

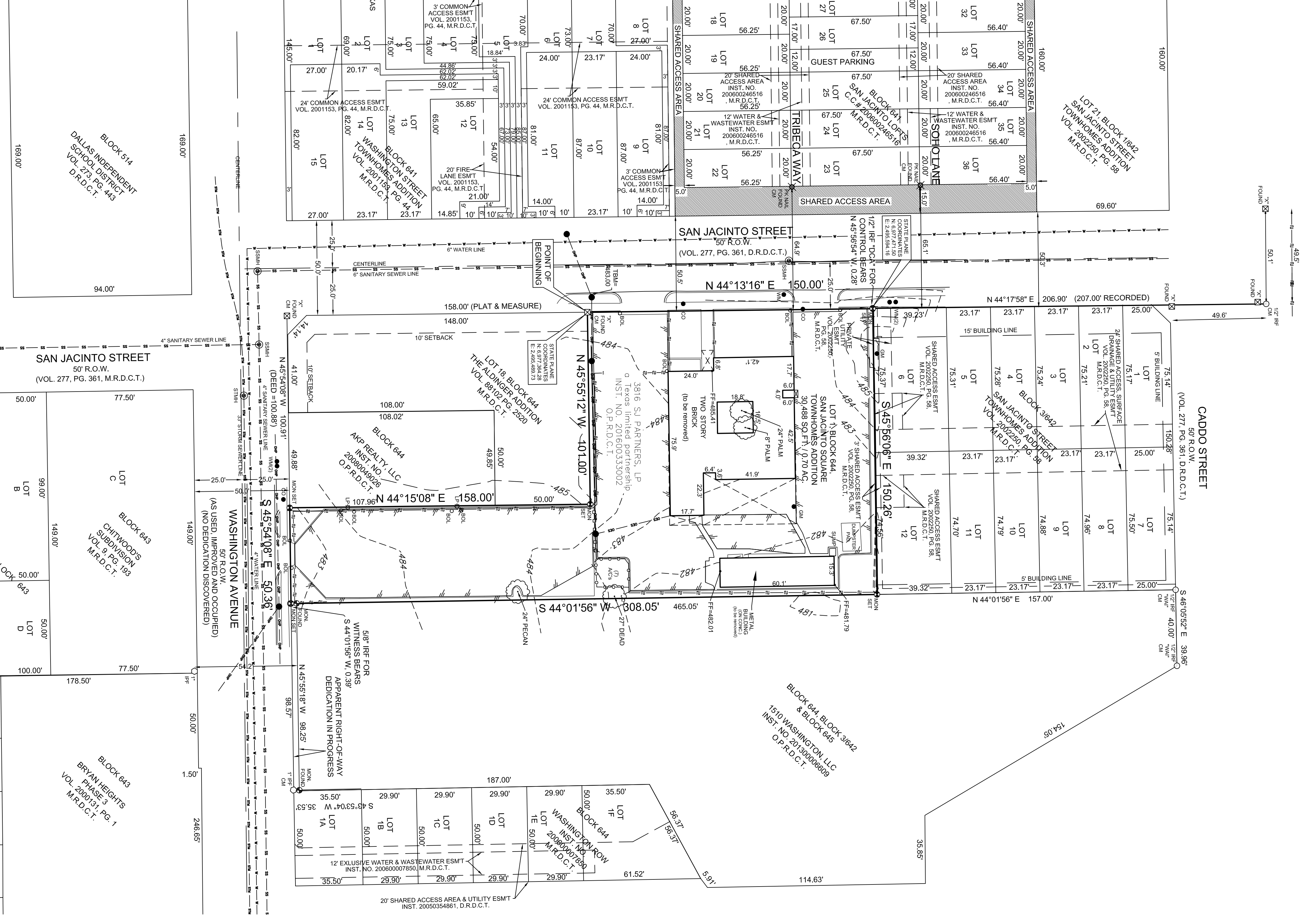
GENERAL NOTES:

- 1) The purpose of this plat is to make a 0.70 acre tract of land into one lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) Bearings are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 4) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (NADN), North Central Zone (4202), Geoid 2011.
- 5) According to the F.I.R.M. No. 48113Q0345 J, the subject property lies in Zone X and does not lie within a 100 year flood prone hazard area. Except as shown.

- 6) City of Dallas Benchmark 45-H-1: A City of Dallas Benchmark is set on top of a concrete curb at the point of curve at the Southwest corner of the intersection of Line Oak Street and Hall Street.
- 7) City of Dallas Benchmark 45-H-3: River in walk of Northwest corner of Hall Street.
- 8) The maximum number of lots permitted by this plat is one.
- 9) All buildings and structures to be removed.
- 10) Trees are shown and identified.

