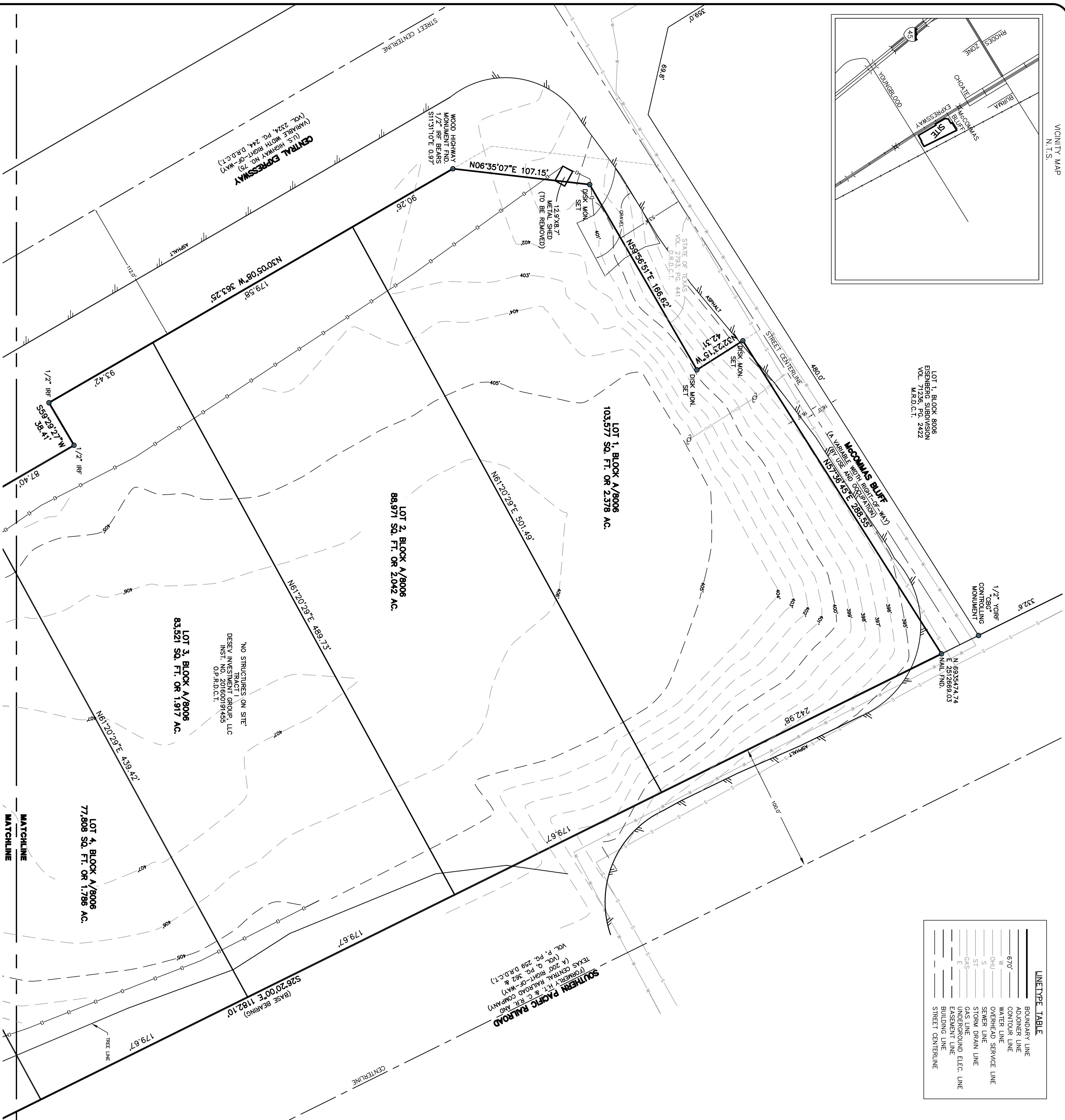


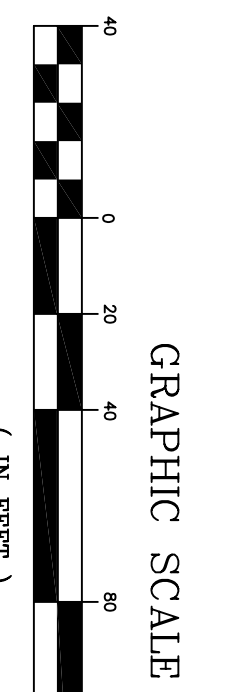
LOT 1, BLOCK A/8006  
EISENHOWER ROAD  
VOL. 71236, PG. 2422  
M.R.D.C.T.

