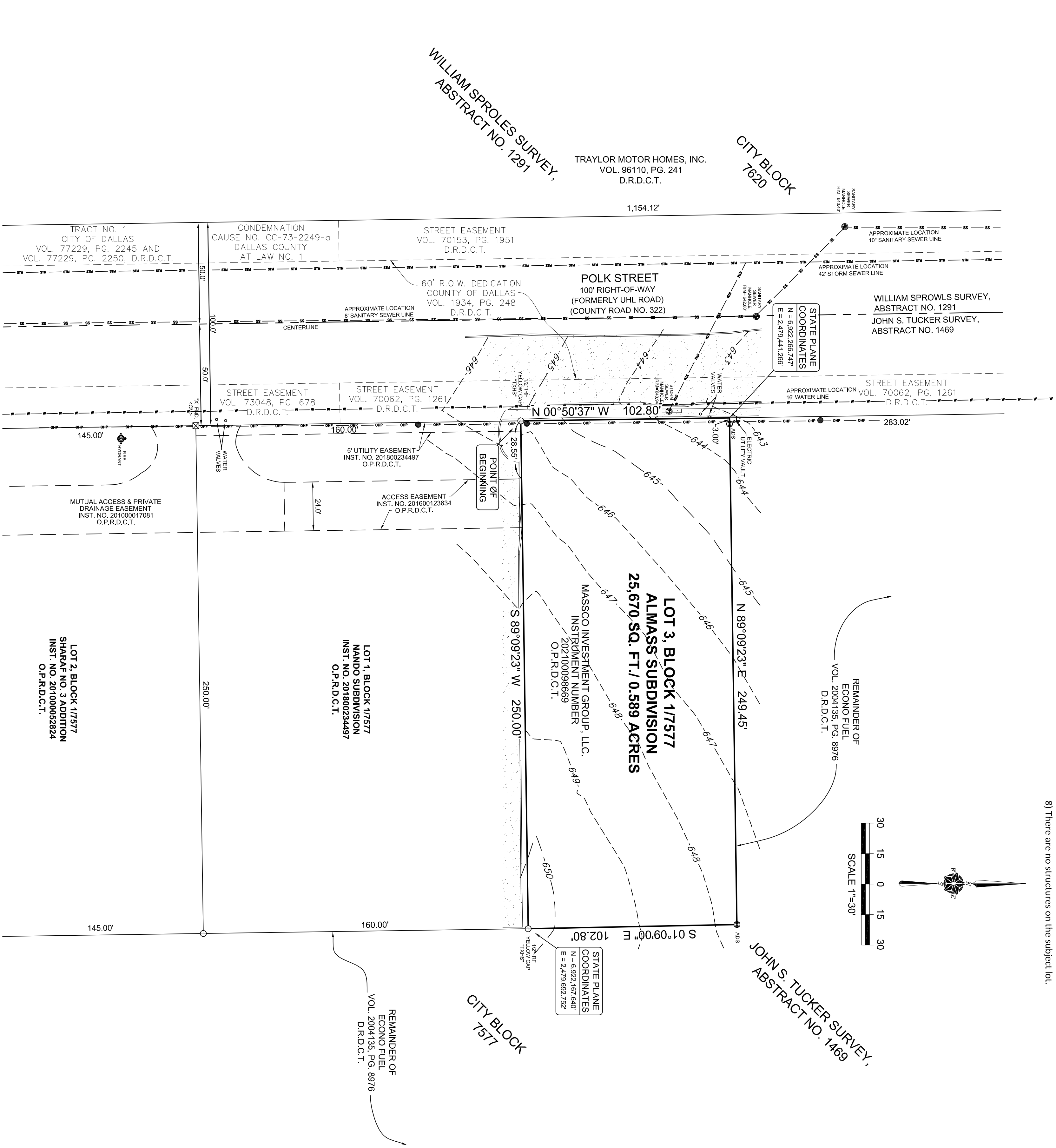


LEGEND

- D.P.R.C.T.
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOLUME PAGE
- 314 ALUMINUM DISK STAMPED "ALMASS SUBDIVISION & R.P.S. 5299"
- SET ON A 1/2 INCH IRON ROD
- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"
- (SET PREVIOUSLY FOR SURVEY DATED 03/04/2016)
- CONTROL MONUMENT
- BUILDING LINE
- BOILER POLE
- CONCRETE LINE
- BOUNDARY LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD POWER
- CONCRETE PAVING

