

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS EDAL, LTD., a Texas Limited Partnership is the owner of a tract of land situated in the 1/2 City of Dallas, Texas, being all of Lots 4 and 5 and a portion of Lot 6 in Block D/682, Munger Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 138 Map Records, Dallas County, Texas, some being conveyed to EDAL, LTD, a Texas Limited Partnership, by Special Warranty Deed with Vendor's Lien recorded in Volume 2001089, Page 1058, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING 1/2 inch from pipe found for corner, said corner being in the Northwest line of Gaston Avenue (70 foot right-of-way) and being the East corner of that tract of land conveyed to Karndiz Khadivi, by deed recorded in Volume 94030, Page 3233, Deed Records, Dallas County, Texas;  
THENCE North 44 degrees 38 minutes 12 seconds West, along the Northeast line of said Lot 3, a distance of 241.34 feet to a 1/2 inch from rod found for corner, said corner being in the Southeast line of a 40 foot alley;  
THENCE North 44 degrees 57 minutes 53 seconds East, along the Southeast line of said 40 foot alley, a distance of 205.29 feet to an "X" found for corner, said corner being the West corner of a tract of land conveyed to WMI Peachtree, LLC, by deed recorded in Instrument No. 201300053507, of the Official Public Records of Dallas County, Texas;

THENCE South 44 degrees 34 minutes 25 seconds East, along the Southwest line of said WMI Peachtree tract, a distance of 241.47 feet to an "X" found in concrete for corner, said corner being in the Northwest line of said Gaston Avenue;

THENCE South 45 degrees 00 minutes 00 seconds West, along the Northwest line of said Gaston Avenue, a distance of 205.00 feet to the POINT OF BEGINNING and containing 49,523 square feet or 1.136 acre tract of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EDAL, LTD., a Texas Limited Partnership, acting by and through its duly authorized officer, David McQuaid, General Partner, does hereby adopt this plat, designating the herein described property as **GA 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and lane easements shall be open to the public, fire and police utility, garbage and rubbish collection utility, and all public and private utilities for both public and private use. The maintenance of paving on these streets, alleys, easements or other property owned, owned, or controlled by the public shall be the responsibility of the public utility or other entity providing the utility. The public utility shall be responsible for the maintenance of the public utility, including the installation, repair, and replacement of the public utility. The public utility shall have the right to remove and keep removed all or parts of any building, fence, 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 of 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 installation and maintenance of the systems. Additional easement area is also conveyed for 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 pitting 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ day of \_\_\_\_\_, 2015.

David McQuaid, General Partner,  
EDAL, LTD., a Texas Limited Partnership

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David McQuaid 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 \_\_\_\_\_, 2015.

Notary Public in and for Dallas County, 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, 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-8.6(17) (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

