

GENERAL NOTES

- The Bearings shown hereon are referenced to North 00 deg. 41 min. 48 sec. East along the West line of the Subject Tract and the East Right-of-way of Westmount Avenue, according to the deed recorded in Instrument No. 201700111971, Official Public Records of Dallas County, Texas.
- The purpose of this Preliminary Plat is to dedicate Right-of-way along the West property line for Westmount Avenue.
- The Maximum Number of Lots Permitted by this Plat is 1.
- Lot to Lot Drainage Will Not Be Allowed Without Engineering Section Approval.
- *The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1982, on Grid Coordinate Values, No Scale and No Projection.

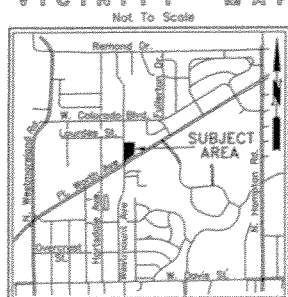
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 4813C03401 (effective date August 23, 2001) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

LEGEND

- ◆ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ POWER POLE
 - ⊕ GUY ANCHOR
 - ⊕ TELEPHONE POLE
 - ⊕ GAS MANHOLE
 - ⊕ GAS METER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SEWER CLEAN OUT
-
- BOUNDARY LINE
 - ADJOINER PROPERTY LINE
 - RIGHT-OF-WAY CENTERLINE
 - EASEMENT LINE
 - ORIGINAL LOT LINE
 - SANITARY SEWER LINE (Various Sizes)
 - WATER LINE (Various Sizes)
 - STORM SEWER LINE (Various Sizes)

