINARY PLAT
621 CARROLL ADDITION

LOT 1, BLOCK 6/813

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-065
ENGINEERING NO. _____



E. R. L. THORNTON
FREEMASON
VARIABLE WIDTH RIGHT-OF-WAY
VOL. 883, PG. 159 D.R.D.C.T.

I, TIMOTHY R. MANKIN, 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
PRELIMINARY NOT TO BE RECORDED FOR ANY
PURPOSE RELEASE FOR REVIEW 11/8/2018
TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: 08/15/2020

LEGEND

1. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4. I.R.F. - IRON ROD FOUND
5. INST. NO. - INSTRUMENT NUMBER
6. VOL. - VOLUME
7. PG. - PAGE
8. DMS - 1/2 INCH IRON ROD WITH ALUMINUM DISK STAMPED "BLOCK 6/813, 621 CARROLL ADDITION, RPLS 6122"

OWNER:
621 CARROLL, LLC
507 EXPOSITION AVENUE
DALLAS, TEXAS 75226
CONTACT: BOB LONG
214-460-9455
BOBLONG@BIGSKYCONSTRUCTION.COM

LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE PEDESTAL		LIGHT POLE
	POWER POLE		WATER VALVE		CONCRETE		TYPICAL FENCE
	DOWN GUY		TRANSFORMER PAD		SWB MANHOLE		CONCRETE
	S.S. MANHOLE		ELECTRIC METER		GAS MANHOLE		BOLLARD
	CLEAN OUT		STORM DRAIN MANHOLE		VAULT		COVERED AREA
			HANDICAP SPACE		TREE		

JOB NO.:	15-0416	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET			
DATE:	11/8/2018					
SCALE:	1" = 20'	 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1			
FIELD:	A.E.			COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF	
DRAWN:	J.B.W.					1
CHECKED:	T.R.M.					
		FIRM No. 100999-00	Member Since 1977			