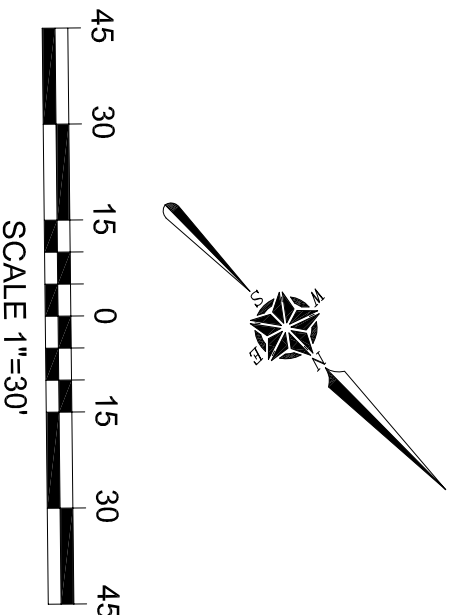
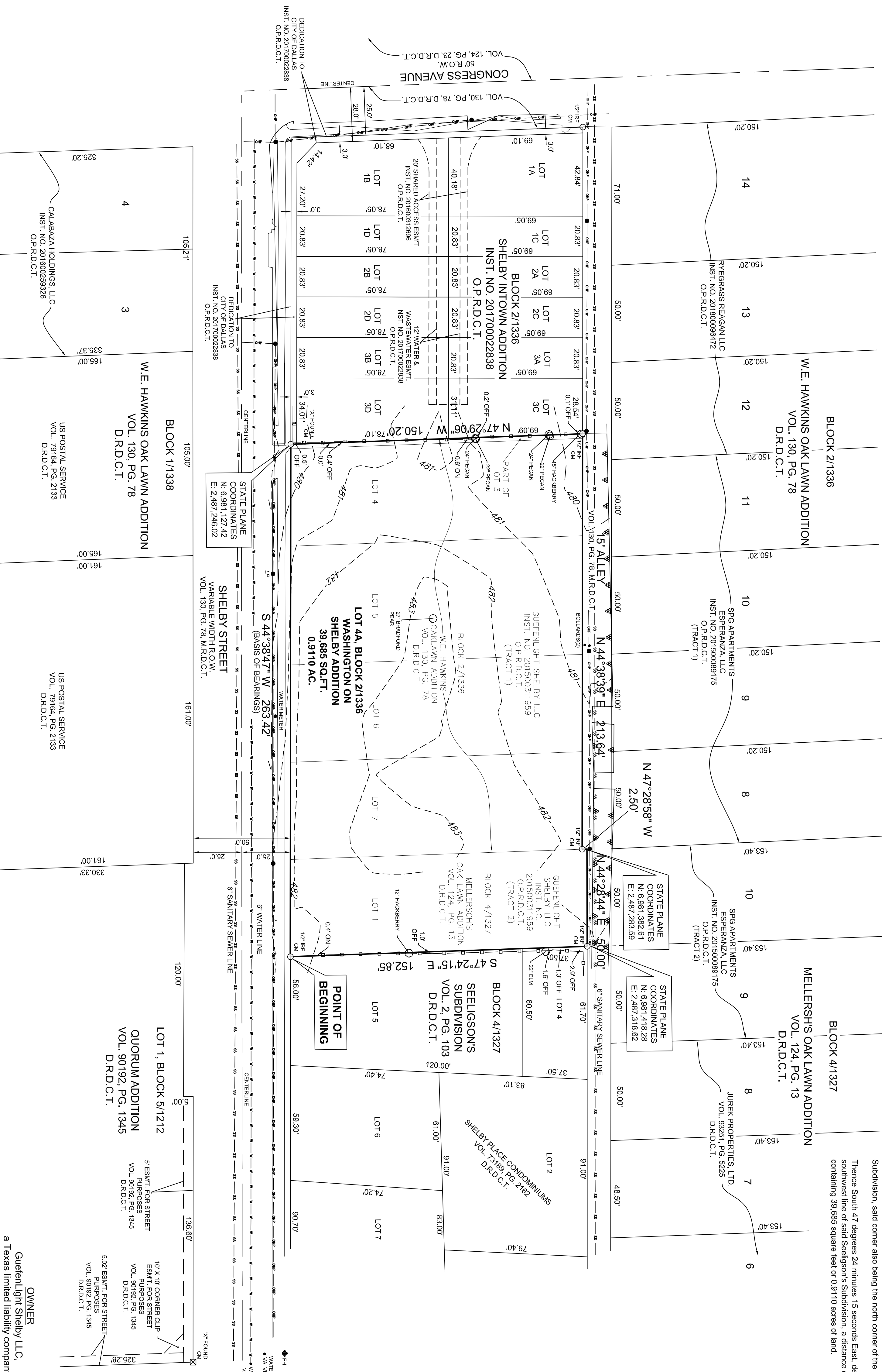