GENERAL NOTES:

- 1) The purpose of this plat is to plat a tract of land into a single lot.
- 2) Lot to be disengaged will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.
- 6) City of Dallas Water Dept. Benchmarks used:
#2091 64-X-35 Sid. WDBM on Storm Sewer Inlet on southeast Corner of the Intersection of Cleburne Drive and Polk Street.
Northings: 6,927,920.637 Eastings: 2,479,374.746 Elevations: 618.02
#2093 64-X-5 A square is on concrete curb of storm sewer inlet, in front of house #1232 Deerwood Drive, 400 feet west of Baytree Drive.
Northings: 6,927,384,340 Eastings: 2,478,255,457 Elevations: 575.307
- 7) There are no trees on the subject lot.
- 8) There are no structures on the subject lot.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MASSCO INVESTMENT GROUP, L.L.C., a Texas limited liability company, is the owner of property situated in the John S. Tucker Survey, Abstract No. 1469, being a tract situated in the City of Dallas, Dallas County, Texas, Dallas City Block No. 7577, same being that tract of land described in Special Warranty Deed to MASSCO INVESTMENT GROUP, L.L.C., a Texas limited liability company, recorded in Instrument Number 20210008669, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "TXHS" found lying in the east right-of-way line of Polk Street (100' foot right-of-way) and being the northwest corner of Lot 1, Block 1/7577, Almass Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 201800234497, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 50 minutes 37 seconds West, along the east right-of-way line of said Polk Street, a distance of 102.80 feet to a point for corner in an electric utility box at a southwest corner of the remaining Econo Fuel tract originally recorded in the Cash Warranty Deed to said Econo Fuel as recorded in Volume 2004135, Page 8976, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 09 minutes 23 seconds East, leaving the east right-of-way line of said Polk Street, along a south line of the said remaining Econo Fuel tract, passing at a distance of 3.00 feet a 3 1/4 inch aluminum disk stamped "ALMASS SUBDIVISION & R.P.S. 5299" set on a 1/2 inch iron rod and continuing for a total distance of 249.45 feet to a 3 1/4 inch aluminum disk stamped "ALMASS SUBDIVISION & R.P.S. 5299" set on a 1/2 inch iron rod for corner;

THENCE South 01 degrees 09 minutes 00 seconds East, continuing with said remaining Econo Fuel tract, a distance of 102.80 feet to a 1/2 inch iron rod with plastic yellow cap stamped "TXHS" found at the northeast corner of said Lot 1, Block 1/7577;

Thence South 89 degrees 09 minutes 23 seconds West, along the north line of said Lot 1, Block 1/7577, a distance of 250.00 feet to the POINT OF BEGINNING and containing 25,670 square feet or 0.589 acre of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MASSCO INVESTMENT GROUP, L.L.C., a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ALMASS SUBDIVISION** in addition to the City of Dallas, Dallas County, Texas, and does 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 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 the 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 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 growths, which may may, encroach or interfere with the construction, reconstruction, or maintenance of the utility systems or access to or from the utility shafts at all times, have the full right of ingress or egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, 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 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 _____, 2021.
MASSCO INVESTMENT GROUP, L.L.C., a Texas limited liability company

By: _____
Ahmad Almutli - 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 Ahmad Almutli, 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 _____, 2021.

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 field operations and other reliable documentation; and that this plat 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 hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (a)(b)(c)(d) & (e), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

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. (04/23/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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
My commission expires: _____

PRELIMINARY PLAT
ALMASS SUBDIVISION
LOT 3, BLOCK 1/7577
BEING PART OF CITY BLOCK 7577
SITUATED IN THE
JOHN S. TUCKER SURVEY, ABSTRACT NO. 834
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 311T-____

OWNER
MASSCO INVESTMENT GROUP, L.L.C.,
a Texas limited liability company
3506 NEW HAVEN DRIVE
RICHARDSON, TEXAS 75082

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
ckheritage.com
Firm #70169300

DATE: 04/08/2021 / JOB #: 2100090-1 / SCALE: 1" = 30' / DRAWN: KO