

Whereas, Paroo Properties, LLC, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being all of Lot 8 and the Northeast 50 feet of Lot 9, in Block 4/699 of Blankenship & Blake's Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 95, Page 17, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being that tract of land conveyed to Paroo Properties, LLC, by deed recorded in Instrument No. 201600231844, D.R.D.C.T. and being more particularly described as follows:

BEGINNING at an "X" found in concrete for corner, said corner being the South corner of said Lot 8, and being the intersection of the Northwest right-of-way (R.O.W.) line of Virginia Avenue (50 foot R.O.W.), and the Northeast R.O.W. line of Annex Avenue (30 foot R.O.W.);

THENCE North 44 degrees 35 minutes 19 seconds West, along said Northeast R.O.W. line of Annex Avenue, same being the Southwest line of said Lot 8, a distance of 50.00 feet to a 3 inch aluminum disk stamped "BBA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of said Lot 9, and being the West corner of said Lot 8, also being the South corner of that tract of land conveyed to Annexcross Street Apartments, LLC, a Texas Limited Liability Company, by deed recorded in Instrument No. 201500114337, D.R.D.C.T.;

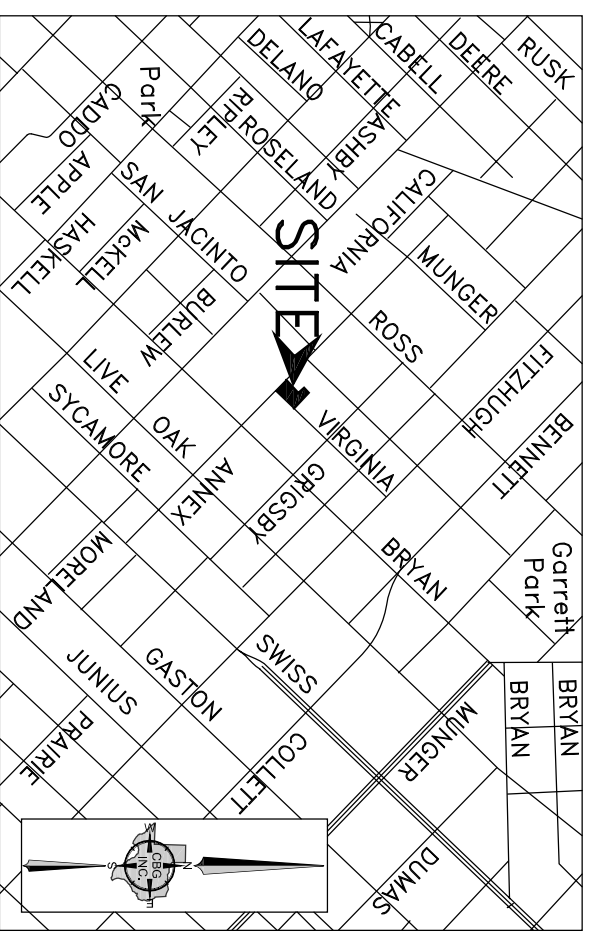
THENCE North 44 degrees 23 minutes 25 seconds East, along the Southeast line of said Lot 9 and said Annexcross Street Apartments, LLC tract, a distance of 150.00 feet to a 3 inch aluminum disk stamped "BBA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Most Southerly Southeast corner of said Annexcross Street Apartments, LLC tract;

THENCE North 44 degrees 35 minutes 19 seconds West, a distance of 50.00 feet to a 3 inch aluminum disk stamped "BBA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being an inside all corner of said Annexcross Street Apartments, LLC, and being on the Southeast line of Lot 10, of said Blankenship & Blake's Addition;

