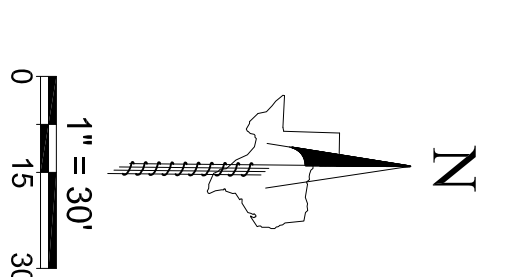
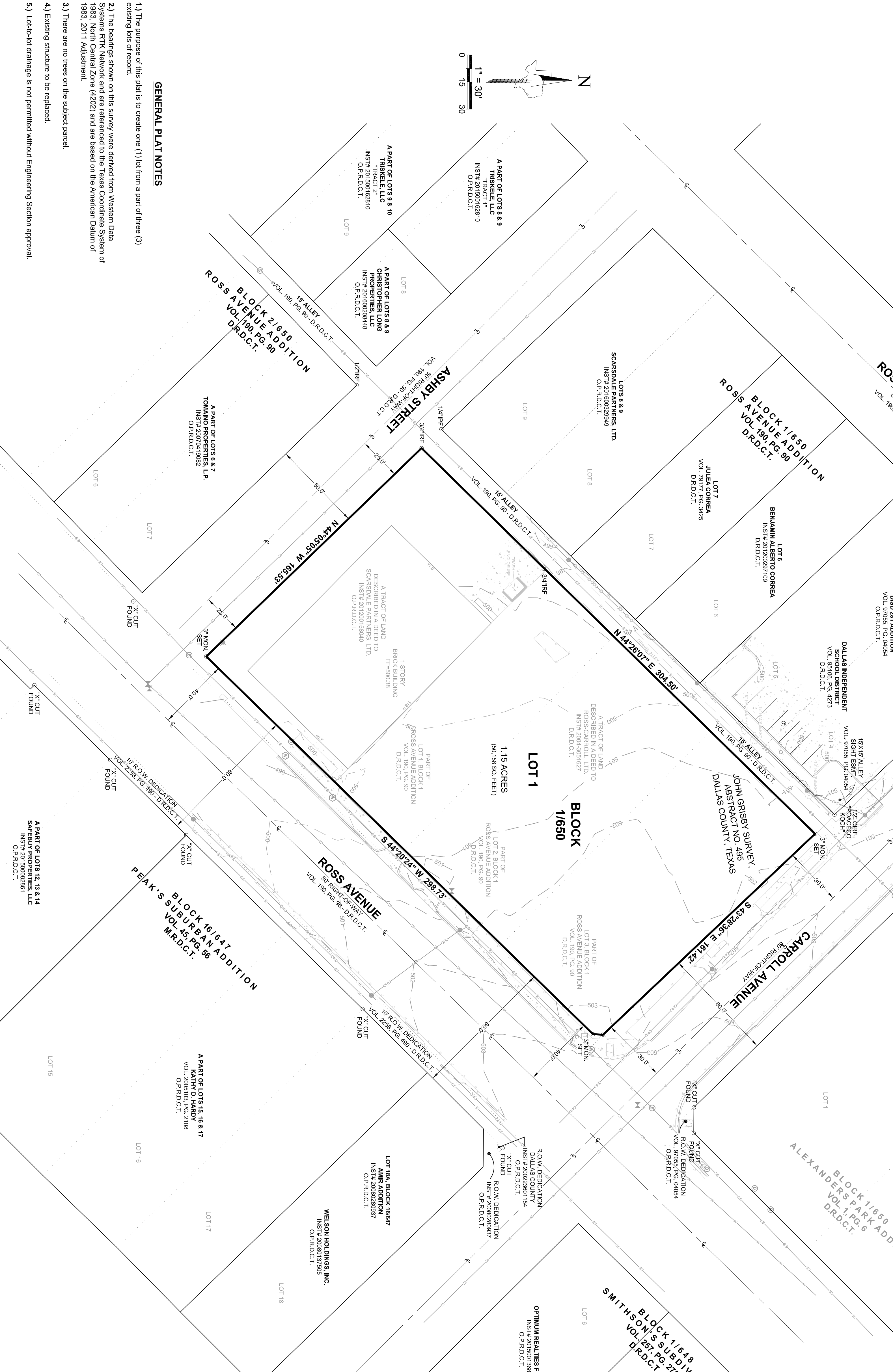
