

JEFFERSON PEAK Suburban Partition Block 15/646 Vol. 4, PG. 14	LOT 5 LOT 6	RR EW PROPERTY LTD. VOL. 96136, PG. (D.R.D.C.T.	59.00'	CHILETER		50.00' 58.00'	BLOCK 3/649 ROSS AVENUE ADDITION VOL. 190, PG. 90 M.R.D.C.T. LOT 8		S S S S S S S S S S	58.00'	PG. 2784 ANGELITA ANGELITA LHEUREUX ROSS AVENUE ADDITION ADDITION VOL. 181, PG. 534 VOL. 181, PG. 534 M.R.D.C.T. AMBRID.C.T.	MARIA MOTA ADELA RIVER O VOL. 95061, PG. D.R.D.C.T. R 58.00'	100.00'
Z -		90.00'			W — WTS —		165.0	o' PEAK STREET	<u> </u>		61.00'	677	100.00'
_	CENT	ERLINE			W	——————————————————————————————————————	6 (VOL. 190, l	0' R.O.W. PG. 90, M.R.D.C.T.)	5°25'21"\ 	5/8"IRF	CENTERLINE		
	w		&6" WAT	ER MAE	STATE PLANE COORDINATES N=6,978,813.426 E=2,496,290.084	MANHOLE G	2 8 3 3 3 3 3 3 3 3 3	-165.00'	0.42 0.42 49	5/8"IRF FOR P	47.00		
BLOCK 16/647 VOL. 241, PG. 96 M.R.D.C.T.	172.	SAFEBUY PROPERTIES INST. NO. 201300178708	O CITY OF DALLAS 10 VOL. 2258, PG. 496, D.R.D.C.T. 50.00'	TOP OF LID ELEV =491.77 FLOW IN=488.07	SIGN\()	THE STATE OF THE S		0. 12.1. 18. 2. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12.3. 1. 12	38.2' ONE STORY 4' 38.2' 38.2' 38.2' 4' 38.2'	30	MICHAEL MARTINEZ VOL. 99066, PG. 3525 D.R.D.C.T.	JUAN & FELIPA SALAS VOL. 2001011, PG. 7046 D.R.D.C.T.	5.87'
		72.00'		83.0		FLOW OU FLOW OU FLOW OU	LOT 1A, 2/65044,5; 1.022 1.027 1.07 1.07 1.07 1.07 1.07 1.07 1.07 1.0			7	47.00' 114.50	- → D 16	1.00'
		SAFEBUY PROPERTIES INST. NO. 201300178708 D.R.D.C.T.	CITY OF DALLAS VDL 2309, PG. 20, D.R.D.C.T. 100.00'	43.10'		TOP OF LID ELEV.=492.06 FLOW IN=484.66 FLOW OUT=484.56	16" 1A, BLOCK ELM 4,550 SQ.FT. LC 0227 AC. LC 0T 2	PECAN PECAN PECAN PECAN PENTURE, LLC	M.R.D.C.T.) N 43,	57.	ELISIO GARCIA VOL. 96249, PG. 1924 D.R.D.C.T.		OT 13
		172.00'	VOL	(VOL.	ss	A93),0	2744 S	57.50'	ANDRES & VIVIANA \$. ZAV VOL. 76146 PG. 1851 D.R. P.C.T.	ROSS AVENUE ADDITION 161.00' 161.00'	TO 12
			CITY OF DALLAS 2309, PG. 18, D.R.D.C.T.	ROSS AVENUE 80' R.O.W. 190, PG. 90, M.R.D.C.T.)	270,000; STATE PLA ALLAS VOL. 2309, PG. 35 PG. 17 W W W W R.D. & T. W E=2,496,479	24.00'	130.5'	2.C.	*270*00 50 12" ELM- 18" E 18" E 18" E 2/650 VENUE ADDI- 190, PG. 90		RES & \$. ZAVALA 76146, 1851 P.C.T.	19.50 90 161.00'	Г О <u>Т</u>
		SAFEBUY PROPERTIES INST. NO. 201300178707 D.R.D.C.T.	CITY OF DALLAS VOL. 2309, PG. 21, D.R.D.C.T 78.00'			3.00	50 C67		INON 16.40	₹ 	VOL.		
		173.00' 172.00'	VO			- ES	STORE STUCCO 15.4	495.80 GREENVILLE FR PARTINER 2511 CO(A)	ON E S). 	IUELA REDIA 95186, 2656 D.C.T.	161.00'	01 10
	LOT 2	SAFEBUY PROPERTIES INST NO. 201500082816 D.R.D.C.T.	CITY OF DALLAS 2309, PG. 23, D.R.D.C.T. VOL. 100,00'			POST	S 45°34'04"	PG. 4	23.1'	0450.00'	201400108122 201A00108122 D.R.D.C.T. TOP OF LEV = 494.90 FLOW IN=487.50 FLOW OUT=487.40	161.00'	
	LOT 1	ES 316	2309, PG. 24, D.R.D.C. 10.0	POINT OF BEGINNING	M	PK NAIL FOUND CM	LOT 7	TOMAINO PROPERTIES, LP INST. NO. 20070419082 D.R.D.C.T.	-3" FENCE POS FOR REFEREN BEARS N11°21'14"W, 0	50.00'	JOSEFINA JOSEFINA HURTADO VOL. 2000214, PG. 2769 57 D.R.D.C.T. 57.50	INC. INST. NO. 20140010837 D.R.D.C.T. 50.00'	3.50'
	PEAKS SUBUR ADDITION	SAFEBUY PROPERTIES INST. NO. 201500082816 D.R.D.C.T.	CITY OF DALLAS VOL. 2309, PG. 30, D.R.D.C.T. 118.00'	 - 	- N M SS - SS - SS - SS			BY STREET		H E E E			
					SSS 18" STO! 18" N STU 18" N	50.00'	(VOL. 190, F)' R. <u>O.W</u> . PG. 90, M.R.D.C.T.)		<u>CE</u> NTE	:K <u>LINE</u>		
/647 °G. 56 T.	SUBURBAN	η Σ. 11ES 17.	118.00'	CENTERLINE	SS — SS	95.00'	†	SCARSDALE PARTNERS, LTD. INST. NO. 201200158040	95.00'	ַרַ	VOL. 2003235, PG. 101 D.R.D.C.T.	VOL. 190, PG. 90 M.R.D.C.T. 16 APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS	LOT 9 BLOCK 1/650 ROSS AVENUE ADDITION

