

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GANNO15, LLC, a Texas limited liability company, are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 12, 13, and 14, Block B/458, Guild's Park Avenue Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 82, Page 152, Map Records, Dallas County, Texas, same being that tract of land conveyed to said GANNO15, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20160032067, Official Public Records, Dallas County, Texas, and that tract of land also conveyed to said GANNO15, LLC, by Special Warranty Deed recorded in Instrument No. 201600306973, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with a plastic cap stamped "DCA" found for corner, said corner being the East corner of that tract of land conveyed to the Dimac Family Limited Partnership, a Texas Limited Partnership, by deed recorded in Volume 2000235, Page 24, Official Public Records, Dallas County, Texas, and being in the Southwest Right-of-Way line of Harwood Street (60 foot Right-of-Way);

THENCE South 37 degrees 55 minutes 51 seconds West, along the Southeast line of said Dimac tract (Volume 2000235, Page 24), a distance of 95.94 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of said Dimac tract (Volume 2000235, Page 24) and being in the Northeast Right-of-Way line of an existing variable width Alley, and also being the POINT OF BEGINNING;

THENCE South 37 degrees 55 minutes 51 seconds West, over and across an existing variable width Alley and along the Northwest Right-of-Way line of a 12.5 foot Alley, a distance of 23.34 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron set for corner;

THENCE South 50 degrees 34 minutes 24 seconds East, departing the Northwest Right-of-Way line of said 12.5 foot Alley, a distance of 12.50 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron set for corner, said corner being in the Southeast Right-of-Way line of said 12.5 foot Alley, and being the West corner of that tract of land conveyed to James Thomas McNeely and Robert Edwin McNeely, by deed recorded in Volume 81148, Page 1742, Official Public Records, Dallas County, Texas, and also being the North corner of that tract of land conveyed to the Dimac Family Limited Partnership, a Texas Limited Partnership, by deed recorded in Volume 2004095, Page 8822, Official Public Records, Dallas County, Texas;

THENCE South 37 degrees 55 minutes 51 seconds West, along the Northwest line of said Dimac tract (Volume 2004095, Page 8822), a distance of 100.00 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron set for corner, said corner being the West corner of said Dimac tract (Volume 2004095, Page 8822) and being the intersection of the Southwest Right-of-Way line of an existing 12.5 foot Alley, and the Northeast Right-of-Way line of Park Avenue (50 foot Right-of-Way);

THENCE North 50 degrees 34 minutes 24 seconds West, along the Northeast Right-of-Way line of said Park Avenue, a distance of 162.50 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron set for corner, said corner being in the Northeast Right-of-Way line of said Park Avenue, and being the South corner of Lot 11, Block B/458, of said Guild's Park Avenue Addition;

