

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

**SR VICKERY ADDITION**  
**Block 10/1928**  
**21.312 sq.ft.**  
**0.489 acres**

WHEREAS, Subdivisions Realty 2, LLC and Johnathon Metz and Katherine Metz, a married couple are the owners of two tracts of land situated in the Jacob Hart Survey, Abstract No. 578, City of Dallas, Dallas County, Texas, and being all of Lots 5 and 6 and a part of a 15 foot alley in Block 10/1928, Vickery Place, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 318, Map Records, Dallas County, Texas, and Lot 5, Block 10/1928 being conveyed to Subdivisions Realty 2, LLC by General Warranty Deed with Vendor's lien recorded in Instrument No. 201400043231, Official Public Records, Dallas County, Texas, and a the remainder of Lot 6, Block 10/1928 being conveyed to Subdivisions Realty 2, LLC by General Warranty Deed with Vendor's lien recorded in Instrument No. 201300179306 Official Public Records, Dallas County, Texas, and 50 feet of Lot 6, Block 10/1928 being conveyed to Johnathon Metz and Katherine Metz, a married couple by Warranty Deed recorded in Instrument No. 201500164754, Official Public Records, Dallas County, Texas, and the 15 foot alley being conveyed to Subdivisions Realty 2, LLC by deed recorded in Instrument No. \_\_\_\_\_ Official Public Records, Dallas County, Texas, and referenced in Dallas City Ordinance No. \_\_\_\_\_ and being more particularly described by metes and bounds as follows:

Beginning of a 3/8 inch iron rod found for corner, and being the Northeast corner of Lot 4, Block 10/1928, of said Vickery Place, and being in the South line of Vickery Boulevard (a 50 foot right-of-way);

Thence East, along the South line of said Vickery Boulevard, a distance of 125.00 feet to a 1/2 inch iron rod found for corner, and being the Northwest corner of Lot 7, Block 10/1928, of said Vickery Place;

Thence South 00 Degrees 26 Minutes 30 Seconds West, along the West line of said Lot 7, Block 10/1928, of said Vickery Place, a distance of 170.50 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of Lot 7, Block 10/1928, of said Vickery Place, and being in the North line of a 15 foot alley;

Thence West, along the North line of said 15 foot alley, a distance of 125.00 feet to a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 4, Block 10/1928, of said Vickery Place;

Thence North 00 Degrees 26 Minutes 30 Seconds East, along the East line of Lot 4, Block 10/1928, of said Vickery Place, a distance of 170.50 feet to the Point of Beginning and containing 21.312 square feet or 0.489 acres of land.

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Subdivisions Realty 2, LLC, acting by and through its duly authorized officer, Josh LaCombe, President, does hereby adopt this plat, designating the herein described property as **SR VICKERY 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 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 buildings, 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 of 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 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; Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_

Josh LaCombe, President,  
Subdivisions Realty 2, LLC

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh LaCombe 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documentation and data 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 thereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(5)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

