



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Max Alley Investments, LLC, are the sole owners of that certain lot, tract or parcel of land hereinafter described, to-wit: the certain lot, tract or parcel of land described in and to the same tract of land described in deed to Max Alley Investments, LLC, recorded in Instrument No. 20170126629, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an "X" set at the intersection of the North line of Overton Road, a variable width with a yellow plastic cap stamped "R.P.S. 5310" set for corner; a distance of 63.41' to a yellow plastic cap corner of a transitional right-of-way;

Thence North 45°12'25" West, a distance of 63.41' to an 1/2" iron rod with a yellow plastic cap stamped "R.P.S. 5310" set for corner; in the said East line of S. Beckley Avenue, at the Northerly corner of said transitional right-of-way;

Thence North, along said East line, a distance of 274.19' to a 5/8" iron rod found in the South line of the Dallas Power & Light Company, a 100' wide right-of-way;

Thence South 89°51'40" East, along the South line of said Dallas Power & Light Company, a distance of 218.00' to a 1/2" iron rod with a yellow plastic cap stamped "R.P.S. 5310" set for corner;

Thence South 00°24'48" East, passing through said Max Alley tract, a distance of 188' to a 1/2" iron rod with a yellow plastic cap stamped "R.P.S. 5310" set for corner;

Thence South 89°51'40" West, passing through said Max Alley tract, a distance of 17.00' to a 1/2" iron rod with a yellow plastic cap stamped "R.P.S. 5310" set for corner;

Thence South 00°24'48" East, passing through said Max Alley tract, a distance of 129.08' to a 1/2" iron rod with a yellow plastic cap stamped "R.P.S. 5310" set for corner;

Thence South 89°51'40" West, along said North line, a distance of 158.29' to the PLACE OF BEGINNING and containing 66,510 square feet or 1.527 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 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 (f) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2017.

PRELIMINARY RELEASED 02-02-2017 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Max Alley Investments, LLC, by and through its duly authorized representative do hereby adopt this plat, designating the herein described property as LOT 1, BLOCK L/5997 FAMILY DOLLAR OVERTON ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets, alleys, and floodway management areas as shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The maintenance of paving on the utility and fire line easements for each particular use, the maintenance of grading on the utility and fire line easements, the maintenance of utility easements, the maintenance of overhead power lines, and 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 repairing all or parts of its respective systems without the necessity of any easements or other improvements or growths. The maintenance of the easements shall be the responsibility of the utility or other public utility using or desiring to use same, 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.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

By: _____

Owner Name: _____
Title: _____

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 _____ 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
My commission expires: _____

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
FAMILY DOLLAR OVERTON ADDITION
LOT 1, CITY BLOCK L/5997
BEING 1.527 ACRES OUT OF CITY BLOCK L/5997
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S. _____

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174400
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Max Alley Investments, LLC
- 3930 Galleria Oaks, Texas 75503 -
- P.O. Box 3379, Tarrant County, Texas 75503 -

LEGEND	NOTES
D.R.D.C.T. M.R.D.C.T. O.P.R.D.C.T.	1) Lot to lot drainage will not be allowed without Engineering Section approval.
C.M. V.M. P.G. INST. NO. INST. NO. SET DISK	2) Any structure new or existing may not extend across new property lines.
	3) The purpose of this plat is to create a platted lot from unplatted land.
	4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD 83).
	5) Basis of bearing determined by the deed recorded in Dallas County, Texas.
	6) All structures and parking areas to be demolished upon approval of plat.

Drawn By: 17-0555 | Drawn By: 414 | Date: 05-29-2017 | Reviewed: _____
"A professional company operating in your best interest"