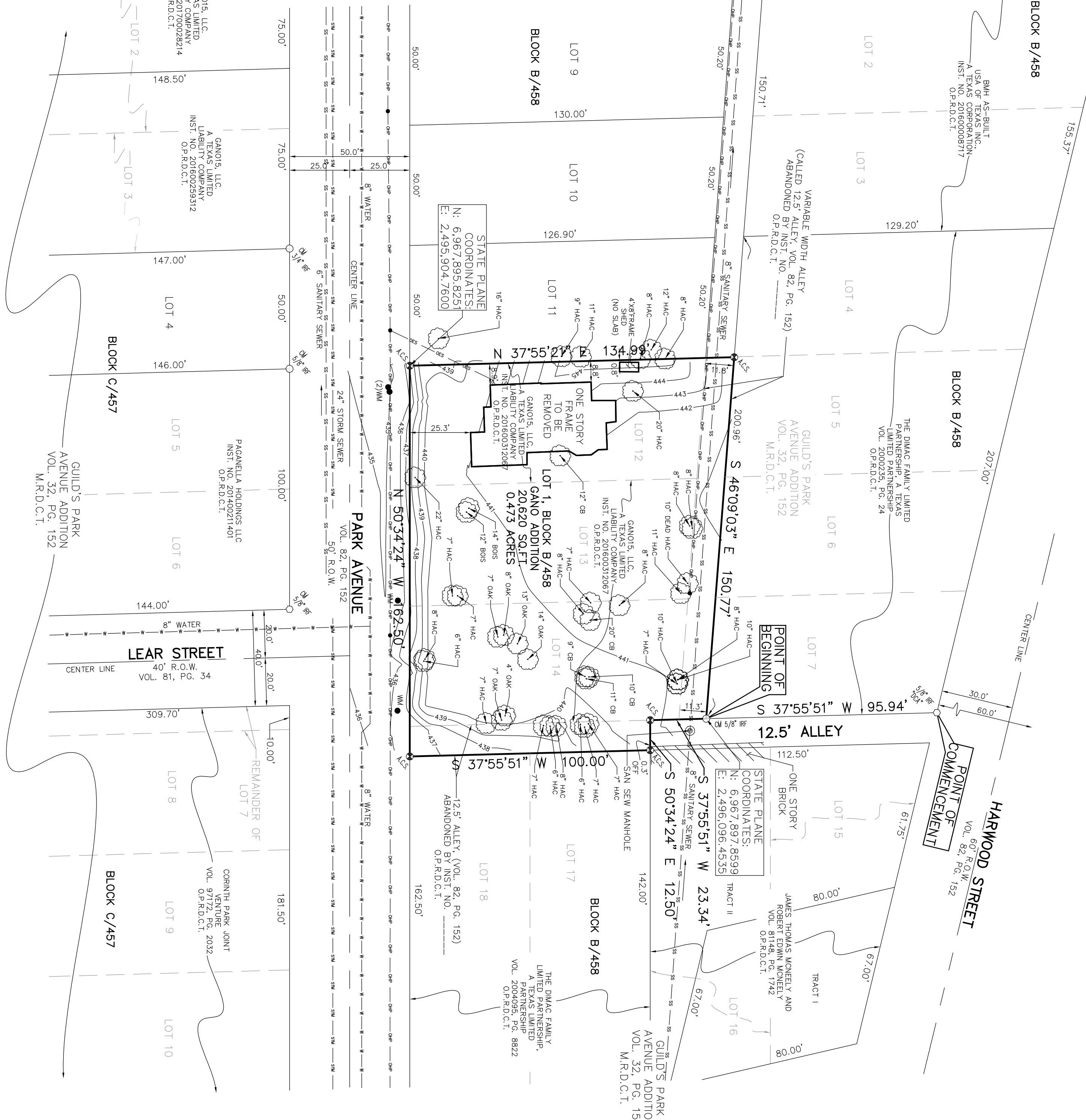
THENCE North 37 degrees 55 minutes 21 seconds West, along the Southeast line of said Lot 11 and across an existing variable width Alley, a distance of 134.99 feet to a 3 inch aluminum disk stamped "GA and RPLS 5513" set over a 1/2 inch iron set for corner, said corner being in the Southwest line of said Dimac tract (Volume 2000235, Page 24), and being in the Northeast Right-of-Way line of said variable width Alley;

THENCE South 46 degrees 20 minutes 07 seconds East, along the Southwest line of said Dimac tract (Volume 2000235, Page 24), a distance of 150.77 feet to the POINT OF BEGINNING, and containing 20,620 square feet or 0.473 acres of land.

LEGEND
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. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
WM = WATER METER
3/4" I.F. = 3/4 INCH IRON ROD FOUND
5/8" I.F. = 5/8 INCH IRON ROD FOUND
1/2" I.F. = 1/2 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "GA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
HAC = HACKBERRY
CB = CHERRY BLOSSOM
BOIS = BOIS D'ARC

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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.
6) ACCORDING TO THE F.I.R.M. NO. 4813C03451, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: GANNO15, LLC
3707 KNOX STREET, SUITE 538
DALLAS, TX 75205
469-662-0307



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GANNO15, LLC, acting by and through its duly authorized officer, Steve Jennings, does hereby adopt this plat, designating the herein described property as **GANNO ADDITION**, on 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 hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, fences, trees, shrubs, or other 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 hereon. The easements shall be subject to the following conditions: (a) the easements shall be subject to 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 oil or ports 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 respective systems. The easements shall be subject to the installation of manholes and 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

GANNO15, LLC,
a Texas Limited Liability Company
By: Steve Jennings

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings who has acknowledged to me 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 _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

LEAS HOLDERS SUBORDINATION AGREEMENT
The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Quantity Bank

By: Wayne Reynolds,
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Wayne Reynolds, of Quantity Bank.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:
I, Bryon Conolly, 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. 21A-81(7) (a)(6)(c)(i)(e), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2017,
RELEASED FOR REVIEW 08/22/2017 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.

Bryon Conolly
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 Conolly 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
GANNO ADDITION
LOT 12A, BLOCK B/458
20,620 SQ.FT. / 0.473 ACRES
BEING A REPLAT OF
LOTS 12, 13, AND 14, BLOCK B/458
GUILD'S PARK AVENUE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-224

PLANNING & SURVEYING
Main Office: 1100 Ross Road, Ste. 300
Dallas, TX 75208
Phone: 214-340-0486
F: 214-340-2216
office@cbginc.com
cbginc.com
Fax: 214-340-0486
www.cbginc.com

SCALE: 1" = 30' / DATE: 08/20/17 / JOB NO. 161603-2 / DRAWN BY: WH