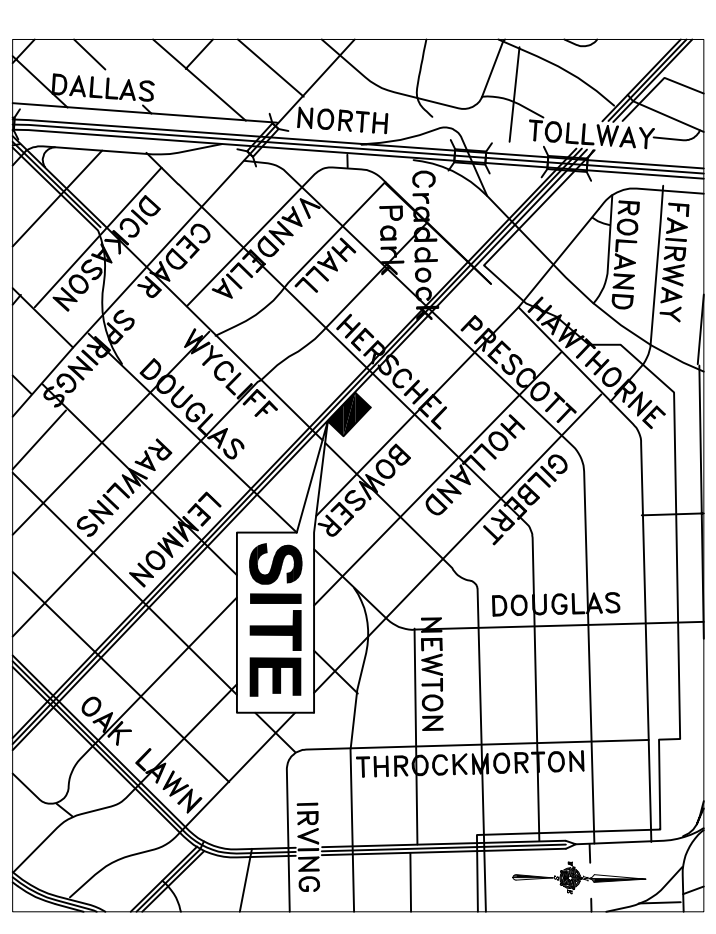


LEGEND

- O.P.R.D.C.T. 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
- VOL. PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- CM CONROLLING MONUMENT
- IPK IRON ROD FOUND DISK STAMPED "MTRK" & "RPLS 5390"
- MON. (A) SET SET OVER IRON ROD
- MON. (B) SET SET OVER DISK STAMPED "MTRK" & "RPLS 5390"
- R.O.W. RIGHT-OF-WAY
- BL. BUILDING LINE
- TBM TEMPORARY BENCHMARK
- N. = NORTHING
- E. = EASTING
- 6.94654729 = COORDINATES
- STATE PLANE COORDINATES N 639447.47 E 2328.49229
- CO CLEANOUT
- NP NO PARKING
- WM WATER METER

