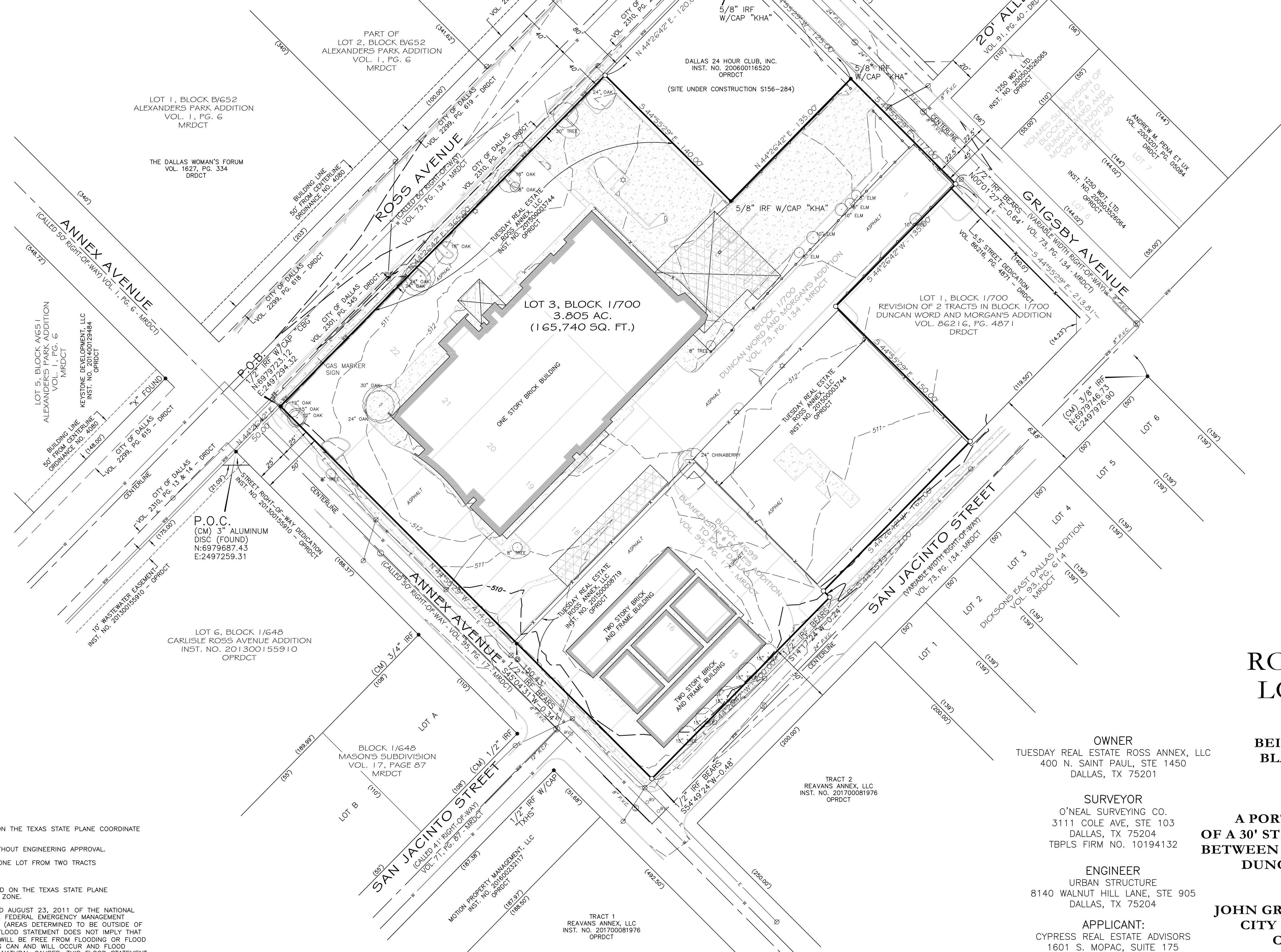


LEGEND

●	MONUMENT FOUND (AS NOTED)
○	3-1/4" ALUMINUM DISC SET STAMPED "ROSS 4600 RPLS 6570"
P.O.C.	POINT OF BEGINNING
IRF	POINT OF COMMENCEMENT
(CM)	IRON ROD FOUND
VOL.	CONTROLLING MONUMENT
PG.	VOLUME
FKA	PAGE
INST. NO.	FORMERLY KNOWN AS
OPROCT	INSTRUMENT NUMBER
MRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
	DEED RECORDS, DALLAS COUNTY, TEXAS
○	TREE
⊙	SANITARY SEWER MANHOLE
⊕	POWER POLE
—	WATER LINE (APPROXIMATE)
—	SANITARY SEWER LINE (APPROXIMATE)
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND GAS LINE (APPROXIMATE)



GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO TRACTS
4. ALL STRUCTURES TO BE REMOVED.
5. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
6. ACCORDING TO MAP NO. 48113C0345J, DATED AUGUST 23, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PRELIMINARY PLAT
ROSS 4600 ADDITION
LOT 3, BLOCK 1/700
OF A
3.805 ACRE TRACT
BEING ALL OF LOTS 15-22, BLOCK 4/699
BLANKENSHIP & BLAKE'S ADDITION
 as recorded in Volume 95, Page 17
 Map Records, Dallas County, Texas
AND
A PORTION OF LOT 1, BLOCK 1/700 AND ALL
OF A 30' STREET SOUTHWEST OF LOT 1, BLOCK 1/700,
BETWEEN SAN JACINTO STREET AND ROSS AVENUE
DUNCAN WORD AND MORGAN ADDITION
 as recorded in Volume 73, Page 134
 Map Records, Dallas County, Texas
JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S167-205
 SCALE: 1"=40' MAY, 2017 SHEET 1 OF 2

OWNER
 TUESDAY REAL ESTATE ROSS ANNEX, LLC
 400 N. SAINT PAUL, STE 1450
 DALLAS, TX 75201

SURVEYOR
 O'NEAL SURVEYING CO.
 3111 COLE AVE, STE 103
 DALLAS, TX 75204
 TBPLS FIRM NO. 10194132

ENGINEER
 URBAN STRUCTURE
 8140 WALNUT HILL LANE, STE 905
 DALLAS, TX 75204

APPLICANT:
 CYPRESS REAL ESTATE ADVISORS
 1601 S. MOPAC, SUITE 175
 AUSTIN, TX 78746

TRACT 2
 REAVANS ANNEX, LLC
 INST. NO. 201700081976
 OPROCT

TRACT 1
 REAVANS ANNEX, LLC
 INST. NO. 201700081976
 OPROCT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TUESDAY REAL ESTATE ROSS ANNEX, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY BLOCK 4/699 AND 1/700, IN CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 15 THROUGH 22, BLOCK 4/699, BLANKENSHIP & BLAKE'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 95, PAGE 17, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AND A PORTION OF LOT 1, BLOCK 1/700 AND ALL OF A 30' STREET SOUTHWEST OF LOT 1, BLOCK 1/700, BETWEEN SAN JACINTO STREET AND ROSS AVENUE, DUNCAN WORD AND MORGAN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 73, PAGE 134, (MRDCT) AS CONVEYED TO TUESDAY REAL ESTATE ROSS ANNEX, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201500003744, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201500008719, (OPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" ALUMINUM DISC FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF ROSS AVENUE (A CALLED 80-FOOT RIGHT-OF-WAY) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF ANNEX AVENUE (A CALLED 90-FOOT RIGHT-OF-WAY), AND BEING AT THE NORTH CORNER OF LOT 6, BLOCK 1/648, CARLISLE ROSS AVENUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 201600159910, (OPRDCT);

THENCE NORTH 44 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "CBC" FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF ROSS AVENUE AND THE NORTHEAST RIGHT-OF-WAY LINE OF ANNEX AVENUE, AND BEING AT THE WEST CORNER OF THE ABOVE MENTIONED TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44 DEGREES 26 MINUTES 42 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY OF ROSS AVENUE, A DISTANCE OF 365.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET AT THE MOST WESTERLY NORTH CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744) AND THE WEST CORNER OF THAT TRACT OF LAND CONVEYED TO DALLAS 24 HOUR CLUB, INC. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 200900116520, (OPRDCT), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ROSS AVENUE AND THE COMMON NORTHWEST LINE OF THE ABOVE MENTIONED DALLAS 24 HOUR CLUB, INC. TRACT BEARS NORTH 44 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND AT SOUTH CORNER OF SAID DALLAS 24 HOUR CLUB, INC. TRACT AND AN INTERIOR CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744);

