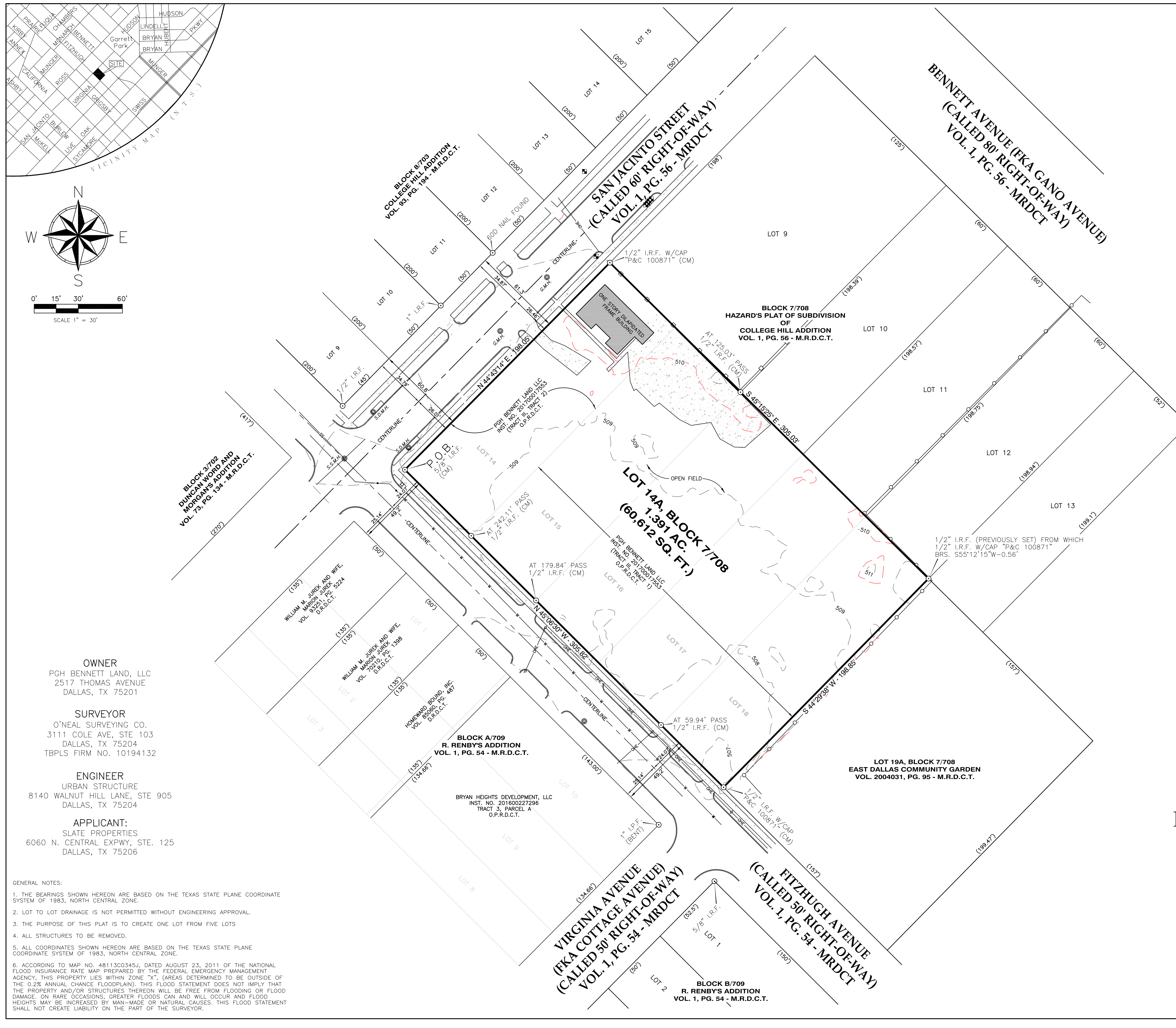


LEGEND	
○	MONUMENT (AS NOTED)
○	POINT OF BEGINNING
○	IRON ROD FOUND
○	1/2" IRON ROD SET WITH RED CAP
○	STAMPED 'ONEAL 8579'
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
AC.	ACRE
SQ. FT.	SQUARE FOOT
#	POWER POLE
○	FIRE HYDRANT
○	WATER METER
○	MAN HOLE AS NOTED
G.M.H.	GAS MAN HOLE
S.S.M.H.	SANITARY SEWER MAN HOLE
S.D.M.H.	STORM DRAIN MAN HOLE
W	WATERLINE (APPROXIMATE)
—	ORNAMENTAL FENCE
—	CHAIN LINK FENCE
—	SANITARY SEWER LINE
—	OVERHEAD ELECTRIC LINE
—	BOUNDARY LINE
—	ADJOINER LINE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
CONCRETE	CONCRETE



