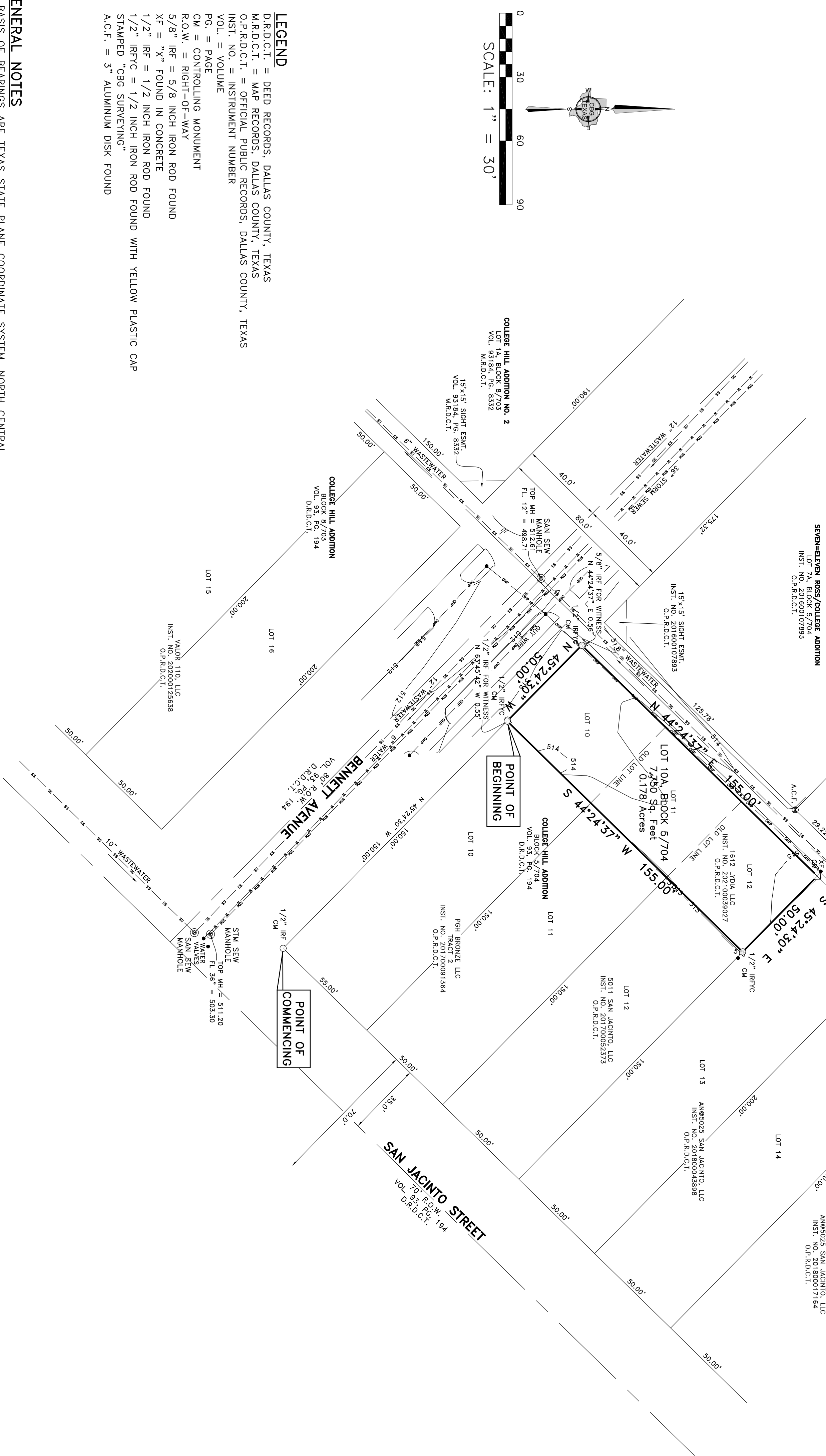


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

D.R.O.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.O.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
5/8" IR = 5/8 INCH IRON ROD FOUND
XF = "X" FOUND IN CONCRETE
1/2" IR = 1/2 INCH IRON ROD FOUND
1/2" RPRC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
STAMPED "OBG SUREVING"
A.C.F. = 3" ALUMINUM DISK FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas 1612 Lyda LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Lots 10, 11 and 12, Block 577/04, College Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 95, Page 194, Deed Records, Dallas County, Texas, and being a tract of land conveyed to 1612 Lyda LLC by General Warranty Deed recorded in Instrument No. 202100059027, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 2-inch front lot corner, said corner being the intersection of the northwest right of way line of Jacinto Street (70 foot right of way) and the Northeast right of way line of Bennett Avenue (80 foot right of way);

THENE North 45 deg 24 min 30 seconds West along the Northeast right of wayline of said Bennett Avenue, a distance of 150.00 feet to a 1/2 inch rod found with yellow plastic cap stamped "C86 SURENINC" for corner, said corner being a tract or parcel of land owned by and conveyed to PCH Bronze LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2017000913564, Public Records, Dallas County, Texas and the POINT OF BEGINNING for herein described tract;

THENCE North 45 degrees 24 minutes 30 seconds West along the Northeast right of way line of said Bennett Avenue, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the southeast right of way line of a 15 foot alley;

THENCE North 44 degrees 24 minutes 37 seconds East along the Southeast right of way line of said 15 foot alley, a distance of 135.00 feet to an "X" found in concrete for corner, said corner being the West corner of Lot 13, Block 5, 7/04 of said College Hill Addition;

THENE, South 45 degrees 24 minutes 30 seconds East along the Southwest line of Lot 13, Block 5/7/8 of said College Hill Addition, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SUREVING" for corner, said corner being the North corner of a tract of land conveyed to 5011 San Jacinto, LLC by General Warranty Deed recorded in Instrument No. 201700052373, Official Public Records, Dallas County, Texas.