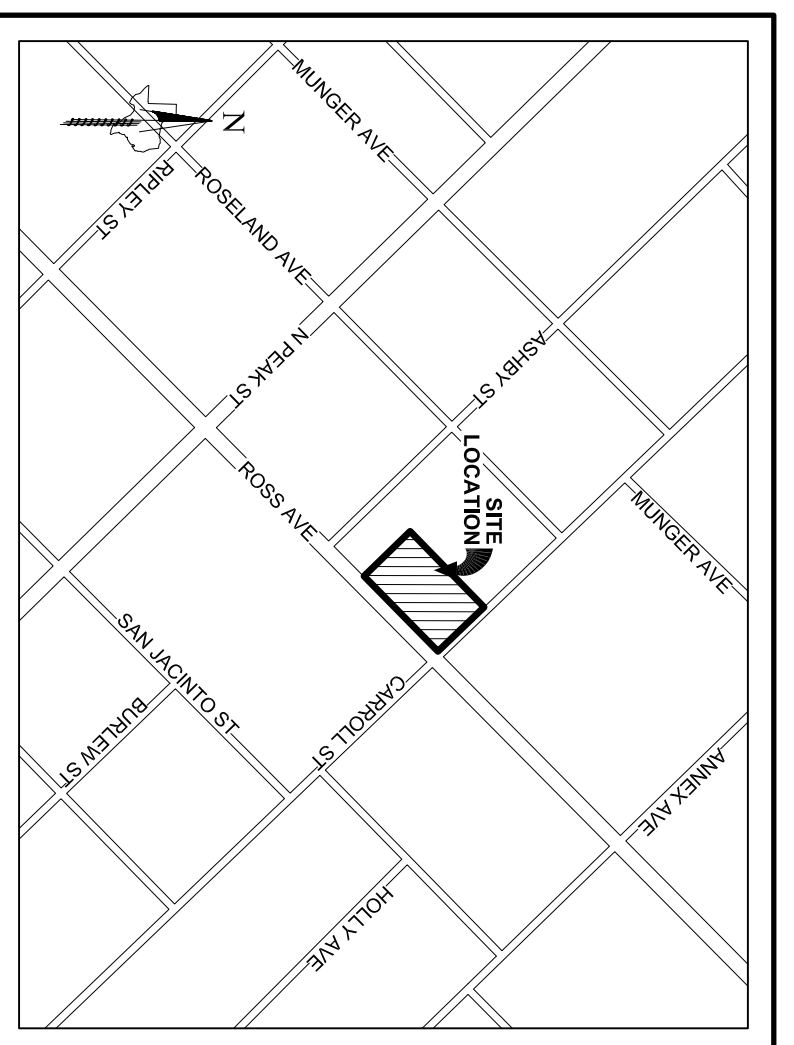