VICINITY MAP

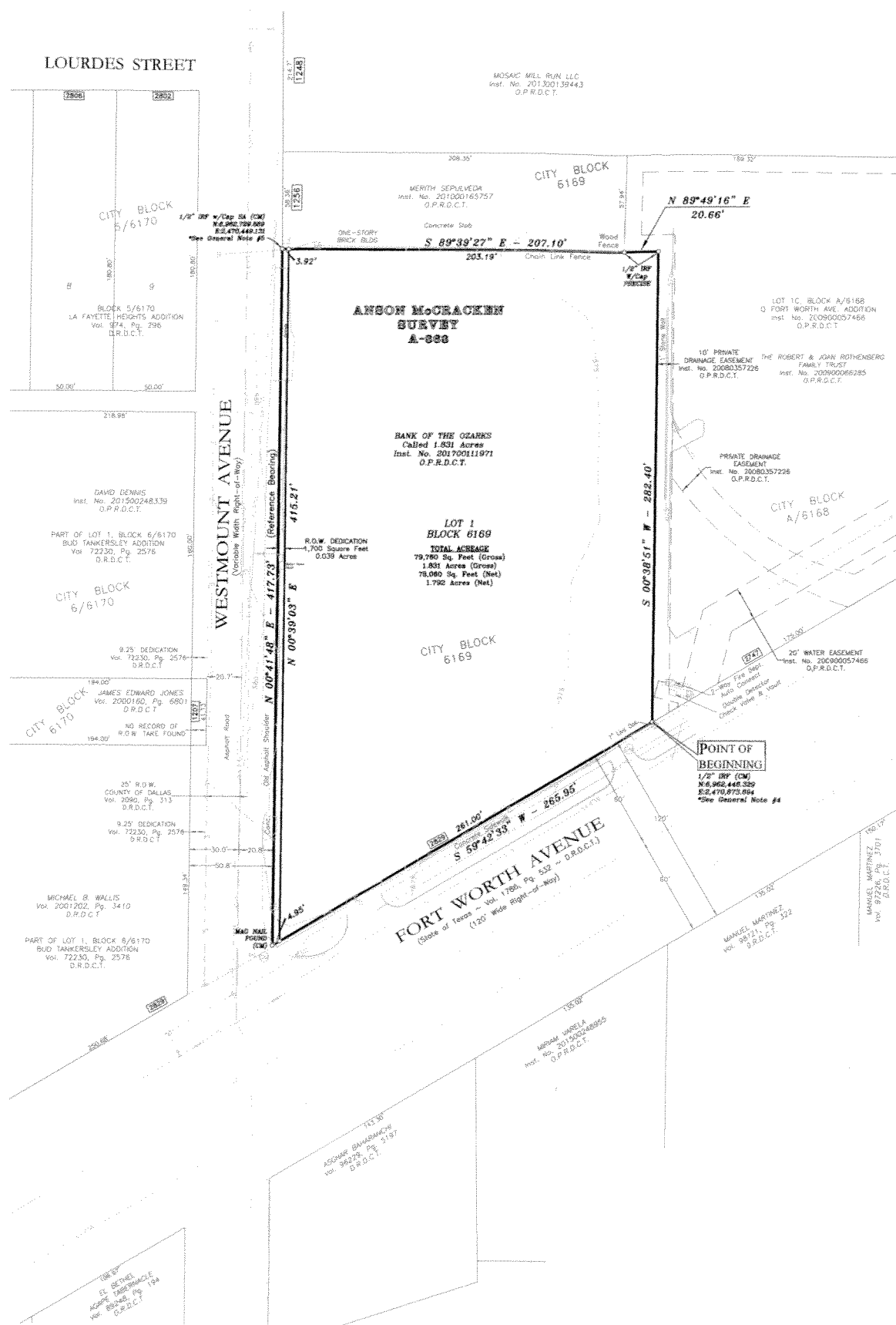


TREE LEGEND

7" Live Oak (Quercus virginiana)

LEGEND

- [1409] = Address Number
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- CM = Controlling Monument
- R.O.W. = Right-of-way
- SA = Surveying Associates
- PRECISE = Precise Surveying



STATE OF TEXAS X
COUNTY OF DALLAS X

OWNER'S CERTIFICATE

WHEREAS, BANK OF OZARKS is the owner of that certain tract of land situated in City Block 6169, City of Dallas, in the Anson McCracken Survey, Abstract No. 868 of Dallas County, Texas and being all of that certain called 1.831 acre tract of land described in a Special Warranty Deed from Alireza Talebi and Farangis Keyfar to BANK OF OZARKS, an Arkansas banking corporation, dated April 20, 2017 and recorded in Instrument No. 201700111971, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

- BEGINNING at a 1/2 inch iron rod found (controlling monument) on the northwesterly right-of-way line of Fort Worth Avenue (120' wide right-of-way ~ formally known as W. Commerce Street) as described in a deed to the State of Texas, recorded in Volume 1786, Page 532, Deed Records, Dallas County, Texas (D.R.D.C.T.), for the southeast corner of the above described 1.831 acre tract and same being the southwest corner of Lot 1C, Block A/6168 of Q Fort Worth Addition, as addition to the City of Dallas, according to the Final Plat thereof, recorded in Instrument No. 200900057466, O.P.R.D.C.T.;
- THENCE: South 59 deg. 42 min. 33 sec. West, along the common line of said 1.831 acre tract and Fort Worth Avenue, a distance of 265.56 feet to a mag nail found (controlling monument) for the southwest corner of said 1.831 acre tract at the intersection of the northwesterly right-of-way line of Fort Worth Avenue and the east right-of-way line of Westmount Avenue (variable width right-of-way ~ formally known as Chalmerte Avenue);
- THENCE: North 00 deg. 41 min. 48 sec. East (Reference Bearing), along the common line of said 1.831 acre tract and Westmount Avenue, a distance of 417.73 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Surveying Associates", found (controlling monument) for the northwest corner of said 1.831 acre tract and same being the southwest corner of that certain tract of land described in a deed to Merith Sepulveda, recorded in Instrument No. 201000185757, O.P.R.D.C.T.;
- THENCE: South 89 deg. 39 min. 27 sec. East, along the common line of said 1.831 acre tract and Sepulveda tract, a distance of 207.10 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Precise Surveying", found for the southeast corner of said Sepulveda tract and same being the most westerly southwest corner of the above described Q Fort Worth Ave. Addition;
- THENCE: North 89 deg. 49 min. 16 sec. East, along the common line of said 1.831 acre tract and Q Fort Worth Ave. Addition, a distance of 20.66 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Precise Surveying", found for the northeast corner of said 1.831 acre tract and an inside ell corner of said addition;
- THENCE: South 00 deg. 39 min. 51 sec. West, along the common line of said 1.831 acre tract and Q Fort Worth Ave. Addition, a distance of 282.40 feet to the POINT OF BEGINNING and containing 79,780 square feet or 1.831 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BANK OF THE OZARKS, acting by and through its duly authorized Agents does hereby adopt this plat, designating the herein described property as BANK OF THE OZARKS 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 and from 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 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

MELVIN EDWARDS
Senior Vice President, Administrative Services
Bank of the Ozarks

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN EDWARDS, 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 purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, 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 _____, 2018.

PRELIMINARY

RELEASED 02/21/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
Texas Registered Professional
Land Surveyor, No. 4701

STATE OF TEXAS X
COUNTY OF COLLIER X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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 purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
BANK OF THE OZARKS
ADDITION
LOT 1, BLOCK 6169
1.831 Acres
(1.792 Acres Net)
situated in the
Anson McCracken Survey, Abstract No. 868
City of Dallas
Dallas County, Texas

City Plan File Number: **5178-124**

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
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(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Reed	02/21/19	1" = 40'	17086	17086-PP-BRD	1 of 1