STATE OF TEXAS SURVEYOR'S STATEMENT

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S CERTIFICATE

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable do and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the 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. (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WHEREAS, M.M. Raskin, Ross Avenue Joint Venture, LLC and Greenville Ross Partners, Ltd., are the owner's of parts of Lots 1, 2, 3, 5 and 6 in Block 2/650, of Ross Avenue Addition, an Addition in the City of Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 190, Page 90, Map Records, Dallas County, Texas, and all of Lot 4A, Block 2/650 of a Replat of Ross Avenue Addition, an Addition to the City of Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 85151, Page 2434, Map Records, Dallas County, Texas, same being conveyed to M.M. Raskin by Deed recorded in Volume 72022, Page 401, Deed Records, Dallas County, Texas, Ross Avenue Joint Venture, LLC, by Deed recorded in Instrument No. 201400326919, Deed Records, Dallas County, Texas, and Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, and Deed Records in Volume 2003019, Page 2511, Deed Records, Dallas County, Texas, And Deed Records in Volume 2003019, Deed Records in

Beginning at a monument set for corner at the East corner of herein described tract and South corner of a tract of land conveyed to Tomaino Properties, LP, by Deed recorded in Instrui 20070419082, Deed Records, Dallas County, Texas, said corner also lying in the Northwest right-of-way line of Ross Avenue (83 foot right-of-way);

for any purposes and shall not be used or or relied upon as a final survey document. (5/11/2015) Preliminary, this document shall not be recorded and shall not be used or viewed

onal Land Surveyor No. 5299

STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, EFORE ME, the undersigned authority, a Notary Public bhnson, known to me to be the person whose name is s le same for the purposes and considerations therein ex

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

Thence South 45 degrees 34 minutes 04 seconds East, along the Southwest line of said Tomaino Properties tract, a distance of 165.00 feet to the POINT OF BEGINNING and containing 44,550 square feet or 1.0277 acre of land.

ce North 44 degrees 27 minutes 44 seconds East, along said South and being the West corner of said Tomaino Properties tract;

