



BEGINNING at a 1/2" iron rod w/ a 3-1/4" aluminum disk stamped "ROSS LUX, RPLS 5310, 21/1874" set in the South line of Ross Avenue, a 60' wide public right-of-way, at the Northeast corner of York Addition, Phase A, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201600295710, Official Public Records, Dallas County, Texas;

Thence North 89°10'08" East, along said South line, a distance of 62.44' to a "Cross-cut" found in concrete paving at the Northwest corner of a tract of land in said City Block 1877, described in deed to Timothy N. Delaughter, recorded in Volume 98181, Page 6927, Deed Records, Dallas County, Texas;

Thence South 45°22'20" West, along said Southeast line, a distance of 66.19' to a 5/8" iron rod w/ a yellow plastic cap stamped "DC&A" found for corner;

ance of 14.47' to a 1/2" iron rod w/ a 3-1/4" RPLS 5310, 21/1874" set at the Southeas

Thence North 00°50'50" West, a distance of 163.64' to the PLACE OF BEGINNING and containing 9,104 square feet or 0.209 of an acre of land.

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 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.

OR REVIEW PURPOSES ONLY. ORDED FOR ANY PURPOSE.

Public in and for the said County and State on this; R.P.L.S. NO. 5310, State of Texas, known to me bed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tim N. Delaughter does hereby adopt this plat, designating the herein described property as *ROSS LUX*, 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.

resolutions of the City of Dallas.	This plat approved subject to all platting ordinances, rules, regulations, and
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	ordinances, rul
	les, regulations
	i, and

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Tim N. Delaughter, 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.

STATE OF TEXAS COUNTY OF DALLAS

Given under my hand and seal of office,

This _____ day of _____ 20

in and for

LIEN HOLDER'S SUBORDINATION AGREEMENT
The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

Name

Signature: STATE OF TEXAS COUNTY OF DALLAS

ledged before

This instrument was acknowledg (date of acknowledgement) by who signed), as secretary, of (title of officer-usually president or (name of person (name of officer-usually president or (name of business), a (state of business, i.e., LLC, Corp, etc.), on behalf of the (LLC, Corp., etc.).

Notary Public in and for the State of Texas



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) 681-4954 WWW.AWSURVEY.COM

PROPERTY ADDRESS: 5930 ROSS AVENUE ~
Owner: Tim N. Delaughter
~ 5930 Ross Avenue, Dallas, TX 75206 ~
~ 972-975-7126 ~

18-0003A | Drawn by: 543 | Date:01-16-'18 | Revised:
"A professional company operating in your best interest"

LOT 1, ROSS LUX , BLOCK 21/1874

PRELIMINARY PLAT

BEING A REPLAT OF PART OF LOT 8, BLOCK 20/1874, MUNGER PLACE AND A TRACT OF LAND IN CITY BLOCK 1877 ROBERT RAY SURVEY, ABSTRACT NO. 1242 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-084