LOT 1, BLOCK A/8006  
EISENHOWER ROAD  
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LINETYPE TABLE	
---	BOUNDARY LINE
---	ADJOINER LINE
---	670' ADJOINER LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	ST
---	STRIKED SERVICE LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE



LEGEND	
⊗	GAS METER
⊗	IRR CONTROL VALVE
⊗	TELEPHONE PEDestal
⊗	DOWN CUL
⊗	S.S. MANHOLE
⊗	CLEAN OUT
⊗	FIRE HYDRANT
⊗	WATER METER
⊗	FUEL PORTAGE
⊗	TRANSFORMER PAD
⊗	ELECTRIC METER
⊗	STORM DRAIN MANHOLE
⊗	WATER MANHOLE
⊗	TRAFFIC SIGNAL POLE
⊗	TELEPHONE MANHOLE
⊗	SIG. MANHOLE
⊗	BOULDER
⊗	VAULT
⊗	HANDICAP SPACE
⊗	SIGN
⊗	LIGHT POLE
⊗	TYPICAL FENCE
⊗	ROCKED
⊗	COVERED AREA
⊗	A/C PAD



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

**DESEV INVESTMENT GROUP, LLC** is the owner of that certain tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, and being all that certain tract of land conveyed to Desev Investment Group, LLC, by Special Warranty Deed with Vendor's Lien recorded under Instrument Number 201600191455, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a nail found for the Northeast corner of said Desev tract, some being the Southwest corner of McCommas Bluff (a variable width right-of-way), some being in the West right-of-way line of Southern Pacific Railroad (formerly H.T. & C. R.R. and Texas Central Railroad Company) (a 200 foot right-of-way) (Volume Q, Page 362 & Volume P, Page 239, Deed Records, Dallas County, Texas);

THENCE South 26 deg. 20 min. 00 sec. East, along the common line of said Desev tract and said Southern Pacific Railroad, a distance of 1182.10 feet to a disk monument stamped "McCommas Bluff Addition, RPLS 6122" set (hereinafter referred to as disk monument set) for the Southeast corner of said Desev tract, some being in the intersection of said Southern Pacific Railroad and Youngblood Road (a variable width right-of-way) (Volume 75156, Page 577, said Deed Records);

THENCE along the common line of said Desev tract and said Youngblood Road as follows:  
South 59 deg. 49 min. 00 sec. West, a distance of 179.35 feet to a disk monument set for corner,  
North 30 deg. 11 min. 00 sec. West, a distance of 20.00 feet to a disk monument set for internal corner,  
South 59 deg. 49 min. 00 sec. West, a distance of 221.20 feet to a disk monument set for the Southwest corner of said Desev tract, some being in the intersection of said Youngblood Road and Central Expressway (U.S. Highway No. 75) (a variable width right-of-way) (Volume 2324, Page 244, aforesaid Deed Records);

THENCE along the common line of said Desev tract and said Central Expressway as follows:  
North 30 deg. 09 min. 43 sec. West, a distance of 657.56 feet to a ½ inch iron rod found for internal corner,  
North 59 deg. 29 min. 27 sec. West, a distance of 363.25 feet to a ½ inch iron rod found for corner,  
South 30 deg. 05 min. 08 sec. West, a distance of 38.41 feet to a wood highway monument found from which a ½ inch iron rod found bears South 11 deg. 31 min. 10 sec. East, 0.97 feet for the most southerly Northwest corner of said Desev tract, some being the South end of a corner clip in the intersection of said Central Expressway and aforesaid McCommas Bluff;

THENCE North 06 deg. 35 min. 07 sec. East, along the common line of said Desev tract and said corner clip, a distance of 107.15 feet to a disk monument set for the most Northerly Northwest corner of said Desev tract and said McCommas Bluff as follows:  
THENCE along the common line of said Desev tract and said McCommas Bluff as follows:  
North 59 deg. 56 min. 51 sec. East, a distance of 166.62 feet to a disk monument set for internal corner,  
North 32 deg. 23 min. 15 sec. West, a distance of 42.31 feet to a disk monument set for corner,  
North 57 deg. 36 min. 45 sec. East, a distance of 288.55 feet to the POINT OF BEGINNING and containing 517,121 square feet or 11.87 acres of computed land, more or less.

- NOTES:
1. IRF - Iron Rod Found
  2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURVY" red plastic cap
  3. DMS - 3" Aluminum Disk Monument Set stamped "McCommas Bluff Addition, RPLS 6122"
  4. M.R.D.C.T. - Map Records Dallas County, Texas
  5. O.P.R.D.C.T. - Official Public Records Dallas County, Texas
  6. D.R.D.C.T. - Deed Records Dallas County, Texas
  7. Basis of Bearing - Based on the easterly line (South 26 deg. 20 min. 00 sec. East) of that certain tract of land conveyed as Tract 1 to Desev Investment Group, LLC, by Special Warranty Deed with Vendor's Lien recorded under Instrument Number 201600191455, Official Public Records, Dallas County, Texas.
  8. Purpose of Plat - To create six lots out of one tract of land.
  9. Lot-to-lot drainage is not permitted without Engineering Section approval.
  10. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate
  11. No structures on site at the time of field work performed.

PRELIMINARY PLAT  
McCOMMAS BLUFF ADDITION  
LOTS 1-6, BLOCK A/8006

PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DESEV INVESTMENT GROUP, LLC BEING SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5167-211  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

OWNER:  
DESEV INVESTMENT GROUP, LLC  
310 OXFORD DRIVE  
DALLAS, TX 75080

ENGINEER:  
OKM ENGINEERING, INC.  
SHOLA MOROHUNFOLA,  
PH.D., P.E., P.H.-C.W.  
112 S. MADISON AVENUE  
DALLAS, TX 75208  
214-941-9412

DATE: 6/6/2017  
JOB NO.: 17-0026  
FIELD DATE: 5/13/2017  
SCALE: 1" = 40'  
FIELD: JLM  
DRAWN: JLM  
CHECKED: TMM

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

623 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
817-481-1806 (O)  
817-481-1889 (F)

COMMERCIAL  
RESIDENTIAL  
TOPOGRAPHY  
MORTGAGE

1 SHEET OF 2