LEGEND:

IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 CM CONTROLLING MONUMENT
 R.O.W. RIGHT-OF-WAY
 VOL. PG. VOLUME PAGE
 INST. NO. INSTRUMENT NUMBER
 ESMT. EASEMENT
 SQU. FT. SQUARE FEET
 AC. ACRES
 DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 MON. SET. 3 INCH ALUMINUM CAP STAMPED
 "H.W.A." & "R.P.S." SET ON 1/2 INCH IRON ROD FOR CORNER
 TEMPORARY BENCHMARK
 FINISHED FLOOR ELEVATION



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 3816 SJ Partners, LP, a Texas limited partnership, do hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 644, SAN JACINTO SQUARE TOWNHOMES 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 roadway management areas shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of parking on the utility and fire line 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water runoff and wastewater easements shall also include additional area of working space for construction and maintenance for 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

3816 SJ Partners, LP
 a Texas limited partnership

Robert Tabak, General Partner
 COUNTY OF DALLAS

STATE OF TEXAS
 BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert Tabak, 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 and in the capacity therein stated and as he/she and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

LIEN HOLDER SUBORDINATION

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.

Texas Brand Bank

By: _____
 Name: _____
 Title: _____

STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 2017 by _____ of Texas Brand Bank.

Notary Signature

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS 3816 SJ Partners, LP, a Texas limited partnership is the sole owner of a tract of land situated in the John Briggs Survey, Abstract No. 489 in the City of Dallas, Dallas County, Texas, and being in Block 644 and Block 644-S, said being conveyed to 3816 SJ Partners, LP, a Texas limited partnership by Warranty Deed with Vendor's Lien recorded in Instrument No. 20160033302, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

Beginning at an "X" found at the North corner of The Aldinger Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereon recorded in Volume 881-02, Page 2520, Map Records, Dallas County, Texas, and lying in the Southeast (right-of-way) line of San Jacinto Street (variable width right-of-way);

Thence North 44 degrees 13 minutes 16 seconds East, along said Southeast right-of-way line of San Jacinto Street, a distance of 150.00 feet to a 3 inch aluminum cap stamped "H.W.A." & "R.P.S. 5299" set on a 1/2 inch iron rod at the West corner of San Jacinto Street Townhomes Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereon recorded in Volume 2002250, Page 58, Map Records, Dallas County, Texas;

Thence South 45 degrees 01 minutes 56 seconds West, along said Northwest line of 1510 Washington tract, a distance of 308.05 feet to a 3 inch aluminum cap stamped "H.W.A." & "R.P.S. 5299" set on a 1/2 inch iron rod lying in the Northeast right-of-way line of Washington Avenue (variable width right-of-way) and the West corner of said 1510 Washington tract;

Thence North 45 degrees 54 minutes 08 seconds West, along said Northeast right-of-way line of Washington Avenue, a distance of 50.36 feet to a 3 inch aluminum cap stamped "H.W.A." & "R.P.S. 5299" set on a 1/2 inch iron rod at the South corner of a tract of land conveyed to AKP Realty, LLC, by Deed recorded in Instrument No. 20080049026, Official Public Records, Dallas County, Texas;

Thence North 44 degrees 15 minutes 08 seconds East, a distance of 112 inch iron rod at the East corner of said The Aldinger Addition;

Thence North 45 degrees 55 minutes 12 seconds West, along the Northeast line of said The Aldinger Addition, a distance of 101.00 feet to the POINT OF BEGINNING and containing 30,488 square feet or 0.70 acre of land.

DATE: 12/06/2016 11:08:25 AM, JOB #: 16025191, SCALE: 1" = 30', DRAWN: CN

PRELIMINARY PLAT
 SAN JACINTO SQUARE
 TOWNHOMES ADDITION
 LOT 1, BLOCK 644
 30,488 SQ. FT. / 0.70 ACRE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-091

OWNER
 3816 SJ Partners, LP
 7807 Curran Drive
 Dallas, Texas 75230
 attn: Robert Tabak

ENGINEER
 Webb Consulting Group, Inc.
 5803 Coppenwood Lane #2118
 Dallas, Texas 75248
 attn: Mark C. Webb, P.E.

TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 kheritage.com
 FIRM #1019330

DATE: 12/06/2016 11:08:25 AM, JOB #: 16025191, SCALE: 1" = 30', DRAWN: CN

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 Gary E. Johnson, 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 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 _____, 2017.

Notary Signature

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