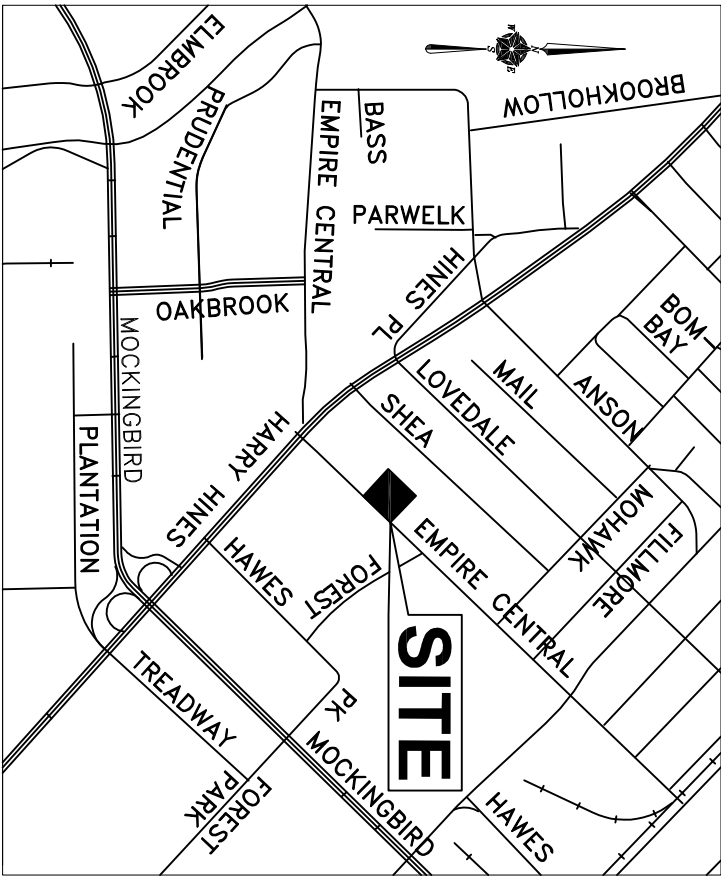


LEGEND

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
VOL. PG. VOLUME PAGE
INST. NO. INSTRUMENT NUMBER
CM CONTROL BEARS
IFC IRON ROD FOUND
MON SET 3" ALUMINUM DISK STAMPED "1A" & "RPLS 5299"
SET OVER 1/2" IRON ROD
R.O.W. RIGHT-OF-WAY
BL BUILDING LINE
PP POWER POLE
GP GAS PIPE
WM WATER METER
WV WATER VALVE
CO CLEANOUT
FFC FINISHED FLOOR
PFC POINT FOR CORNER
GW GUT WIRE



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- 1) The purpose of this plat is to combine properties into a single lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) All structures on subject tract to be removed.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 5) According to the F.I.R.M. No. 48113C0300 J, the subject property lies in Zone X and does not lie within a flood prone hazard area.
- 6) The maximum number of lots permitted by this plat is 1.
- 7) City of Dallas Benchmarks:
No. 34-44-A City of Dallas Benchmark is set on top of a concrete curb in front of a fire hydrant on the West side of Empire Central Drive in front of a house #2105 Empire Central Drive.
(Northing: 6,988,074.703, Easting: 2,474,435.580, Elevation: 467.055)
No. 33-R-25-A standard Water Department Benchmark on top of a concrete curb of a storm sewer drop inlet on the Northeast corner of the intersection of Harry Hines Boulevard and Shea Road.
(Northing: 6,987,502.014, Easting: 2,473,503.109, Elevation: 448.300)