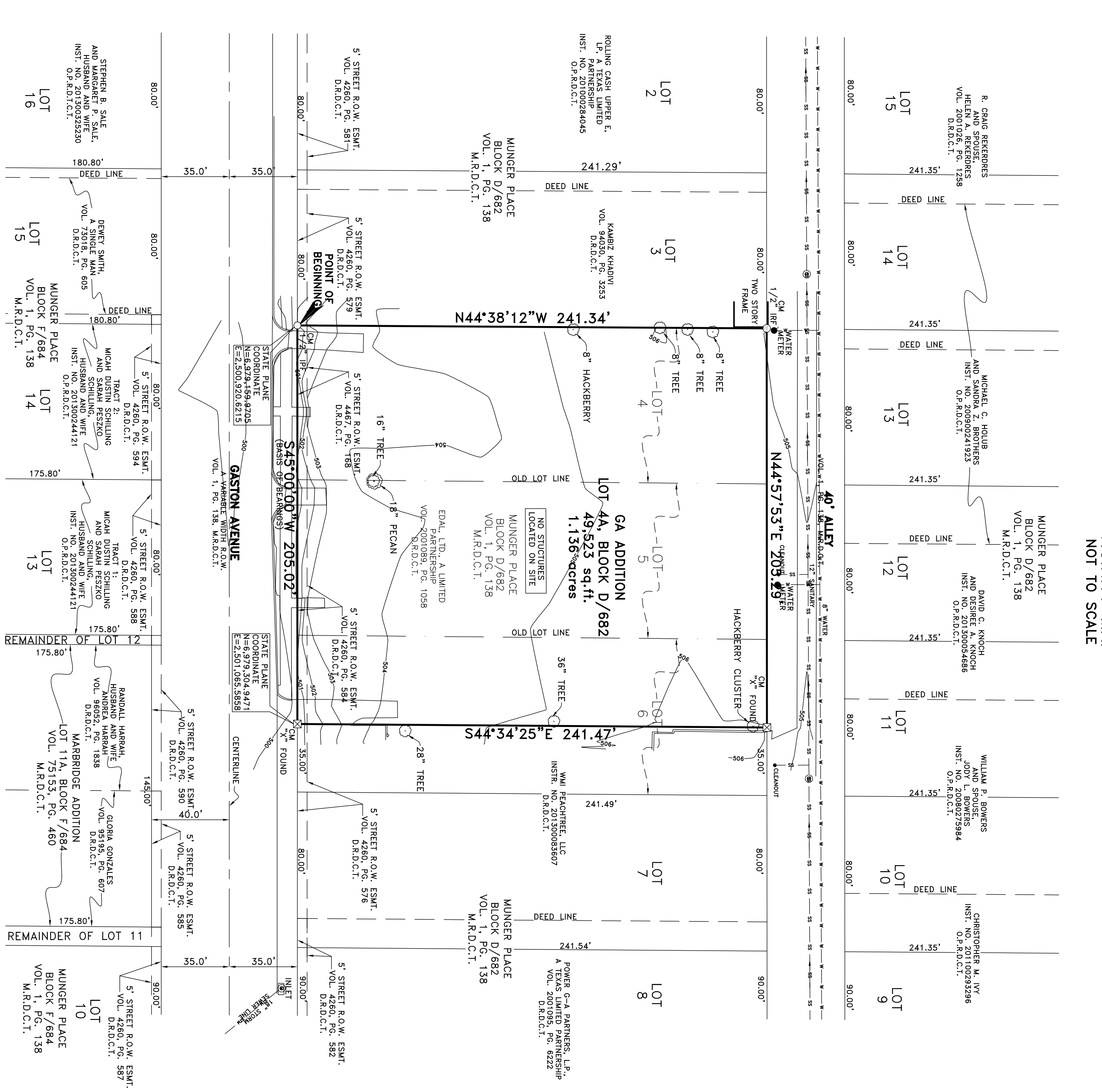
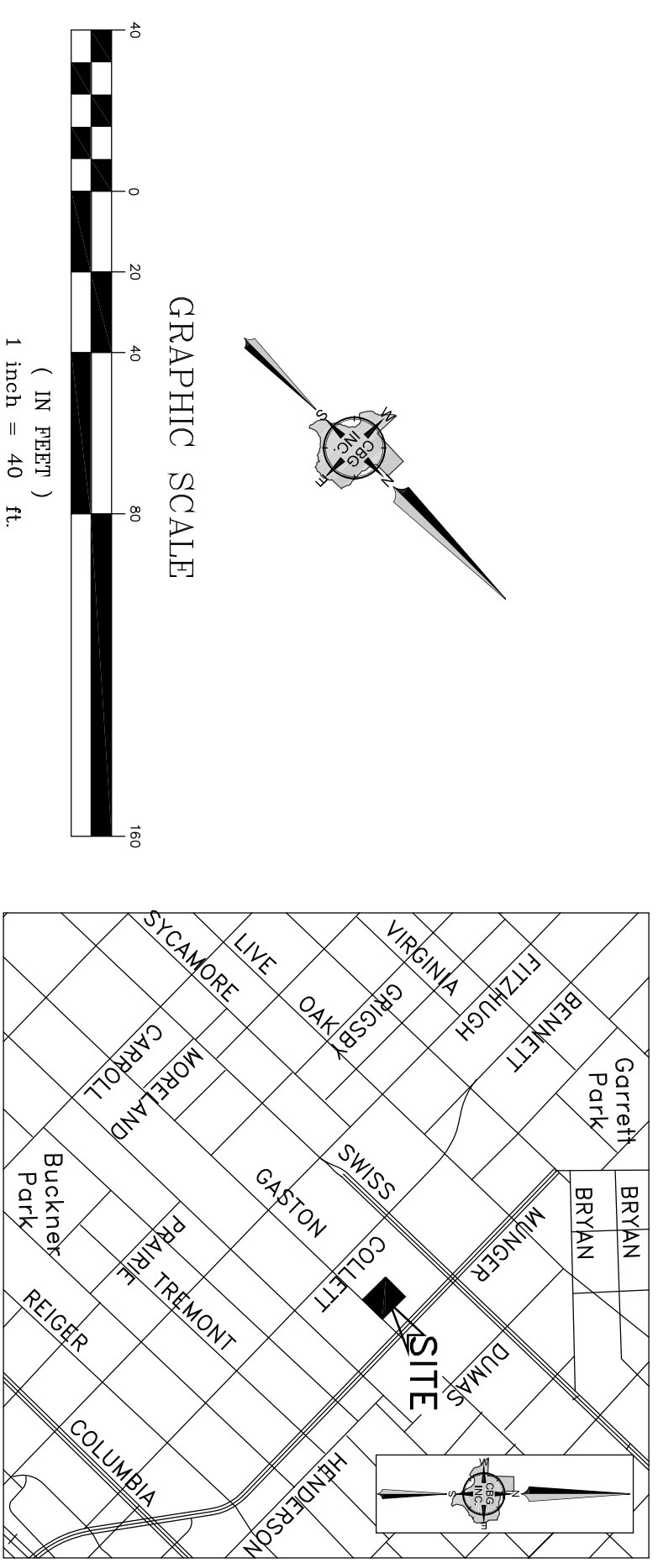
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
RELEASED FOR REVIEW 11/18/2015. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas



LEGEND

- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- "X" = "X" FOUND IN CONCRETE
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- 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

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHWEST LINE OF GASTON AVENUE PER PLAT RECORDED IN VOLUME 1, PAGE 138, MAP RECORDS, DALLAS COUNTY, TEXAS. (S45°00'00"W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR FUTURE DEVELOPMENT.
- 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 VALUES, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE NO STRUCTURES ON SUBJECT PROPERTY.
- 7) BENCHMARK IS A SQUARE IN THE CENTER STORM SEWER INLET AT SOUTHEAST CORNER OF GROSSBY AVENUE AND STANCORE STREET. (ELEV.=492.034)

OWNER: EDAL, LTD.  
A TEXAS LIMITED PARTNERSHIP  
4144 N. CENTRAL EXPY. STE. 1150  
DALLAS, TX 75204

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PRELIMINARY PLAT  
GA ADDITION  
LOT 4A, BLOCK D/682  
49,523 SQ.FT. / 1.136 ACRES  
BEING A REPLAT OF LOTS 4 AND 5, AND A PART OF  
LOT 6, BLOCK D/682, MUNGER PLACE ADDITION  
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5156-036  
CBG Surveying, Inc.

SCALE: 1"=40' / DATE: NOVEMBER 16, 2015 / JOB NO. 1514285 / DRAWN BY: BM