VICINITY MAP
(NOT TO SCALE)



GENERAL PLAT NOTES

- 1) The purpose of this plat is to create one (1) lot from a part of three (3) existing lots of record.
- 2) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 3) There are no trees on the subject parcel.
- 4) Existing structure to be replaced.
- 5) Lot-to-lot drainage is not permitted without Engineering Section approval.

LEGEND

- = GREASE TRAP
- = WATER MANHOLE
- = UTILITY MANHOLE
- = TRAFFIC SIGNAL BOX
- = LIGHT POST
- = POWER POLE
- = TRAFFIC SIGNAL POLE
- = CENTERLINE OF ROAD
- = OVERHEAD UTILITIES
- = WOOD FENCE
- = STORM DRAIN LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = CONCRETE

SURVEYOR

EAGLE SURVEYING, LLC
JOHN COX
210 SOUTH ELM STREET
DENTON, TX 76201
940.222.3009

ENGINEER

TECHNIP
KARIN DODGELAH
SUITE 100
HOUSTON, TX 77079
281.870.1111

OWNERS

ROSS-CARROLL, LTD.
7995 FBI FREEWAY
SUITE 250
DALLAS, TX 75291-1249
972.240.5223 X: 107

SCARSDALE PARTNERS
3102 MADE AVENUE
SUITE 300
DALLAS, TX 75014-282
972.240.5223 X: 107

JOB #: 17-02-32 PP
DATE: 8/10/2017
DRAWN BY: JDC

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ROSS-CARROLL, LTD. & SCARSDALE PARTNERS, LTD., acting by and through its duly authorized agent, is the owner of a 1.15 acre tract of land situated in the John Grisby Survey, Assessor Number 495, Dallas County, Texas, said tract being a part of the Block 1/650 Addition, Volume 190, Page 99, D.R.D.C.T., and the Block 16/647 Addition, Volume 169, Page 56, D.R.D.C.T., and the Block 16/648 Addition, Volume 169, Page 57, D.R.D.C.T., and being 1.15 acres situated in the Dead Record of Dallas County, Texas, and being described in Special Warranty Deed from Avelia, Inc. to Ross-Carroll Ltd., according to the deed thereof recorded in Volume 2004-175, Page 8093 of the Dead Records of Dallas County, Texas, and being described in Special Warranty Deed from Yessena Sanchez and Jaime Huessala to Scarsdale Partners, Ltd. according to the deed thereof recorded in Instrument Number 201200158040 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for the West corner of said Lot 1 and being in the southerly right-of-way of a 15' alley in Block 1/650 of said Ross Avenue Addition and being in the northeasterly right-of-way line of Ashby Street (50' R.O.W.);

Thence North 44°35'57" East with the southerly right-of-way line of said 15' alley passing at a distance of 96.01 feet, a 3/4" iron rod found, continuing along said course in all for a total distance of 304.50 feet to a 3" aluminum monument stampered "Ross Carroll Addition, Eagle Surveying" set for the north corner of the herein described tract; said point lies in the north intersection of said Ross Avenue and an aforementioned Ashby Street;

Thence South 44°20'24" West with the northerly right-of-way line of said Ross Avenue for a distance of 298.73 feet to a 3" aluminum monument stampered "Ross Carroll Addition, Eagle Surveying" set for the South corner of the herein described tract; said point lies in the north intersection of said Ross Avenue and an aforementioned Ashby Street;

Thence North 44°05'05" West with the northerly right-of-way line of said Ashby Street for a distance of 165.53 feet to the **POINT OF BEGINNING** and there terminating, enclosing 1.15 acres of land or 50,158 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROSS-CARROLL, LTD. & SCARSDALE PARTNERS, LTD., acting by and through its duly authorized agent does hereby adopt this plat, dedicating the herein described property as **ROSS CARROLL ADDITION, LOT 1, BLOCK 1/650**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use (over any streets and alleys shown hereon, the easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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, shrubs, or other improvements or growths which in any way may obstruct or interfere with the construction, reconstruction, reconstruction or maintenance of any public utility, and the right of ingress and egress to or from any such utility, and the right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, 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 assessments 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 palling ordinances, rules, regulations, and resolutions of the City of Dallas.

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

OWNER: ROSS-CARROLL, LTD.

BY: _____
Authorized Agent
STATE OF TEXAS §
COUNTY OF _____ §

OWNER: SCARSDALE PARTNERS, LTD.

BY: _____
Authorized Agent
STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
this ___ day of _____, 2017.

Notary Public in and for the State of Texas

Before me, the undersigned authority, 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 they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
this ___ day of _____, 2017.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

I, ERNEST WOOSTER, 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 State of 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 nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51a-6.17 (a)(b)(c) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ___ day of _____, 2017.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Ernest Wooster, R.P.L.S. # 6509
CITY PLAN FILE NUMBER 5167-269

PRELIMINARY PLAT
ROSS CARROLL ADDITION
LOT 1, BLOCK 1/650

REPLAT OF A PART OF LOTS 1 - 3,
BLOCK 1/650, ROSS AVENUE ADDITION,
VOLUME 190, PAGE 99, D.R.D.C.T.,
AND BEING 1.15 ACRES SITUATED IN THE
JOHN GRISBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS