

OWNER'S CERTIFICATE

COUNTY OF DALLAS)(

STATE OF TEXAS)(

WHEREAS, 401 North Houston LP, is the owner of a 1.503 acre tract of land situated in the John H. Bryan Survey, Abstract No. 149, Dallas, Dallas County, Texas; said tract being all of Lot 5A, Block 43/8, Houston Ross No. 1, an Addition to the City of Dallas recorded in Instrument No. 200600271132, Official Public Records, Dallas County Texas (OPRDCT), and all of that called 0.676 acre tract described in Special Warranty Deed to 401 North Houston, LP, as recorded in Instrument No. 201000077124, OPRDCT; said 1.503 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with yellow "PACHECO KOCH" cap found for the northeast corner of Lot 1A, Block 26/9, Center of Education & Tolerance Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Instrument No. 200503532717, OPRDCT, being the southeast corner of said Lot 5A, and being on the west right of way line for North Houston Street (85-foot wide right-of-way);

THENCE, South 74 degrees, 55 minutes, 36 seconds West, departing said westerly right-of-way and with the line common to said Lot 5A and Lot 1A, a distance of 237.51 feet to a 1/2-inch iron rod with yellow "PACHECO KOCH" cap found for the southwest corner of said Lot 5A, and being on the east line of a tract described in Quitclaim Deed to Missouri Pacific Railroad Company (MPRR), recorded in Volume 74051, Page 1729, Deed Records Dallas County Texas (DRDCT);

THENCE, North 15 degrees, 04 minutes, 24 seconds West, with the west line of said Lot 5A, and the east line of said MPRR tract and that tract described in Special Warranty Deed to Transcontinental Realty Investors, Inc. as recorded in Volume 2005120, Page 13193, DRDCT, at a distance 151.57 feet pass a 1/2-inch iron rod with yellow "PACHECO KOCH" cap found for the common northerly corner of said Lot 5A and the Transcontinental tract, being the southerly corner for said 0.676 acre tract and that tract described by Special Warranty Deed to Cordovan Ventures, et al, recorded in Instrument No. 200703511901, OPRDCT, continuing for a total distance of 275.57 feet to a 1/2-inch iron rod with aluminum disk stamped "PACHECO KOCH - H R 1R ADDITION" set for the northwest corner of said 0.676 acre tract;

THENCE, North 74 degrees, 55 minutes, 36 seconds East, with the north line of said 0.676 acre tract, a distance of 237.51 feet to a 1/2-inch iron rod with yellow "PACHECO KOCH" cap found for the northeast corner of said tract, being on the aforesaid west right-of-way for North Houston Street;

THENCE, South 15 degrees, 04 minutes, 24 seconds East, with said right-of-way line, at a distance of 124.00 feet pass a 1/2-inch iron rod with yellow "PACHECO KOCH" cap found for the common east corner of said 0.6676 acre tract and said Lot 5A, continuing for a total distance of 275.57 feet to the POINT OF BEGINNING;

CONTAINING: 65,451 square feet or 1.503 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 401 North Houston, LP., acting by and through its duly authorized agent, Matt Mooney, does hereby adopt this plat, designating the herein above described property as **HOUSTON-ROSS NO. 1R**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 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 the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, 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 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 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 at Dallas, Texas, this the ____ day of _____, 2016.

By: _____

STATE OF TEXAS)(

COUNTY OF Dallas)(

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Matt Mooney personally appeared, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS)(

COUNTY OF DALLAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Paul Hubert, 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. 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 _____, 2016

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 8/24/16.

Paul Hubert
Registered Professional Land Surveyor,
No. 1942

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Hubert, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
**HOUSTON ROSS NO. 1R
LOT 5A-1,
BLOCKS 43/8 AND 73/8**
A REPLAT OF LOT 5A, BLOCK 73/8
HOUSTON ROSS NO. 1
AN ADDITION TO THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN H. BRYAN SURVEY, ABSTRACT NO. 149,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-229


SHEET 2 OF 2

SURVEYOR:

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: PAUL HUBERT
PH: (972) 235-3031

OWNER:

401 NORTH HOUSTON, LP
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
CONTACT: JAMES ADAMS
PH: (214) 757-1750

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY	CHECKED BY	SCALE	DATE
SBP	JPH	1"=20'	JUNE 2016
		JOB NUMBER	2693-16.255

PRELIMINARY PLAT - HOUSTON ROSS NO. 1R, LOT 5A-1, BLOCKS 43/8 AND 73/8

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