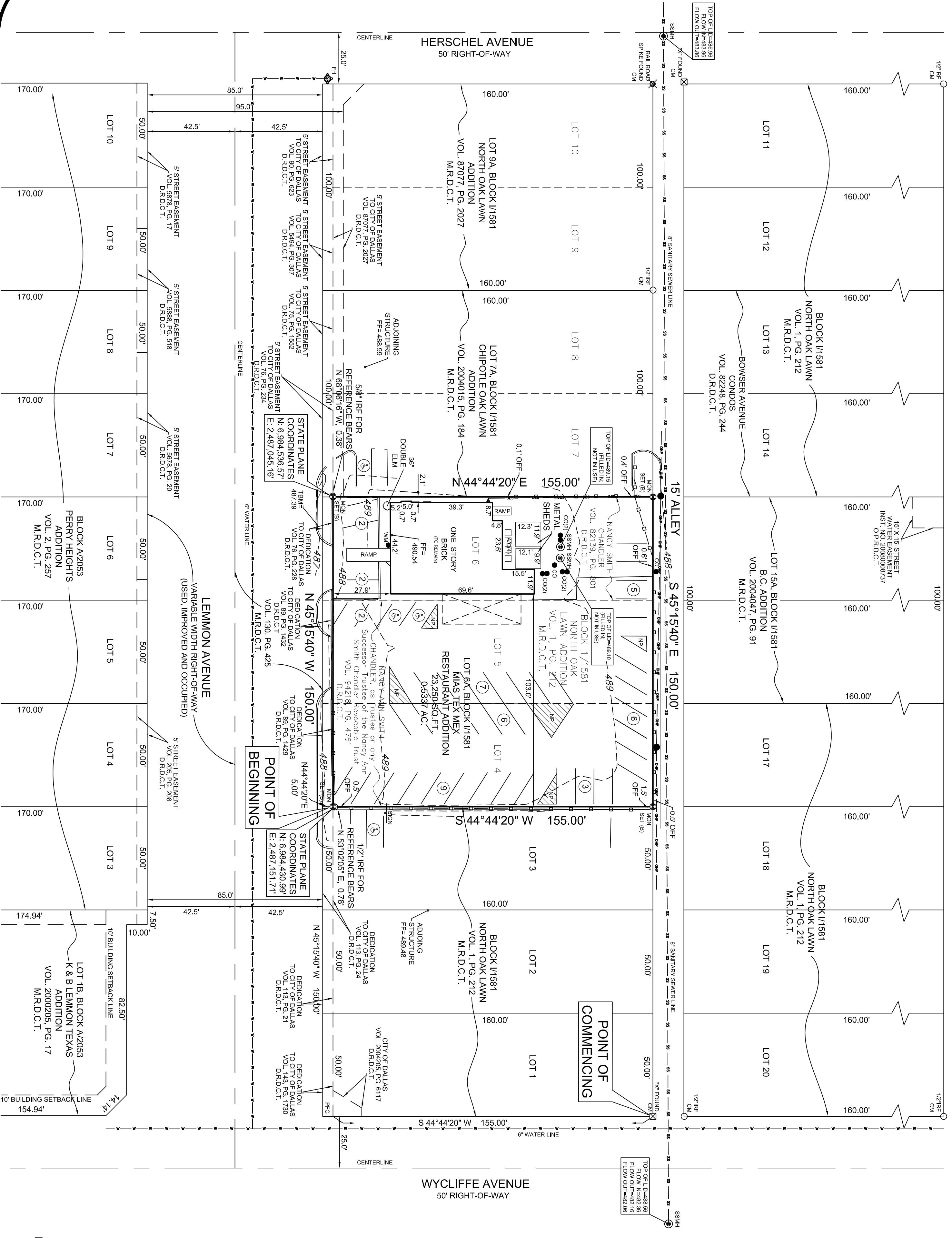
VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of 3 tracts.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) All structures on subject tract to remain.
- 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. 481130335 K, 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) BENCHMARKS:
 - City of Dallas Benchmark No. 35-S-15
 - A standard water department benchmark at midpoint of concrete curb of the intersection of Wycliffe Avenue and Hall Drive.
 - Nothing: 6.983, 719.1728; Easting: 2,486,634,484; Elevation: 487.46

City of Dallas Benchmark No. 35-S-2
 A square is cut in storm sewer drop inlet at the Northeast Intersection of Bowser Avenue and Herschel Avenue.
 Nothing: 6.984, 993.239; Easting: 2,487,182,180; Elevation: 487.88



OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Nancy Ann Smith Chandler, as Trustee or any Successor Trustee of the Nancy Ann Smith Chandler Revocable Trust, is the owner of a 0.5337 acre tract of land situated in the William Griggsby Survey, Abstract No. 501, City Block 1/1581, out of Lots 4, 5 and 6 of North Oak Lawn Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 212, Map Records, Dallas County, Texas; less that 5 foot wide strip of land along the entire front line conveyed to the City of Dallas for street purposes, and being the same tract of land conveyed to Nancy Ann Smith Chandler, as Trustee or any Successor Trustee of the Nancy Ann Smith Chandler Revocable Trust by Special Warranty Deed recorded in Volume 4218, Page 4761, Deed Records, Dallas County, Texas; being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete (controlling monument) at the East corner of Lot 1, Block 1/1581 of the aforesaid North Oak Lawn Addition and being the intersection of the Southwest line of a 15 foot alley and the Northwest right-of-way line of Wycliffe Avenue (50 foot right-of-way);

Thence South 44 degrees 44 minutes 20 seconds West, along said Northeast right-of-way line of Wycliffe Avenue and the Southeast line of said Lot 1, Block 1/1581, a distance of 155.00 feet to a point for corner at the intersection of Northwest right-of-way line of Wycliffe Avenue and the present Northeast right-of-way line of Wycliffe Avenue (variable width right-of-way), said point being the South corner of that certain tract of land conveyed to the City of Dallas, according to that Warranty Deed recorded in Volume 2004205, Page 6117, Official Public Records, Dallas County, Texas;

