

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON
 TIMOTHY R. MANKIN DATE _____
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

GENERAL NOTES:

- BEARINGS OF LINES DETERMINED BY THE NORTH LINE OF THE SUBJECT DEED BEING SOUTH 89 DEG. 51 MIN. 40 SEC. EAST, AS RECORDED IN INSTRUMENT NUMBER 201700126629, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE:

STATE OF TEXAS)
 COUNTY OF DALLAS)

Whereas Max Alley Investments, LLC is the owner of a tract of land situated in the John Narboe Survey, Abstract No. 1078, City Block 5997, City of Dallas, Dallas County, Texas, being a portion of that certain property conveyed to Max Alley Investments, LLC, by Deed Without Warranty, recorded under Instrument Number 201700126629, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut found in the south line of said Max tract, same being the southeast corner of Lot 1, Block N/5997, Family Dollar Overton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201800259659, Official Public Records, Dallas County, Texas, same being in the north right-of-way line of Overton Road (variable width right-of-way) (Volume 25, Page 171, Map Records, Dallas County, Texas);

THENCE through the interior of said Max tract and along the easterly line of said Lot 1 as follows:
 North 00 deg. 24 min. 48 sec. West, a distance of 129.08 feet to an "X" cut found for corner;
 North 89 deg. 35 min. 10 sec. East, a distance of 17.00 feet to a 1/2 inch iron rod found for corner;
 North 00 deg. 24 min. 48 sec. West, a distance of 188.00 feet to a mag nail found with washer for the northwest corner of the herein described tract, same being in the north line of said Max tract, same being the northeast corner of said Lot 1, Block N/5997, same being in the south line of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 2011, Page 388, Deed Records, Dallas County, Texas;

THENCE South 89 deg. 51 min. 37 sec. East, along the common line of said Max tract and said Dallas Power tract, a distance of 215.27 feet to a 1/2 inch iron rod found for the northeast corner of said Max tract, same being the northwest corner of Lot 1, Block A/5997, Community Oriented Primary Care Clinic, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90023, Page 3291, Deed Records, Dallas County, Texas;

THENCE South 00 deg. 24 min. 48 sec. East, along the common line of said Max tract and said Lot 1, Block A/5997, a distance of 315.00 feet to a "V" cut found for the southeast corner of said Max tract, same being the southwest corner of said Lot 1, Block A/5997, same being in the north right-of-way line of aforesaid Overton Road;

THENCE South 89 deg. 35 min. 09 sec. West, along the common line of said Max tract and said Overton Road, a distance of 232.26 feet to the POINT OF BEGINNING and containing, 70,224 square feet or 1.612 acres of computed land, more or less.

OWNER'S DEDICATION:

STATE OF TEXAS)
 COUNTY OF DALLAS)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MAX ALLEY INVESTMENTS, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **OVERTON PLAZA 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 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 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 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. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

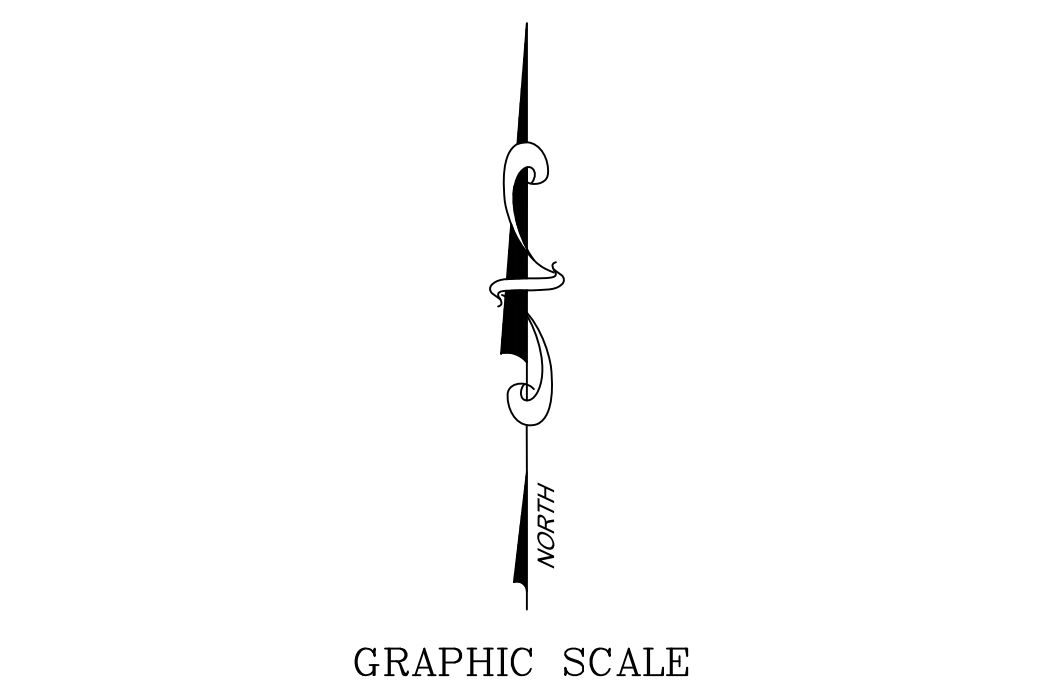
WITNESS MY HAND THIS THE ____ DAY OF _____, 2019.

BY: _____
 JAMES M. HERRINGTON, MANAGER

STATE OF TEXAS:
 COUNTY OF BOWIE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES M. HERRINGTON, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR BOWIE COUNTY



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

LINE TYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 IRF - IRON ROD FOUND
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 1/2" IRF - 1/2 INCH IRON ROD FOUND
 IPF - IRON PIPE FOUND
 FND. - FOUND
 BLDG. - BUILDING

JOB NO.:	18-1016	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	01/10/2019		
FIELD DATE:	11/12/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1
SCALE:	1" = 40'		
FIELD:	G.M.	COMMERCIAL RESIDENTIAL SURVEYING TOPOGRAPHY MORTGAGE	OF
DRAWN:	J.B.W.		
CHECKED:	T.R.M.	tmanikin@peisersurveying.com	FIRM No. 100999-00
		Member Since 1977	