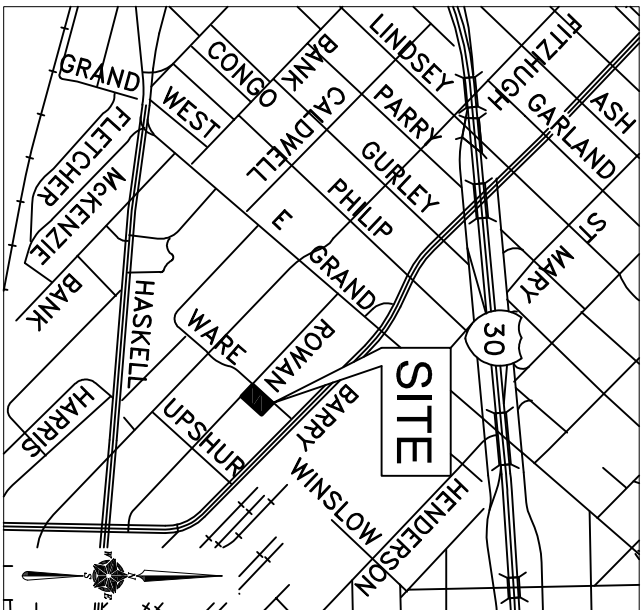
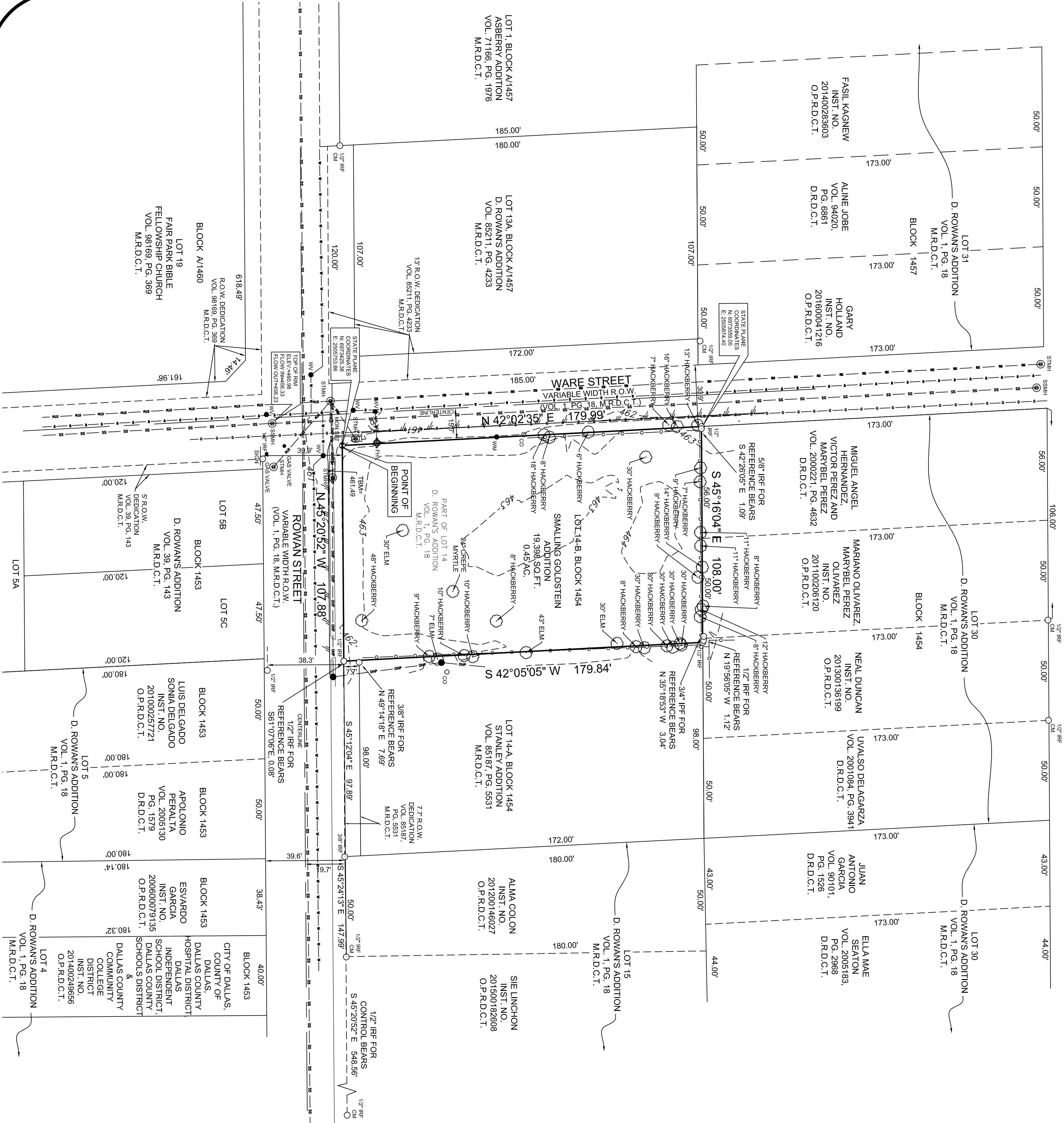


