

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MELNIC, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MELNIC 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 or 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 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.

MELNIC, LTD.

Justin Small, CEO

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Justin Small, 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.

GIVEN under my hand and seal of office, this the ____ day of ____ 2018.

Notary Public in and for the State of Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Melnic, LTD. is the owner of the remainder of Lot 11-A, Block K/6364 of BURGER KING ADDITION NO. 3, an addition to the City of Dallas, Texas, recorded in Volume 88107, Page 3910 of the Map Records of Dallas County, Texas, and all of Lots 5, 6, 7, 8, 9, 10 and the remainder of Lot 13, Block K/6364 of INDUSTRIAL ACRES ADDITION (REVISED), an addition to the City of Dallas, Texas, recorded in Volume 12, Page 317 of the Map Records of Dallas County, Texas, situated in the James McLaughlin Survey, Abstract No. 845, and being all of those same tracts of land described in Special Warranty Deed with Vendor's Lien to Melnic, Ltd, recorded in Instrument 20070105271 and 201700345086 of the Official Public Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "SHIELDS & LEE" found in the west R.O.W. line of W. Mockingbird Lane (a variable width R.O.W.); said point being the south corner of a curved corner cut-off at the present intersection of the west line of W. Mockingbird Lane with the south R.O.W. line of Irving Boulevard (State Highway 356 - a variable width R.O.W.);

THENCE S 00°07'00" W along the west line of W. Mockingbird Lane, at 117.61' passing a 1/2" iron rod found at the southeast corner of the aforementioned Lot 11-A, and continuing along the west line of W. Mockingbird Lane, a total distance of 287.61' to a cut cross in concrete found at the northeast corner of Lot 4 and the southeast corner of Lot 5, Block K/6364 of the aforementioned Industrial Acres Addition (Revised);

THENCE N 89°31'00" W, 100.00' along the common line of said Lots 4 and 5 to a 1/2" iron rod found for corner in the east R.O.W. line of Lucky Lane (a 50' R.O.W.);

THENCE N 00°07'00" E, 125.48' along the east line of Lucky Lane to a PK nail found for corner at the beginning of a tangent curve to the left, having a central angle of 89°38'00" and a radius of 75.00' (Chord Bearing N 44°42'00" W, 105.73);

THENCE northwesterly around said curve to left and along the east line of Lucky Lane, at 25.01' passing a cut cross in concrete found at the easternmost southwest corner of said Lot 11-A, and continuing around said curve and the east line of Lucky Lane a total distance of 117.33' to a 1/2" iron rod found for corner in the north R.O.W. line of Easy Street (a 50' R.O.W.);

THENCE N 89°31'00" W, 0.48' along the north line of Easy Street to a 1/2" iron rod found at the westernmost southwest corner of said Lot 11-A and the southeast corner of Lot 21, Block K/6364 of said Industrial Acres Addition (Revised);

THENCE N 00°07'00" E, 95.00' along the common line of said Lots 11-A and 21 to a 1/2" iron rod found for corner in the south line of Irving Boulevard;

THENCE S 89°31'00" E, 36.67' along the south line of Irving Boulevard to a cut cross in concrete found at the west corner of that certain tract of land awarded to the State of Texas in Condemnation Proceeding, Cause No. CC094-11213-D, recorded in Volume 2005081, Page 1451 of the Deed Records of Dallas County, Texas;

THENCE S 79°34'00" E, 13.95' along the south line of Irving Boulevard to a cut cross in concrete found for corner;

THENCE S 89°31'00" E, 92.91' along the south line of Irving Boulevard to a cut cross in concrete found at the northernmost corner of the above mentioned curved corner cut-off and the beginning of a non-tangent curve to the right having a central angle of 76°11'45" and a radius of 32.81' (Chord Bearing S 51°25'08" E, 40.49);

THENCE southeast around said curve to the right and along the south line of Irving Boulevard, a distance of 43.63' to the Point of Beginning and containing 37,294.34 square feet or 0.8562 acre of land.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of ____ 2018.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



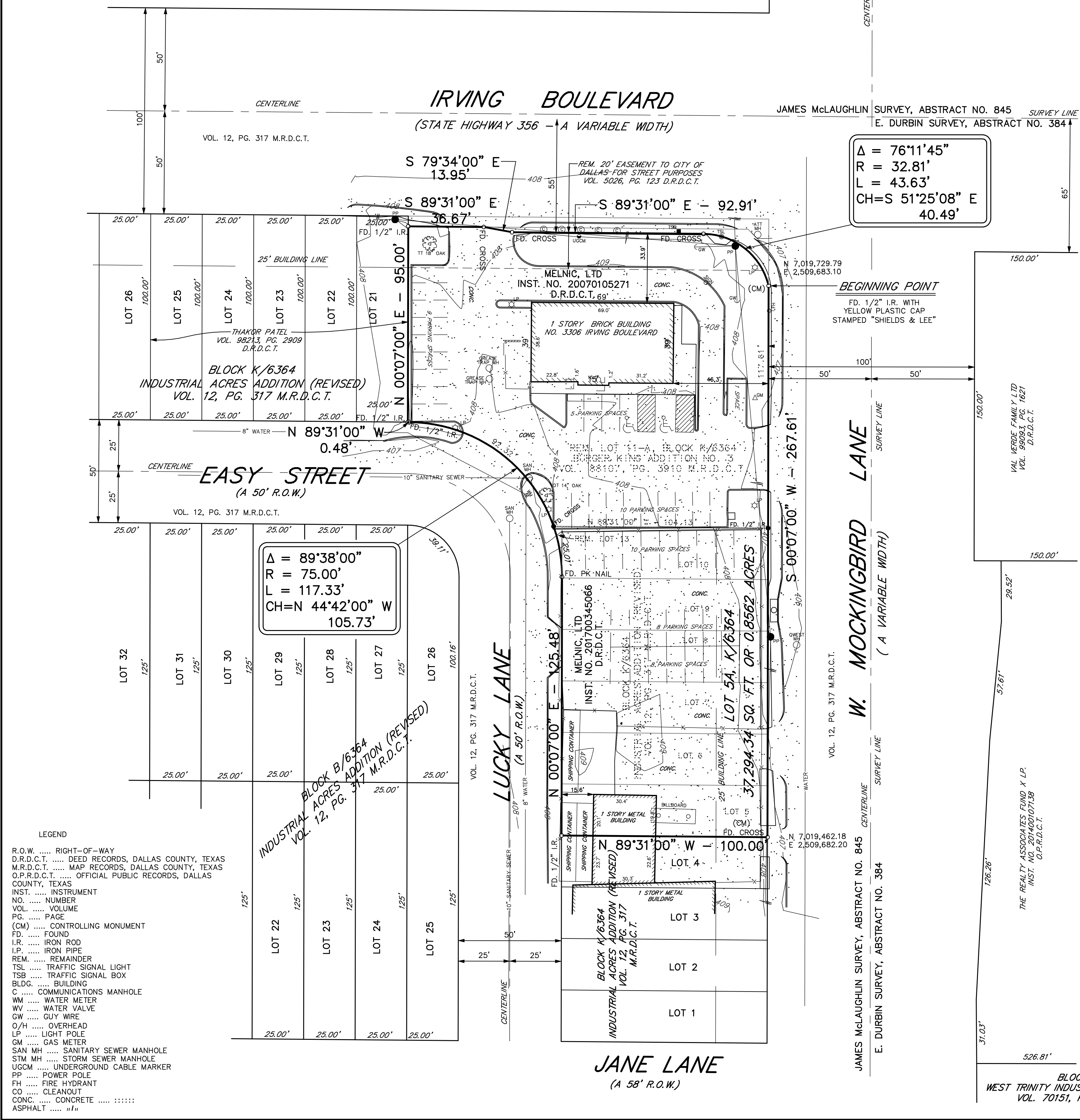
NOTES:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

BENCHMARK: "X" cut found for property corner in sidewalk in the south R.O.W. line of Irving Blvd. at the intersection of the south line of Irving Blvd. and the west line of W. Mockingbird Ln.
Elev. 407.83

BENCHMARK: A square is cut on top of concrete curb to inlet on the west side of Cash Road, 50' South of the centerline of Halifax Street.
Elev. 404.68

BENCHMARK: A Standard Water Department Bench Mark on top of Storm Sewer Drop Inlet on the North side of Irving Boulevard in Front of Building #4515, and Between Norwood Road and Regal Row.
Elev. 411.56

GENERAL NOTES:
1. Reference Bearing for the west R.O.W. line of W. Mockingbird Lane, S 00°07'00" W, per plat recorded in Volume 88107, Page 3910 M.R.D.C.T.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create a single lot from 8 existing lots.
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. Brick & Metal structures to be demolished.
6. Billboard to remain.



LEGEND

R.O.W.	.....	RIGHT-OF-WAY
D.R.D.C.T.	.....	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	.....	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST.	.....	INSTRUMENT
NO.	.....	NUMBER
VOL.	.....	VOLUME
PG.	.....	PAGE
CM	.....	CONTROLLING MONUMENT
FD.	.....	FOUND
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
REM.	.....	REMAINDER
TSL	.....	TRAFFIC SIGNAL LIGHT
TSB	.....	TRAFFIC SIGNAL BOX
BLDG.	.....	BUILDING
C	.....	COMMUNICATIONS MANHOLE
WM	.....	WATER METER
WV	.....	WATER VALVE
GW	.....	GUY WIRE
O/H	.....	OVERHEAD
LP	.....	LIGHT POLE
GM	.....	GAS METER
SM MH	.....	SANITARY SEWER MANHOLE
STM MH	.....	STORM SEWER MANHOLE
UGCM	.....	UNDERGROUND CABLE MARKER
PP	.....	POWER POLE
FH	.....	FIRE HYDRANT
CO	.....	CLEANOUT
CONC.	.....	CONCRETE
ASPHLT	.....	ASPHALT

PRELIMINARY PLAT
MELNIC ADDITION
LOTS 5A, BLOCK K/6364

A REPLAT OF THE REMAINDER OF LOT 11-A, BLOCK K/6364 OF BURGER KING ADDITION NO. 3, AND ALL OF LOTS 5, 6, 7, 8, 9, 10 AND THE REMAINDER OF LOT 13, BLOCK K/6364 OF INDUSTRIAL ACRES ADDITION (REVISED), SITUATED IN THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-185

OWNER	MELNIC, LTD. P. O. BOX 35828 DALLAS, TX 75235	DEVELOPER	THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TEXAS 75238 PH. 214-343-9400
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DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 04/19/18
JOB NO. 18030A

FIRM REG. NO. 10009600