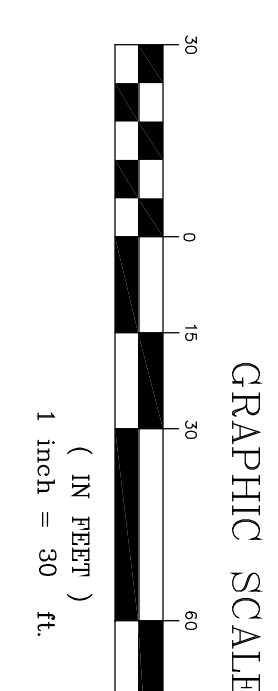
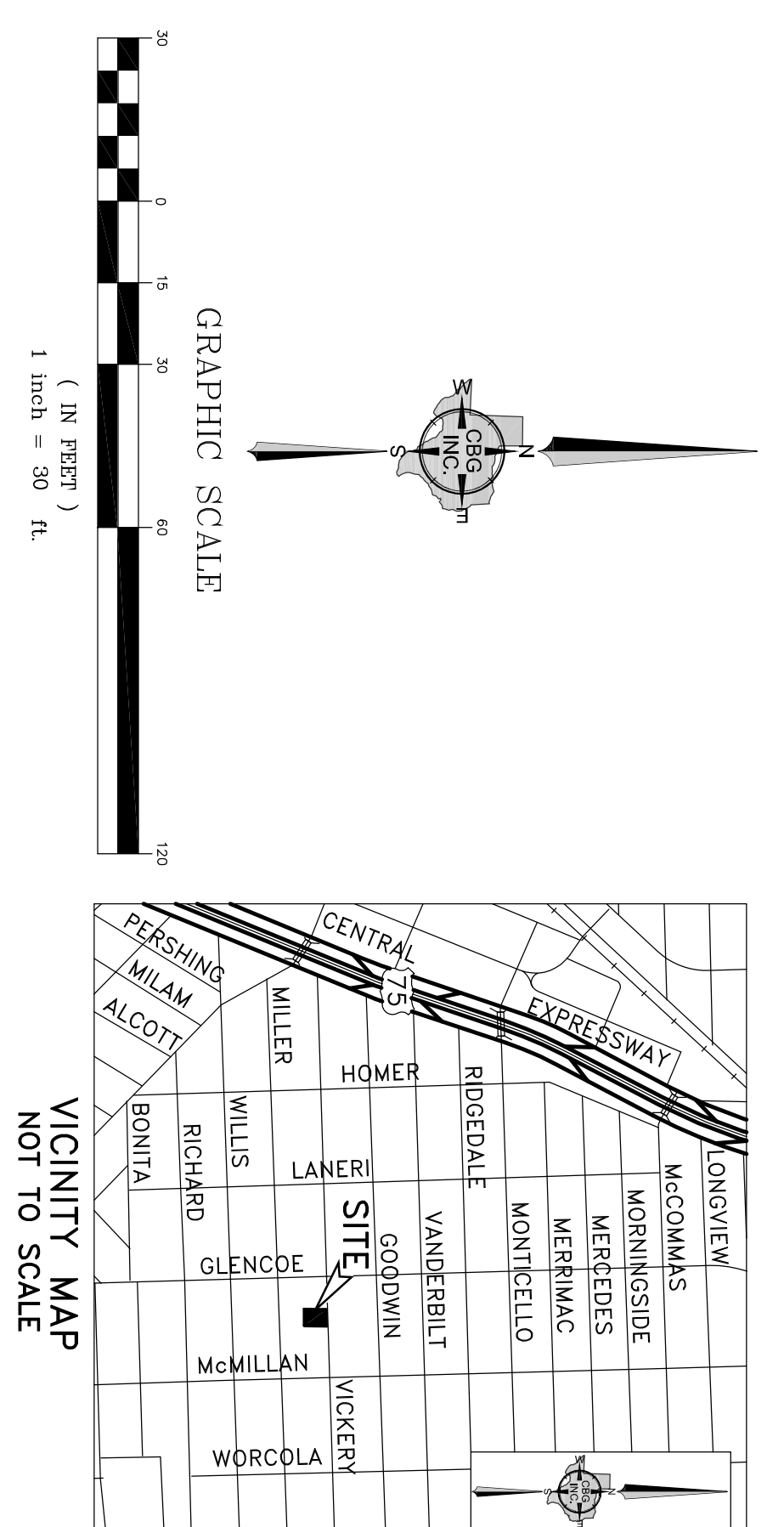
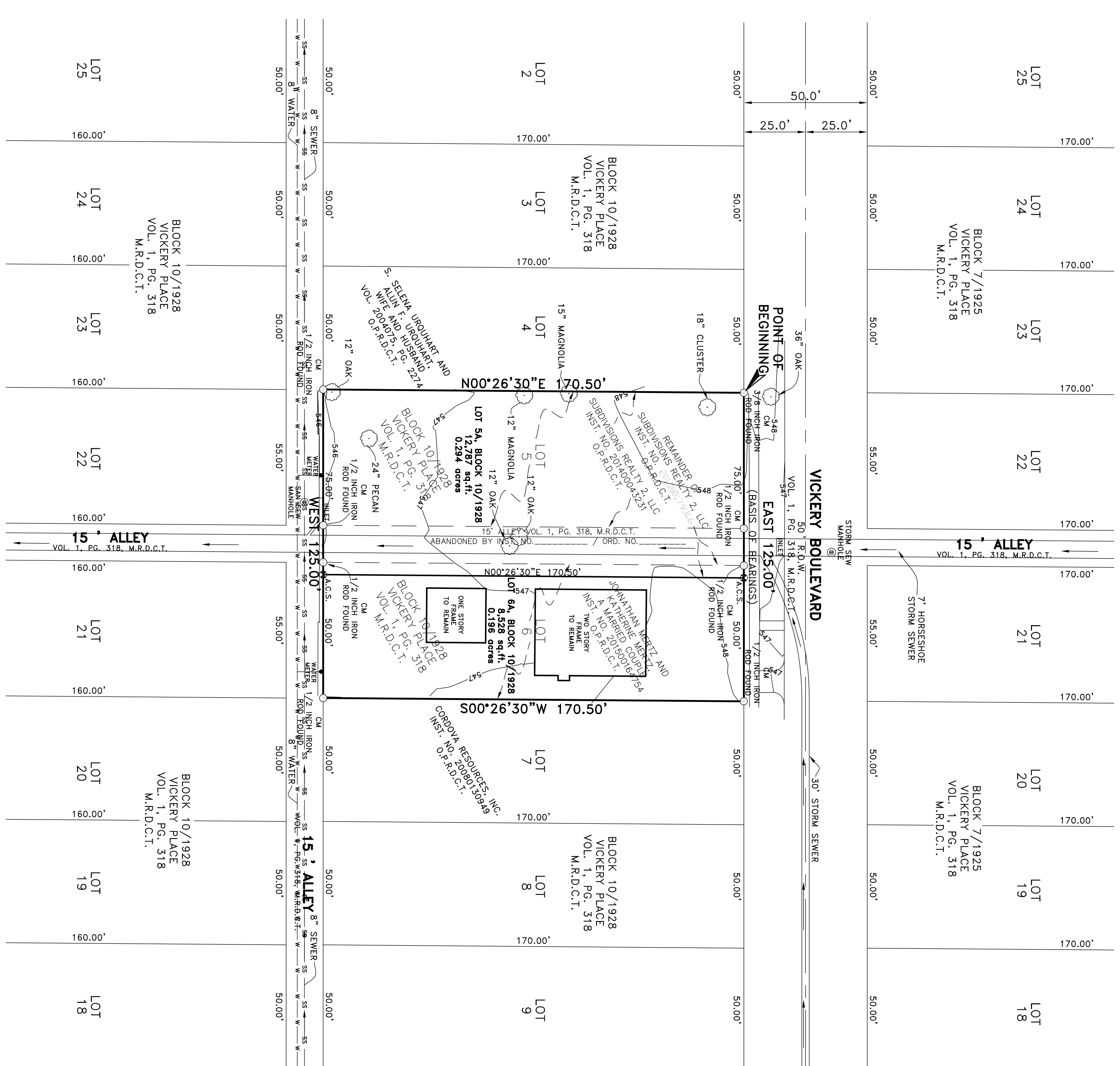
RELEASED 10/16/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas



**GENERAL NOTES**  
1) BASIS OF BEARINGS IS THE SOUTH LINE OF VICKERY BOULEVARD AS SHOWN ON VICKERY PLACE PER PLAT RECORDED IN VOLUME 1, PAGE 318, MAP RECORDS, DALLAS COUNTY, TEXAS. (EAST)  
2) THE PURPOSE OF THIS PLAT IS TO ABANDON THE 15 FOOT ALLEY BETWEEN LOTS 5 AND 6, BLOCK 10/1928 OF VICKERY PLACE AND RECREATE 2 LOTS.  
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
6) BENCHMARK IS A SQUARE IS CUT ON THE NORTHWEST CORNER OF VICKERY BOULEVARD AND MCMILLAN AVENUE ON BACK OF CURB ON WHEEL CHAIR RAMPS. (ELEV.=594.51')

**LEGEND**  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
C.M. = CONTROLLING MONUMENT  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
R.O.W. = RIGHT-OF-WAY  
A.C.S. = 3" ALUMINUM DISK STAMPED "E" AND PLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

**OWNER: SUBDIVISIONS REALTY 2, LLC**  
P.O. BOX 720667  
DALLAS, TX 75372  
P 2148271431

**PRELIMINARY PLAT**  
**SR VICKERY ADDITION**  
LOTS 5A AND 6A, BLOCK 10/1928  
21,312 SQ.FT. / 0.489 ACRES  
BEING A REPLAT OF LOTS 5 AND 6 AND A 15 FOOT ALLEY ABANDONMENT,  
BLOCK 10/1928, VICKERY PLACE  
JACOBE SURVEY, DALLAS COUNTY, TEXAS  
CITY OF DALLAS, TEXAS PLAT NO. 5156-055  
CITY PLAN FILE NO. S156-055

**CBG Surveying, Inc.**  
PLANNING / SURVEYING  
12025 Shiloh Road, Suite 230, Dallas, Texas 75228  
Phone No. 214.688.0000  
Fax No. 214.688.0000  
www.cbgpl.com

SCALE: 1"=30' / DATE: OCTOBER 16, 2015 / JOB NO. 1403150 / DRAWN BY: BR