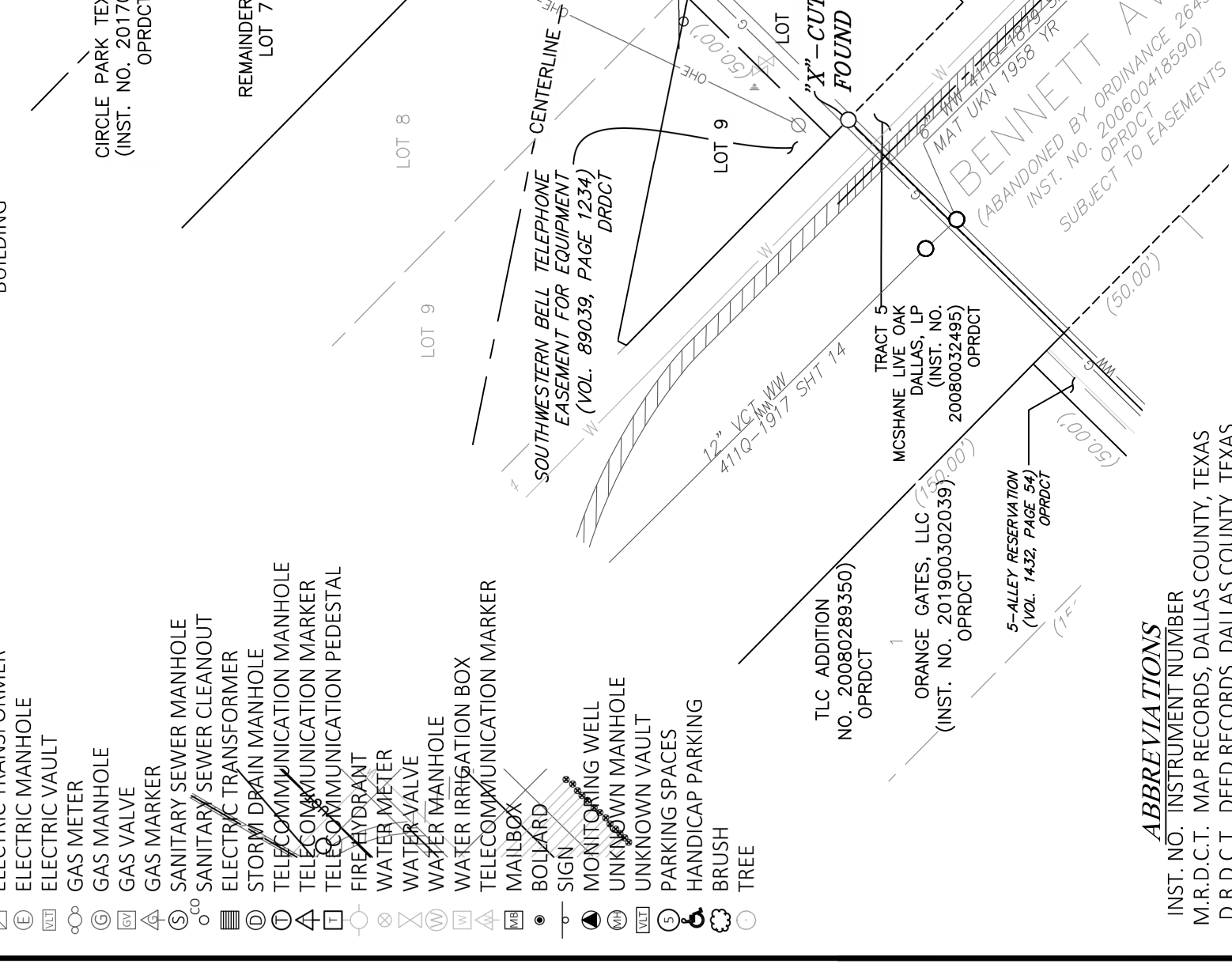


VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- SHEET CENTERLINE
 - BOUNDARY/LOT CORNER
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - A/C UNIT
 - LIGHT POLE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER DRAIN
 - GAS LINE
 - TELECOMMUNICATION LINE
 - POWER POLE w/ AFFRIMER
 - POWER POLE w/ METER BOX
 - ELECTRIC BOX
 - GUY WIRE
 - ELECTRIC TRANSFORMER
 - ELECTRIC MANHOLE
 - ELECTRIC VAULT
 - GAS METER
 - GAS MANHOLE
 - GAS MARKER
 - GAS MARKER
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ELECTRIC TRANSFORMER
 - STORM DRAIN MANHOLE
 - TELECOMMUNICATION MANHOLE
 - TELECOMMUNICATION MARKER
 - TELECOMMUNICATION PEDESTAL
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER MANHOLE
 - WATER IRRIGATION BOX
 - TELECOMMUNICATION MARKER
 - MAILBOX
 - SIGN
 - MONITORING WELL
 - UNKNOWN MANHOLE
 - UNKNOWN VAULT
 - HANDICAP PARKING
 - BRUSH
 - TREE



ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

CAB. CABINET
C.L. CEMENT
P.L. PLASTER
P.C. PAVEMENT
S.F.T. SQUARE FEET
ACS. ACRES
(XX' XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) COLLAPSING MOUND
ADS 3-1/2" ALUMINUM DISK STAMPED
URS "URBAN STRUCTURE + SURVEY, PLLC" SET
IRS IRON ROD SET w/ ORANGE CAP STAMPED
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IREC IRON ROD FOUND CAPPED
ESMT EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

I, Dustin C. Kaiser, 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 Engineers and Land Surveyors and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set with 1/2-inch iron rods with orange plastic cap stamped "U.S. PLUS SURVEY" or 3-1/4-inch aluminum disk stamped "URBAN STRUCTURE + SURVEY, PLLC" under my direction and supervision.

Dated this _____ day of _____, 2022.

Dustin C. Kaiser
Registered Professional Land Surveyor no. 6918

GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON DATUM OF 1983, ADJUSTMENT REALIZATIONS 2011.
- VERTICAL DATUM IS NAVD83 GEOID12B, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, ABSTRACT OF TITLE, OR TITLE REPORT. THE PROPERTY COULD BE SUBJECT TO EASEMENTS NOT SHOWN HEREON.
- LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING APPROVAL.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the herein described and through its duly authorized agent, Khorsid A. Didebani, do hereby adopt this plat, designating the hereon property as COLLETT LIVE OAK 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.

Sheedak, Inc. and Khorsid A. Didebani, a Texas limited Liability Company

By: Khorsid A Didebani, President

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Khorsid A. Didebani, as President of Sheedak, Inc. and Khorsid A. Didebani, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public, in and for the State of Texas

OWNERS CERTIFICATE
STATE OF TEXAS \$
COUNTY OF NAME \$

WHEREAS, Sheedak, Inc. and Khorsid A. Didebani, are the owners of a 0.3450 acre or 15,029 square feet tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being a portion of Lots 10, 11, 12, 17, 18, 22, 23, and 24, Block 10/731 of College Hill Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 93, Page 195, Deed Records of Dallas County, Texas (D.R.D.C.T.) as described in Warranty Deed to Sheedak, Inc. and Khorsid A. Didebani, recorded in Instrument Number 201500001027, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with orange cap stamped "P&C" found for the east corner of Lot 21 of said College Hill Addition, same being the east corner of that certain tract of land described in deed to Rolling Cash Ambassador, LP, recorded in Instrument Number 201100012580, O.P.R.D.C.T., and also being in the northwest right-of-way of Live Oak Street, an 80-foot right-of-way, as shown on the plat of said College Hill Addition;

THENCE South 44 degrees 31 minutes 18 seconds East, with the common line of Lots 20 and 21 of said College Hill Addition, and said Rolling Cash Ambassador Tract, same being the northwest right-of-way line of said Live Oak Street, a distance of 254.36 feet to a 1/2-inch iron rod with yellow cap stamped "Shields & Lee" found for the south corner of said Rolling Cash Ambassador Tract, the east corner of that certain tract of land described in Warranty Deed to Dix Nordek, LLC as recorded in Instrument Number 20070413325, and being at the beginning of a curve to the right with radius of 112.70 feet, a central angle of 24 degrees 18 minutes 27 seconds, and a chord bearing and distance of North 56 degrees 18 minutes 22 seconds East, 47.45 feet;

THENCE continuing with the northwest right-of-way line of said Live Oak Street, same being the south line of said Dix Nordek Tract, and with said curve to the right, an arc length of 47.81 feet to a 5/8-inch iron rod with red cap stamped "City of Dallas" found at the beginning of a curve to the left with radius of 160.79 feet, a central angle of 16 degrees 08 minutes 40 seconds, and a chord bearing and distance of North 88 degrees 06 minutes 00 seconds West, 45.16 feet;

THENCE continuing with the northwest right-of-way line of said Live Oak Street, same being the south line of said Dix Nordek Tract with said curve to the left, an arc length of 45.31 feet to a 1/2-inch iron rod with orange cap stamped "U.S. PLUS SURVEY, PLLC" set for the east corner of aforesaid Sheedak, Inc. and Khorsid A. Didebani Tract, the southwest corner of said Dix Nordek Tract, and being at the beginning of a curve to the left with radius of 95.00 feet, a central angle of 09 degrees 01 minutes 43 seconds, a chord bearing and distance of South 67 degrees 04 minutes 14 seconds West, from which a 1/2-inch iron rod with yellow cap stamped "Shields & Lee" bears South 28 degrees 18 minutes 30 seconds East a distance of 0.50 feet, and also being the POINT OF BEGINNING;

THENCE continuing with the northwest right-of-way line of said Live Oak Street, and the south line of said Sheedak Inc Tract, and said curve to the left an arc distance of 14.97 feet, to a 1/2-inch iron rod with orange cap stamped "U.S. PLUS SURVEY, PLLC" set at the intersection of aforesaid Live Oak Street and Collett Avenue, a 64-foot right-of-way, as described in right-of-way takes found in Volume 596, Page 605, and Volume 5896, Page 395, D.R.D.C.T., and being at the beginning of a curve to the right with radius of 41.29 feet, a central angle of 27 degrees 41 minutes 01 seconds, and a chord bearing and distance of North 66 degrees 36 minutes 59 seconds East, 19.76 feet;

THENCE departing the northwest right-of-way line of said Live Oak Street, with the northeast right-of-way line of said Collett Avenue, the south line of said Sheedak Inc. Tract, and with said curve to the right an arc distance of 19.95 feet, to a 5/8-inch iron rod with red cap stamped "City of Dallas", and the beginning of a curve to the right with radius of 199.95 feet, a central angle of 21 degrees 36 minutes 06 seconds, and a chord bearing and distance of North 67 degrees 36 minutes 55 seconds West, 196.77 feet to a 5/8-inch iron rod with red cap stamped "City of Dallas" found;

THENCE continuing with the northeast right-of-way line of said Collett Avenue, the south line of said Sheedak Inc. Tract, and said curve to the left an arc distance of 199.95 feet to a 5/8-inch iron rod with red cap stamped "City of Dallas";

THENCE North 78 degrees 24 minutes 59 seconds West, continuing with the northeast right-of-way line said Collett Avenue, the south line of said Sheedak Inc. Tract, a distance of 49.93 feet to a 5/8-inch iron rod with red cap stamped "City of Dallas" found for the west corner of said Sheedak Inc. Tract, and being at the intersection of the southeast right-of-way line of a 12-foot Alley, as shown on the plat of said College Hill Addition, and said Collett Avenue;

THENCE North 37 degrees 15 minutes 51 seconds East, with the southeast right-of-way line of said 12-foot Alley, a distance of 33.56 feet to an X-cut found;

THENCE North 44 degrees 32 minutes 09 seconds East, continuing with the southeast right-of-way line of said 12-foot Alley a distance of 90.54 feet to an X-cut found for the north corner of said Sheedak Inc. Tract and the west corner of aforesaid Dix Nordek Tract;

THENCE South 45 degrees 18 minutes 43 seconds East, with the common line between the said Sheedak Inc. Tract and said Dix Nordek Tract, a distance of 254.36 feet to the POINT OF BEGINNING containing 0.3450 acres, or 15,029 square feet of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

Line #	Direction	Length
L1	N78° 24' 59"W	49.93
L2	N37° 15' 51"E	33.56
L3	N44° 32' 09"E	90.54
L4	S45° 18' 43"E	254.36
L5	S44° 31' 18"W	125.15

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	009° 01' 43"	95.00	14.97	S67° 04' 14"W	14.95
C2	027° 41' 01"	41.29	19.95	N66° 56' 59"W	19.76
C3	021° 36' 06"	530.34	199.95	N67° 36' 55"W	198.77
C4	024° 18' 27"	112.70	47.81	N56° 18' 33"E	47.45
C5	016° 08' 40"	160.79	45.31	N88° 06' 00"W	45.16

STATE OF TEXAS \$
COUNTY OF NAME \$

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Dustin C. Kaiser, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2022.

Notary Public, in and for the State of Texas

URBAN STRUCTURE

8440 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10394650 - www.urbanstruct.com - 214-295-5775

ENGINEER & SURVEYOR
Urban Structure
8140 Walnut Hill Lane, Suite 905
Dallas, TX 75231
www.urbanstruct.com
www.urbanstructure.com
Phone: (214) 295-5775

DEVELOPER
CA Capital LLC
5646 Milton St. Suite 608D
Dallas, Texas 75206
Phone: (310) 308-6040

OWNER
Sheedak, Inc. and Khorsid A. Didebani
contact: Khorsid A. Didebani
3858 Meadow Avenue
Dallas, Texas 75229
Phone: (972) 854-2326

PRELIMINARY PLAT SURVEY
0.3450 ACRES / 15,029 SQUARE FEET
LOT 1, BLOCK 10/731,

COLLETT LIVE OAK ADDITION
A REPLAT OF A PORTION OF LOTS 10, 11, 12, 17, 18, 22, 23 AND 24, BLOCK 10/731
THE COLLEGE HILL ADDITION, JOHN GRIGSBY SURVEY,
ABSTRACT NUMBER 495,
CITY BLOCK 10/731, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CONTACT: CHRIS AARON
DALLAS, TEXAS 75229
CITY PLAN FILE NO.: S223 - 033
ENGINEERING NO.:

PURPOSE NOTE:
The purpose of this plat is to create one lot of record from an existing platted lot.