VICINITY MAP (NOT TO SCALE)



LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME PAGE
SQ.FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
I.P.F. IRON PIPE FOUND
C.M. CONTROLING MONUMENT
E.S.M.T. EASEMENT
R.F.C. IRON ROD FOUND WITH CAP



GENERAL NOTES:

- 1) 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.
- 2) The purpose of this plat is to create one lot from 5 whole lots and part of 1 lot.
- 3) Lot-to-lot drainage will not be allowed without City of Dallas Planning and Drainage Engineering Section approval.
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) According to the F.L.R.M. No. 4611300345, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area as shown.
- 6) Dallas Water Utilities Benchmark No. 355M-2
 Northing: 6,992,476.773; Easting: 2,487,283.59; Elevation: 484.68'
 A tiest in concrete curb southwest corner of the intersection of Throckmorton Street and Hall Street.
- 7) There are no existing structures located on subject property.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Guetenuight Shelby LLC are the owners of a tract of land out of the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, and being Lots 4, 5, 6 and 7 and a part of Lot 3, Block 2/1336 of W.E. Hawkins Oak Lawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 130, Page 78, Deed Records, Dallas County, Texas, and also Lot 1, Block 4/1327 of Mellersh's Oak Lawn Addition, an addition to the City of Dallas, Dallas County, Texas, together being described by the map recorded in Volume 124, Page 15, Deed Records, Dallas County, Texas, together being described by Guetenuight Shelby LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201506919593, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch from rod found at the most eastern corner of said Lot 1, Block 4/1327 and the most southern corner of Lot 5, Block 4/1327 of Seeligson's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 103, Deed Records, Dallas County, Texas, said corner also lying in the northwest right-of-way line of Shelby Street (variable width right-of-way), said corner being the east corner of the herein described tract:

Thence South 44 degrees 38 minutes 47 seconds West, along said northwest right-of-way line of Shelby Street, a distance of 263.42 feet to a 1/2 inch from rod found at the east corner of Lot 3D, Block 2/1336 of Shelby Innow Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 201700022838, Official Public Records, Dallas County, Texas, said corner being the south corner of the herein described tract:

Thence North 47 degrees 29 minutes 06 seconds West, along the northeast line of said Shelby Innow Addition, a distance of 150.20 feet to a 1/2 inch from rod found at the north corner of Lot 3C, Block 2/1336 of said Shelby Innow Addition and lying in the southeast line of a 15 foot alley, said corner also being the west corner of the herein described tract.

Thence North 47 degrees 29 minutes 06 seconds West, along the northeast line of said Shelby Innow Addition, a distance of 50.00 feet to a 1/2 inch from rod found at the west corner of Lot 4, Block 4/1327 of the aforesaid Seeligson's Subdivision, said corner also being the north corner of the herein described tract:

Thence South 47 degrees 24 minutes 15 seconds East, departing said southeast line of a 10 foot alley, along the southwest line of said Seeligson's Subdivision, a distance of 152.85 feet to the POINT OF BEGINNING and containing 39,685 square feet or 0.9110 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Guetenuight Shelby, LLC does hereby adopt this plat, designating the herein described property as **WASHINGTON ON SHELBY 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 the line easements shall be open to the public, the and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the line easements is the responsibility of the property owner. No buildings, signs, 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 and egress to provide 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.

This plat approved subject to all plying ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Guetenuight Shelby LLC

Scott Leichenberg, Manager
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 Scott Leichenberg, 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 _____, 2019.

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.

SIA Holding Company, Inc.

By: _____
Name: Dan Saso
Title: President
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this the _____ day of _____, 2019 by _____ as _____ of Texas Brand Bank.

Notary Signature _____

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 the course of the survey, and in accordance with the provisions of the Surveying and Mapping Act of 2009, Chapter 81, Subchapter C, of the Texas Revised Statutes, as amended, and the Rules and Regulations of the State Board of Professional Land Surveyors, the City of Dallas Development Code Ordinance No. 19465, as amended, and Texas Local Government Code, Chapter 212, I further affirm that no information 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 the Signed Final Plat.

Dated this the _____ day of _____, 2019.

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. 02/21/19

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
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 _____, 2019.

Notary Signature _____

PRELIMINARY PLAT

WASHINGTON ON SHELBY ADDITION

LOT 3, BLOCK 2/1336, W.E. HAWKINS OAK LAWN ADDITION
AND LOT 1, BLOCK 4/1327 OF MELLERSH'S OAK LAWN ADDITION
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-136

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Firm #10169300



OWNER
Guetenuight Shelby LLC,
a Texas limited liability company
1144 Heights Boulevard
Houston, Texas 77008

OWNER
US POSTAL SERVICE
D.R.D.C.T.

OWNER
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D.R.D.C.T.

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