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Imprunetta LLC, a Texas limited liability company, is the owner of a tract of land situated in the M. Bennett Survey, Abstract No. 52, City Block No. 2366, and being the tract of land conveyed to Imprunetta LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201600196791, Official Public Records, Dallas County, Texas, and also being Lot 84-C-1 and a strip of land 22 feet wide off the entire Northeast side of Lot 84-C-2, of City Block 2366 of Melvin L. Smith Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 10, Page 43, Map Records, Dallas County, Texas, as conveyed to Imprunetta LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201600214533, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum disk stamped "1A" and "RPLS 5299" set on a 1/2 inch iron rod at the East corner of the herein described property and the South corner of a tract of land conveyed to Lang 2115 Empire Central, LLC, by Deed recorded in Instrument No. 201700191743, Official Public Records, Dallas County, Texas, and lying in the Northwest right-of-way line of Empire Central (variable width right-of-way):

Thence South 45 degrees 25 minutes 01 seconds West, along said Northwest right-of-way line of Empire Central, a distance of 205.28 feet to a 3 inch aluminum disk stamped "1A" and "RPLS 5299" set on a 1/2 inch iron rod at the North corner of said Lot D-1, Block 2366, from which a 5/8 inch iron rod found for control bears North 45 degrees 43 minutes 20 seconds West, 1.55 feet.

Thence North 45 degrees 43 minutes 20 seconds West, along the Northeast line of Lot D-1, Block 2366 of Stringfellow Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 68242, Page 3861, Map Records, Dallas County, Texas, a distance of 250.00 feet to a 3 inch aluminum disk stamped "1A" and "RPLS 5299" set on a 1/2 inch iron rod at the North corner of said Lot D-1, Block 2366 and lying in the Southeast line of Lot 84C-4, City Block 2366 of aforesaid Melvin L. Smith Subdivision:

Thence North 45 degrees 25 minutes 31 seconds East, along said Southeast line of said Lot D-1, Block 2366, a distance of 204.72 feet to a 3 inch aluminum disk stamped "1A" and "RPLS 5299" set on a 1/2 inch iron rod at the West corner of said Lang 2115 Empire Central tract, from which a 5/8 inch iron rod found for reference bears North 45 degrees 38 minutes 50 seconds East, 0.93 feet.

Thence South 45 degrees 51 minutes 04 seconds East, along the Southwest line of said Lang 2115 Empire Central tract, a distance of 249.99 feet to the POINT OF BEGINNING and containing 51,238 square feet or 1.18 acre of land.

SURVEYORS STATEMENT

STATE OF TEXAS

I, Paul D. Reyes, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared and reduced to writing by me or under my direct supervision and that the data herein are true and correct, 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 nonpayment shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-3.617 or (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 _____, 2017.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/20/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
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 Raul D. Reyes, 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 _____

OWNER
IMPRUNETTA LLC,
a Texas limited liability company
2146 Empire Central
Dallas, Texas 75235
attn: Robert R. Jackson, General Partner
Ph: 214-533-4823
email: bobjackson@jacksonpottery.com

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169390

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Imprunetta LLC, a Texas limited liability company, does hereby adopt this plat, dedicated property as **IMPRUNETTA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and being the tract of land conveyed to Imprunetta LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201600196791, Official Public Records, Dallas County, Texas, and also being Lot 84-C-1 and a strip of land 22 feet wide off the entire Northeast side of Lot 84-C-2, of City Block 2366 of Melvin L. Smith Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 10, Page 43, Map Records, Dallas County, Texas, as conveyed to Imprunetta LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201600214533, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as shown. Said easements being hereby placed upon, over or across the easements as shown. Said easements being hereby dedicated 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 or 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 the 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 existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Imprunetta LLC, a Texas limited liability company

Robert R. Jackson, General Partner _____

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 Robert R. Jackson, 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 _____
WITNESS MY HAND THIS _____ DAY OF _____, 2017.

PRELIMINARY PLAT
IMPRUNETTA ADDITION
LOT 1A, BLOCK 2366
51,238 SQUARE FEET / 1.18 ACRE
A REPLAT OF ALL OF LOT 84-C-1 AND PART OF
LOT 84-C-2, CITY BLOCK 2366
AND A TRACT OF LAND OUT OF THE
M. BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-117