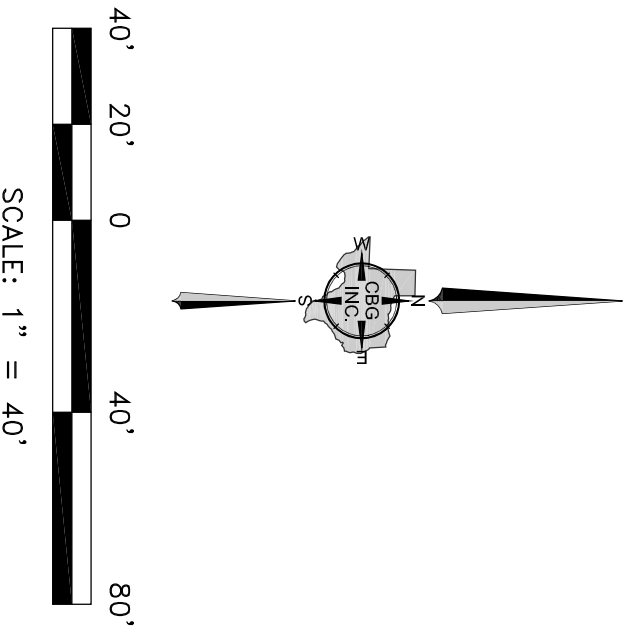
THENCE North 44 degrees 23 minutes 25 seconds East, along the Southeast line of said Lot 10, and said Annexcross Street Apartments, LLC tract, a distance of 50.00 feet to a 3 inch aluminum disk stamped "BBA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of said Lot 10, and the North corner of Lot 9 of said Blankenship & Blake's Addition, said corner also being on the Southwest line of Lot 12, Block 6/711, of Dickson's East Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 93, Page 614, D.R.D.C.T.;

THENCE South 44 degrees 35 minutes 19 seconds East, along said Southwest line of Lot 12, a distance of 100.00 feet to a PK Nail found for corner, said corner being the South corner of said Lot 12, and being the East corner of Lot 8 of said Blankenship & Blake's Addition, and also being in said Northwest R.O.W. line of Virginia Avenue;

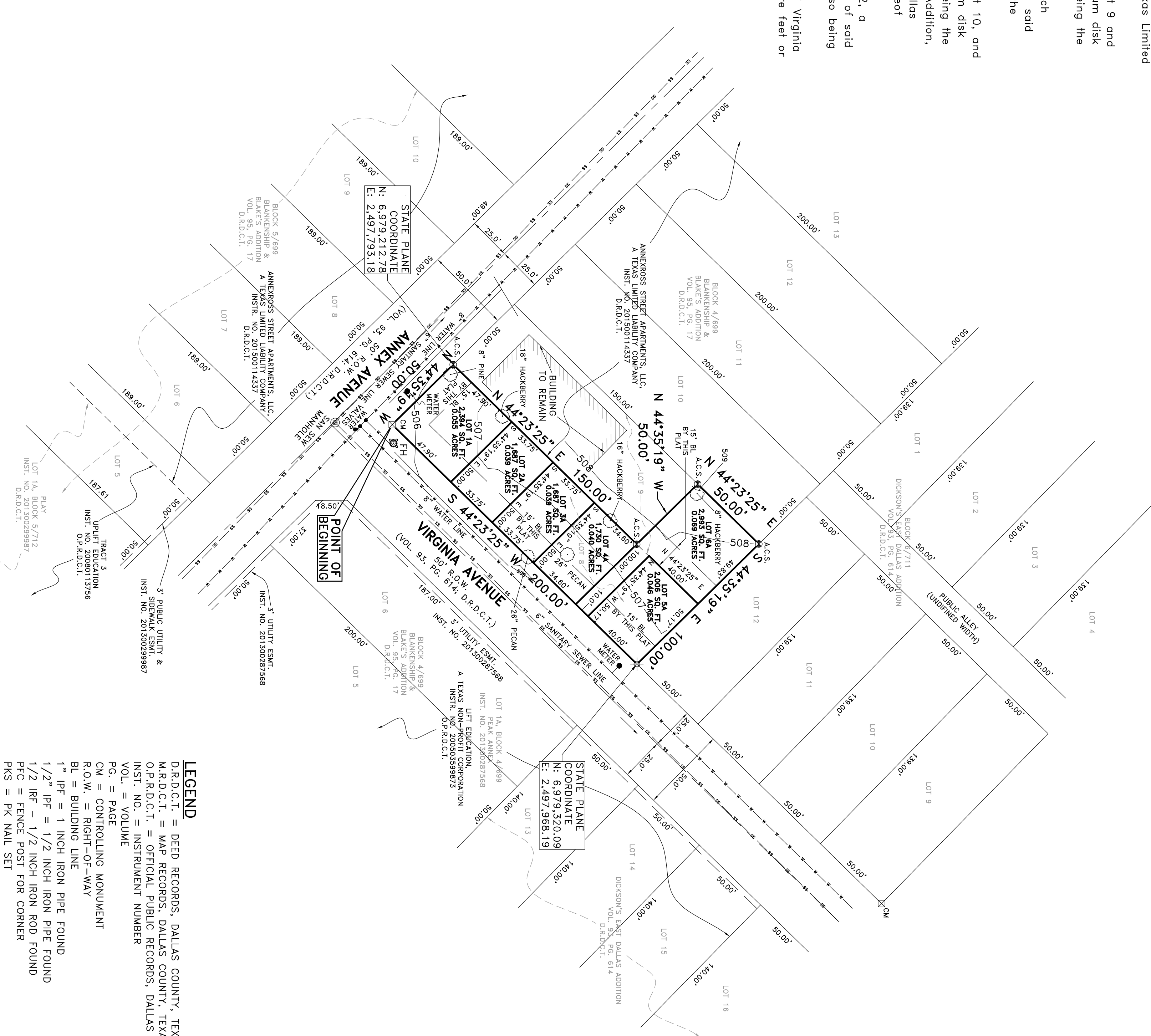
THENCE South 44 degrees 23 minutes 25 seconds West, along said Northwest R.O.W. line of Virginia Avenue, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 12,498 square feet or 0.29 acres of land.