VICINITY MAP - NOT TO SCALE



LEGEND:	
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
ESMT	EASTMENT
SQ.FT.	SQUARE FEET
ACRE	ACRE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
3 INCH ALUMINUM COR STAMPED	3 INCH ALUMINUM COR STAMPED
MON SET	MONUMENT SET
TBM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR ELEVATION



OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, David Smalling and Bonnie Lee Goldstein, do hereby adopt this plat, designating the herein described property as **LOT 14-B, BLOCK 1454, SMALLING GOLDSTEIN 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 thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the 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 the lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements of growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements shall be 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, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity of paying therefor, and without the permission of anyone. And 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 main 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 _____, 2016.

David Smalling

David Smalling

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 David Smalling 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 _____, 2016.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

Bonnie Lee Goldstein

Bonnie Lee Goldstein

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 Bonnie Lee Goldstein 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 _____, 2016.

Notary Signature

OWNER
David Smalling &
Bonnie Lee Goldstein
P.O. Box 140940
Dallas, Texas 75214

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Hecho World Wide, Inc. is the sole owner of a tract of land situated in the Thomas Lagow Survey, Abstract No. 759 in the City of Dallas, Dallas County, Texas, and being part of Lot 14, Block 1454, of D. Rowan's Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 18, Deed Records, Dallas County, Texas, same being conveyed to David Smalling and Bonnie Lee Goldstein by Warranty Deed recorded in Instrument No. 201600169324, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum monument stamped "SGA" & "R.P.S. 52299" on a 1/2 inch iron rod set at the intersection of the Southeast right-of-way line of Ware Street (variable width right-of-way) and the Northeast right-of-way line of Roman Street (variable width right-of-way) and being the West corner of herein described tract:

Thence North 42 degrees 02 minutes 35 seconds East, along said Southeast right-of-way line of Ware Street, a distance of 179.99 feet to a 1/2 inch iron rod found at the West corner of a tract of land conveyed to Miguel Angel Hernandez, Victor Perez and Marybel Perez, by Deed recorded in Volume 2000221, Page 4632, Deed Records, Dallas County, Texas;

Thence South 45 degrees 16 minutes 04 seconds East, a distance of 108.00 feet to a 1/2 inch iron rod found at the West corner of a tract of land conveyed to Neal Duncan, by Deed recorded in Instrument No. 201300136199, Official Public Records, Dallas County, Texas and the North corner of Lot 14-A, Block 1454 of Stanley Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 65167, Page 5531, Map Records, Dallas County, Texas;

Thence North 45 degrees 20 minutes 52 seconds West, along said Northeast right-of-way line of Roman Street, a distance of 107.88 feet to the POINT OF BEGINNING and containing 13.38 square feet or 0.45 acre of land.

SURVEYORS STATEMENT

I, Gary E. Johnson, 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-8.517 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 2016.
Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document. (11/21/2016)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 _____, 2016.

Notary Signature

GENERAL NOTES:

- 1) The purpose of this plat is to make a 0.45 acre tract of land into one lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (HARN), North Central Zone (4202), Geoid 2011.
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
- 5) According to the F.L.R.M. No. 4811303945.1, 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 46-3-A square is cut on top of east concrete curb on Roman Avenue, 35 feet South of centerline of East Grand Avenue and 1 foot South of the hydrant.
Northing: 6,974,036.360 Easting: 7,505,125.777,
Elevation: 464.51

7) City of Dallas Benchmark 46-M-2-A square is cut at center of radius of concrete curb at the Northwest corner of Henderson Avenue and Bremen Avenue.
Northing: 6,973,583.645 Easting: 7,507,956.816, Elevation: 464.37

- 8) The maximum number of lots permitted by this plat is one.
- 9) No structures on subject property.
- 10) Trees are shown and identified.

PRELIMINARY PLAT

SMALLING GOLDSTEIN ADDITION

LOT 14-B, BLOCK 1454

19,398 SQ. FT. / 0.45 ACRE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
PART OF LOT 14, BLOCK 1454 OF
D. ROWAN'S ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-076



TEXAS HERITAGE
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