THENCE NORTH 44 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF GRIGSBY AVENUE (VARIABLE RIGHT-OF-WAY) AT THE EAST CORNER OF SAID DALLAS 24 HOUR CLUB, INC. TRACT AND THE MOST EASTERLY NORTH CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF GRIGSBY AVENUE AND THE COMMON NORTHEAST LINE OF SAID DALLAS 24 HOUR CLUB, INC. TRACT BEARS NORTH 44 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 29 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF GRIGSBY AVENUE, A DISTANCE OF 117.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET AT THE MOST NORTHERLY EAST CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744) AND THE NORTH CORNER OF LOT 1, BLOCK 1/700, REVISION OF TRACTS IN BLOCK 1/700 DUNCAN WORD AND MORGAN'S ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 86216, PAGE 4871, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), FROM WHICH A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY OF GRIGSBY AVENUE AND THE NORTHWEST RIGHT-OF-WAY OF SAN JACINTO STREET (VARIABLE RIGHT-OF-WAY), AND BEING AT THE NORTH CORNER OF LOT 6, DICKSONS EAST DALLAS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 93, PAGE 614, (MRDCT), BEARS SOUTH 44 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 213.81 FEET;

THENCE SOUTH 44 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET AT AN INTERIOR CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744) AND THE WEST CORNER OF THE ABOVE MENTIONED PLAT RECORDED IN VOLUME 86216, PAGE 4871;

THENCE SOUTH 44 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAN JACINTO STREET AT THE MOST SOUTHERLY EAST CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744) AND THE SOUTH CORNER OF SAID PLAT RECORDED IN VOLUME 86216, PAGE 4871;

THENCE SOUTH 44 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAN JACINTO STREET, A DISTANCE OF 165.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET IN THE NORTHEAST LINE OF THE ABOVE MENTIONED TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500008719) AT THE MOST EASTERLY SOUTH CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500003744);

THENCE SOUTH 44 DEGREES 55 MINUTES 29 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAN JACINTO STREET, A DISTANCE OF 7.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET AT THE EAST CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500008719);

THENCE SOUTH 44 DEGREES 26 MINUTES 42 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAN JACINTO STREET, A DISTANCE OF 200.00 FEET TO A 3-1/4" ALUMINUM DISC STAMPED "ROSS 4600 RPLS 6570" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF ANNEX AVENUE AT THE SOUTH CORNER OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACT (INSTRUMENT NUMBER 201500008719), FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 54 DEGREES 49 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.48 FEET;

THENCE NORTH 44 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF ANNEX AVENUE AND THE COMMON SOUTHWEST LINE OF SAID TUESDAY REAL ESTATE ROSS ANNEX, LLC TRACTS (INSTRUMENT NUMBER 201500008719 AND INSTRUMENT NUMBER 201500003744), A DISTANCE OF 414.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.805 ACRES (165,740 SQ. FT.) OF LAND, MORE OR LESS.

GENERAL NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO TRACTS
4. ALL STRUCTURES TO BE REMOVED.
5. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

6. ACCORDING TO MAP NO. 48113C0345J, DATED AUGUST 23, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT TUESDAY REAL ESTATE ROSS ANNEX, LLC BY AND THROUGH THE UNDERSIGNED, THEIR AUTHORIZED AGENT(S), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ROSS 4600 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 BEING 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 OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 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 PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

TUESDAY REAL ESTATE ROSS ANNEX, LLC

BY: RAMSEY SOLIMAN
PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAMSEY SOLIMAN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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 COMPLETES 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 _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRELIMINARY PLAT
ROSS 4600 ADDITION
LOT 3, BLOCK 1/700
OF A
3.805 ACRE TRACT
BEING ALL OF LOTS 15-22, BLOCK 4/699
BLANKENSHIP & BLAKE'S ADDITION
as recorded in Volume 95, Page 17
Map Records, Dallas County, Texas
AND
A PORTION OF LOT 1, BLOCK 1/700 AND ALL
OF A 30' STREET SOUTHWEST OF LOT 1, BLOCK 1/700,
BETWEEN SAN JACINTO STREET AND ROSS AVENUE
DUNCAN WORD AND MORGAN ADDITION
as recorded in Volume 73, Page 134
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JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S167-205
SCALE: 1"=40' MAY, 2017 SHEET 2 OF 2

OWNER
TUESDAY REAL ESTATE ROSS ANNEX, LLC
400 N. SAINT PAUL, STE 1450
DALLAS, TX 75201

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