



VICINITY MAP - NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Tabak Homes, LLC, is the sole owner of a tract of land situated in the John Grigsby League Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and being part of Lot 2, City of Dallas Block 6813 as conveyed in General Warranty Deed with Vendor's Lien to Tabak Homes, LLC recorded in Instrument No. 201500052189, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch from rod found at the North corner of herein described tract at the intersection of the Southwest right-of-way line of Exposition Avenue (80 foot right-of-way) and the Southeast line of a 16 foot alley;

Thence South 73 degrees 32 minutes 32 seconds East, along said Southwest right-of-way line of Exposition Avenue, a distance of 92.00 feet to a 1/2 inch from rod found at the East corner of herein described tract at the intersection of said Southwest right-of-way line of Exposition Avenue and the Northwest line of a 16 foot alley;

Thence South 16 degrees 27 minutes 28 seconds West, along said Northwest line of a 16 foot alley, a distance of 95.00 feet to a 1/2 inch from rod found at the East corner of Lot 2D, Block 6813 of East Side Lots Addition, an Addition to the City of Dallas, according to the map or plat thereof recorded in Instrument No. 200600177522, Official Public Records, Dallas County, Texas;

Thence North 73 degrees 32 minutes 32 seconds West, along the Northeast line of said East Side Lots Addition, a distance of 92.00 feet to a 1/2 inch from rod found at North corner of Lot 2A, Block 6813 of said East Side Lots Addition, and lying in said Southeast line of a 16 foot alley;

Thence North 16 degrees 27 minutes 28 seconds East, along said Southeast line of a 16 foot alley, a distance of 95.00 feet to the POINT OF BEGINNING and containing 8,740 square feet or 0.200 acre of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Tabak Homes, LLC, Owner, does hereby adopt this plat, designating the herein described property as **EXPOSITION TOWNHOMES ADDITION**, an 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 roadway management areas shown hereon. 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 and upon 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 the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

Robert Tabak
Owner, Tabak Homes, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert Tabak, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Signature _____

LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SO.FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- SSMH SANITARY SEWER MANHOLE
- G GAS LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- STM STORM SEWER LINE
- POB POINT OF BEGINNING
- LP LIGHT POLE

OWNER
TABAK HOMES, LLC
7607 CURRINI DRIVE
DALLAS, TEXAS 75230

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2015.

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. (08/10/2015)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Signature _____

GENERAL NOTES:

- 1) Bearings shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 2) The reason for this plat is to create 4 lots.
- 3) Lot-to-lot drainage will not be allowed without engineering section approval.
- 4) Coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) No structures on site.
- 6) BENCHMARK: City of Dallas Benchmark #1541 (48-1-1)
A square is cut on radii, Southwest corner of Wall Street and Taylor Street.
Northing: 6,971,722.791
Easting: 2,497,319.761
Elevation: 450.52
- BENCHMARK: City of Dallas Benchmark #1543 (48-K-3)
SWDBM on concrete curb of storm sewer inlet, Southeast corner of intersection of Parry Avenue and Peak Street
Northing: 6,973,083.958
Easting: 2,502,135.288
Elevation: 461.27



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**PRELIMINARY PLAT
EXPOSITION TOWNHOMES
ADDITION**

LOT 2, CITY BLOCK 6813, SITUATED IN THE
JOHN GRIGSBY LEAGUE SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-256