THENCE South 44 degrees 24 minutes 37 seconds West along the Northwest line of said 5011 San Jacinto, LLC tract, a distance of 155.00 feet to the POINT OF BEGINNING and containing 7,750 square feet or 0.178 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS 1612 Lividall, LLC acting by and through its duly authorized officers, does hereby adopt this plat, designating the hereinafter described property as **ADDITION NAME**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and recycling trucks, and other vehicles, and the utility and fire line easements shall be 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 interfere with or hinder with the installation, maintenance, operation, or use of its respective systems or easements, and the utility shall have the right to remove and keep removed all or parts of its respective systems or easements for the purpose of installation, inspection, maintaining and adding to or removing all or parts of its respective systems without the necessity of posting or securing the area. The utility shall have the right of ingress and egress to the area 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 water and wastewater systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, valves and wastewater services from the main to the curb or pavement line, and description of such additional easements provided shall be determined by their location as installed.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____

Omer Akdm, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Omer Akden 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

1. Bryon Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision; from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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 Plot is a precise representation of this Signed Final Plot.

Dated this the _____ day of _____, 2021

RELEASED FOR REVIEW 4/14/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANOTHER PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryon Connolly 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 _____, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PL

BENNETT LYDIA ADDITION

LOT 10A, BLOCK 5/70A

BEING A REPLAT OF PART OF LOTS 10, 11 & 12

BLOCK 5/704, COLLEGE HILL ADDITION

CITY PLAN FILE NO. S201-662

PLANNING & SURVEYING

12025 Shiloh Road, Ste. 230

OWNER: 1612 LYDIA LLC

12052 FORESTGATE DR
DALLAS, TEXAS 75243
PHONE: 469-612-9716



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SCALE: 1"=30' / DATE: 4/06/2021 / JOB NO. 1404576-01PLAT / DRAWN BY: TC