VICINITY MAP  
NOT TO SCALE



- GENERAL NOTES**
- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 6 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.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET ON THE SOUTHEAST CORNER OF THE INTERSECTION. (ELEV.=567.71')



- 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
  - BL = BUILDING LINE
  - 1" IPF = 1 INCH IRON PIPE FOUND
  - 1/2" IPF = 1/2 INCH IRON PIPE FOUND
  - PFC = FENCE POST FOR CORNER
  - PKS = PK NAIL SET
  - C.O.C = CERTIFICATE OF CORRECTION
  - INST. NO. = INSTRUMENT NUMBER
  - A.C.S. = 3" ALUMINUM DISK STAMPED "BB AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET
- 1/2" ROD FOUND
  - ⊗ 1/2" ROD SET
  - ⊗ "X" FOUND/SET
  - ⊗ PK NAIL FOUND

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Paroo Properties, LLC, does hereby adopt this plat, designating the herein described property as **BLANKENSHIP & BLAKE'S 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 hereon. 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 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 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 privately 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 \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Paroo Properties, LLC (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) 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 \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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. 514-8.617 (c)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
RELEASED FOR REVIEW 11/16/16 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 Connolly  
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 Connolly 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**BLANKENSHIP & BLAKE'S ADDITION**  
LOTS 1A, 2A, 3A,  
4A, 5A, & 6A, BLOCK 4/699  
12,498 SQ.FT. / 0.280 ACRES  
BEING A REPLAT OF  
BLANKENSHIP & BLAKE'S ADDITION  
495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-034

**OWNER: PAROO PROPERTIES, LLC**  
1504 BAYBERRY COURT  
FARM, TX 75255  
469-253-2525

**PLANNING & SURVEYING**  
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**CBG SURVEYING INC.**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1504 BAYBERRY COURT  
FARM, TX 75255  
469-253-2525

SCALE: 1"=40' / DATE: 10/27/16 / JOB NO. 1610358-2 / DRAWN BY: WTH