Thence North 45 degrees 15 minutes 40 seconds West, along said present Northeast right-of-way line of Lemmon Avenue, a distance of 150.00 feet to a point at the West corner of Lot 3, Block 1/1581;

Thence North 44 degrees 44 minutes 20 seconds East, a distance of 5.00 feet to a 3-1/4 inch aluminum monument stamped "MTRK" and "RPLS 5390" set on a 1/2 inch iron rod at the **POINT OF BEGINNING** from which a 1/2 inch iron rod found for reference bears North 53 degrees 02 minutes 05 seconds East, a distance of 0.78 feet at the South corner of the herein described tract and lying in the Northwest line of Lot 3, Block 1/1581 of said North Oak Lawn Addition, and lying in said Northeast right-of-way line of Lemmon Avenue (variable width right-of-way);

Thence North 45 degrees 15 minutes 40 seconds West, along said Northeast right-of-way line of Lemmon Avenue, a distance of 150.00 feet to a 3-1/4 inch aluminum monument stamped "MTRK" and "RPLS 5390" set on a 1/2 inch iron rod from which a 5/8 inch iron rod found for reference bears North 68 degrees 06 minutes 16 seconds West, a distance of 0.38 feet at the West corner of the herein described tract and lying in the Southeast line of Lot 7A, Block 1/1581 of Chipotle Oak Lawn Addition, an Addition to the City of Dallas, Dallas County, Texas; according to the Map or Plat thereof recorded in Volume 2004015, Page 184, Map Records, Dallas County, Texas;

Thence North 44 degrees 44 minutes 20 seconds East, along said Southeast line of Lot 7A, Block 1/1581, a distance of 155.00 feet to a 3-1/4 inch aluminum monument stamped "MTRK" and "RPLS 5390" set on a 1/2 inch iron rod at the North corner of the herein described tract and being the East corner of said Lot 7A, Block 1/1581, and lying in the Southwest right-of-way line of aforesaid 15 foot alley;

Thence South 45 degrees 15 minutes 40 seconds East, along said Southwest right-of-way line of said 15 foot alley a distance of 150.00 feet to a 3-1/4 inch aluminum monument stamped "MTRK" and "RPLS 5390" set on a 1/2 inch iron rod at the East corner of the herein described tract and being the North corner of aforesaid Lot 3, Block 1/1581;

Thence South 44 degrees 44 minutes 20 seconds West, along said Northwest line of said Lot 3, Block 1/1581, a distance of 155.00 feet to the **POINT OF BEGINNING** and containing 23,250 square feet or 0.5337 acre of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Raul D. Reyes, 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 Code of Ordinances, Code Chapter 212, and the Texas State Surveying Act, Chapter 212, of the Texas Code of Ordinances, Code Chapter 212, further affirm that no, an inscription on the instrument 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, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/19/2018)

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 executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas
 My commission expires: _____

OWNERS DECLARATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Nancy Ann Smith Chandler does hereby adopt this plat, designating the herein described property as **MIAS TEX MEX RESTAURANT 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 dedicated for the purposes indicated. The utility and fire line 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 line 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 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 improvements of any kind, or any other structure, or any other object, and upon the maintenance of all easements for the purpose of construction, or for the purpose of maintaining and adding to or removing all or parts of its respective system, 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 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 pitting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.
 Nancy Ann Smith Chandler

Nancy Ann Smith Chandler, as Trustee or any Successor Trustee of the Nancy Ann Smith Chandler Revocable Trust
 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 Nancy Ann Smith Chandler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER
 NANCY ANN SMITH CHANDLER
 4514 COLE AVENUE,
 SUITE 807
 DALLAS, TEXAS 75205

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metcalf Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 kheritage.com
 Firm #10169390

PRELIMINARY PLAT
MIAS TEX MEX RESTAURANT ADDITION
LOT 6A, BLOCK 1/1581
 BEING PART OF LOT 4, 5 AND 6, BLOCK 1/1581 OF
 NORTH OAK LAWN ADDITION,
 SITUATED IN THE WILLIAM GRIGGSBY SURVEY,
 ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 178-181
 ENGINEERING PLAN NO. 311T-____