OWNER
 PCH BENNETT LAND, LLC
 2517 THOMAS AVENUE
 DALLAS, TX 75201

SURVEYOR
 O'NEAL SURVEYING CO.
 3111 COLE AVE, STE 103
 DALLAS, TX 75204
 TBPLS FIRM NO. 10194132

ENGINEER
 URBAN STRUCTURE
 8140 WALNUT HILL LANE, STE 905
 DALLAS, TX 75204

APPLICANT:
 SLATE PROPERTIES
 6060 N. CENTRAL EXPWY, STE. 125
 DALLAS, TX 75206

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM FIVE LOTS
4. ALL STRUCTURES TO BE REMOVED.
5. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
6. ACCORDING TO MAP NO. 48113C0345J, DATED AUGUST 23, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PRELIMINARY PLAT
FITZHUGH FLATS ADDITION
LOT 14A, BLOCK 7/708
 OF A
1.391 ACRE TRACT
BEING ALL OF LOTS 14-18, BLOCK 7/708
HAZARD'S PLAT OF SUBDIVISION OF
COLLEGE HILL ADDITION
 as recorded in Volume 1, Page 56
 Map Records, Dallas County, Texas
JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-108

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PGH BENNETT LAND, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY BLOCK 7/708, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 14 THROUGH 18, BLOCK 7/708, HAZARD'S PLAT OF SUBDIVISION OF COLLEGE HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) AS CONVEYED TO PGH BENNETT LAND LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201700017553, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF SAN JACINTO STREET, A CALLED 60 FOOT WIDE RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 56, (M.R.D.C.T.) AND THE NORTHEAST LINE OF FITZHUGH AVENUE, A CALLED 50 FOOT WIDE RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 54, (M.R.D.C.T.), AND BEING AT THE WEST CORNER OF THE ABOVE MENTIONED LOT 14;

THENCE NORTH 44 DEGREES 43 MINUTES 14 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAN JACINTO STREET, A DISTANCE OF 198.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "P&C 100871" FOUND AT THE NORTH CORNER OF SAID LOT 14 AND THE WEST CORNER OF LOT 9 IN THE ABOVE MENTIONED HAZARD'S PLAT OF SUBDIVISION;

THENCE SOUTH 45 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG NORTHEAST LINE OF LOTS 14 THROUGH 18 OF SAID HAZARD'S PLAT OF SUBDIVISION, SAME BEING THE COMMON SOUTHWEST LINE OF LOTS 9 THROUGH 12 OF SAID HAZARD'S PLAT OF SUBDIVISION, AT A DISTANCE OF 125.03 FEET PASS A 1/2" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 305.03 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND (PREVIOUSLY SET) AT THE EAST CORNER OF SAID LOT 18, THE SOUTH CORNER OF LOT 12 AND WEST CORNER OF LOT 13, ALL OF SAID HAZARD'S PLAT OF SUBDIVISION, AND BEING AT THE NORTH CORNER OF LOT 19A, BLOCK 7/708, EAST DALLAS COMMUNITY GARDEN, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2004031, PAGE 95, (M.R.D.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "P&C 100871" FOUND BEARS SOUTH 55 DEGREES 12 MINUTES 15 SECONDS WEST, A DISTANCE OF 0.56 FEET;

THENCE SOUTH 44 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 198.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "P&C 100871" FOUND IN THE NORTHEAST LINE OF FITZHUGH AVENUE AT THE SOUTH CORNER OF SAID LOT 18 AND THE WEST CORNER OF THE ABOVE MENTIONED LOT 19A;

THENCE NORTH 45 DEGREES 06 MINUTES 30 SECONDS WEST, ALONG THE NORTHEAST LINE OF FITZHUGH AVENUE AND THE COMMON SOUTHWEST LINE OF SAID LOTS 14 THROUGH 18, AT 59.94 FEET PASS A 1/2" IRON ROD FOUND, AT 179.84 FEET PASS A 1/2" IRON ROD FOUND, AT 242.11 FEET PASS A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 305.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.391 ACRES (60,612 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT PGH BENNETT LAND, LLC BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, RAMSEY SOLIMAN, PRESIDENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS "FITZHUGH FLATS 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 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 THE 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

PGH BENNETT LAND, LLC

BY: NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF _____.

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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.

DATED THIS THE _____ DAY OF _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF _____.

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:

BY: VISTA BANK
NAME: LONDON WILLESS
TITLE: TRUSTEE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER
PGH BENNETT LAND, LLC
2517 THOMAS AVENUE
DALLAS, TX 75201

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204

APPLICANT:
SLATE PROPERTIES
6060 N. CENTRAL EXPWY, STE. 125
DALLAS, TX 75206

PRELIMINARY PLAT
FITZHUGH FLATS ADDITION
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