Thence North 45 degrees 34 minutes 04 seconds West, along said Northeast right-of-way line of North Peak Street, a distance of 165.00 feet to a monument set for corner at the intersection of said Northeast right-of-way line of North Peak Street and the Southeast line of a 15 foot alley, said corner also being the West corner of herein described tract;

neast line of a 15 foot alley, a distance of 270.00 feet to a monument set for corner at the North corner of herein described

Thence South 44 degrees 27 minutes 44 seconds West, along said Northwest right-of-way line of Ross Avenue, a distance of 270.00 feet to a monument set for corner at the intersection of said Northwest right-of-way line of Ross Avenue and the Northeast right-of-way line of North Peak Street (60 foot right-of-way), said corner also being the South corner of herein described tract;

day of

ADDITION, LOT 1A, BLOCK 2/650, an addition to the City of Dallas, Dallas County, Texas, and do hereby adopt this plat, designating the herein described property as ROSS/PEAK 7-ELEVEN 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 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, 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 ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance for 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.

s of the City of Dalla

GENERAL NOTES:

2) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL. 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM PART OF $5\,\mathrm{LOTS}$ AND ALL OF 1 LOT.

This p

ect to all pla

WITNESS MY HAND THIS

DAY OF

2015

3) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).

4) ACCORDING TO THE F.I.R.M. NO. 48113C0345 J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.

5) BENCHMARK NO. 973 A SQUARE IS CUT ON CONCRETE CURB AT MIDPOINT ON THE NORTHEAST CORNER OF THE INTERSECTION IN FRONT OF THE POWER POLE AT DEERE STREET AND KIRBY STREET NORTHING: 6,981,412.223
EASTING: 2,496,142.560
ELEVATION: 508.697

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day person subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

STATE OF TEXAS COUNTY OF DALLAS

M.M. Raskin, Owr

BENCHMARK NO. 1492 A CITY OF DALLAS BENCH MARK IS ON TOP OF A CONCRETE CURB AT THE POINT OF CURVE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HASKELL AVENUE

NORTHING: 6,977,033.734

EASTING: 2,496,984.396

ELEVATION: 498.202

6) ALL EXISTING STRUCTURES TO BE REMOVED

D.R.D.C.T.
O.P.R.D.C.T.
VOL., PG.
INST. NO.
CM
CRW
SRW
CO
GI
DI
WM
BOL
UV
GM
GW
GW
UE
DE
DE DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOLUME, PAGE
INSTRUMENT NUMBER
CONTROL MONUMENT
IRON ROD MONUMENT
IRON ROD FOUND
CONCRETE RETAINING WALL
STONE RETAINING WALL
STONE RETAINING WALL
CLEANOUT
GRATE INLET
DRAIN INLET
WATER METER
BOLLARD
UTILITY VAULT
GAS METER
GUY WIRE
UTILITY EASEMENT
DRAINAGE EASEMENT
3 INCH METALLIC DISK STAMPED
"RP7-11A & RPLS 5299" SET
3 INCH METALLIC DISK STAMPED
"RP7-11A & RPLS 5299" FOUND
SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Ross Avenue Joint Venture, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

2015

STATE OF TEXAS COUNTY OF DALLAS

WITNESS MY HAND THIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Greenville Ross Partners, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity th stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

STATE OF TEXAS COUNTY OF DALLAS

WITNESS MY HAND THIS

DAY OF

MDF

OWNER M.M. RASKIN 4301 ROSS AVENUE DALLAS, TEXAS 75204

VICINITY MAP -

NOT

OT

SCALE

SITE

OWNER
ROSS AVENUE JOINT VENTURE, LLC
5498 LA SIERRA DRIVE
DALLAS, TEXAS 75231

OWNER
GREENVILLE ROSS PARTNERS, LTD.
5498 LA SIERRA DRIVE
DALLAS, TEXAS 75231
attn: MITCHELL RASANSKY



10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300

















PRELIMINARY REPLAT

ROSS/PEAK 7-ELEVEN ADDITION
LOT 1A, BLOCK 2/650

A REPLAT OF PART OF LOTS 1, 2, 3, 5 & 6 IN
BLOCK 2/650 OF
ROSS AVENUE ADDITION AND
ALL OF LOT 4A IN BLOCK 2/650 OF
REPLAT OF ROSS AVENUE ADDITION
IN THE JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-209

DATE: 06/10/2015 / JOB # 1500526-2 / SCALE= 1" = 40' / DRAWN: CHRIS