

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TAG REAL ESTATE LLC, do hereby adopt this plat, designating the herein described property as **OAK GROVE 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 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 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 stated.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, our hands at Dallas, Texas, this the _____ day of _____, 2022.

OWNER: TAG REAL ESTATE LLC, a Kansas limited liability partnership

By: Mohammad Azaz
Owner

STATE OF KANSAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Mohammad Azaz**, on behalf of TAG Real Estate LLC, 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 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 _____, 2022.

Notary Public, in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TAG REAL ESTATE LLC, is the owner of a 11,440 square feet or 0.2626 acre tract of land situated in the Robert Ray Survey, Abstract Number 1242, Dallas County, Texas; said tract being all of Lots 7A and 8A, Block 19/1874, of Maggioro Williams Resubdivision, an addition to the City of Dallas recorded in Volume 92227, Page 5202, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract also being all of that certain tract of land described in General Warranty Deed to TAG Real Estate LLC, a Kansas limited liability company, recorded in Instrument Number 202100369121, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING (P.O.B.) at a 3-1/4 inch aluminum disc stamped "URBAN STRUCTURE + SURVEY" found for the common south corner of said TAG Real Estate Tract and said Lot 7A, same being the common west corner of Lot 6B, Block 19/1874 of said Maggioro Williams Resubdivision, and that certain tract of land described in Warranty Deed to AHC Live Oak LP, as recorded in Instrument Number 202000360647, O.P.R.D.C.T., and being in the northwest right-of-way line of Live Oak Street, a 70-foot right-of-way, as shown on the plat of Munger Place Addition, an addition to the City of Dallas recorded in Volume 1, Page 557, of the Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE North 45 degrees 09 minutes 23 seconds West, departing the northwest right-of-way line of said Live Oak Street, with the southwest line of said TAG Real Estate Tract and the common line between said Lots 7A and 6B, a distance of 130.00 feet to an iron rod with yellow cap stamped "DCA" found for the common west corner of said TAG Real Estate Tract and said Lot 7A, same being the common north corner of said Lot 6B and said AHC Live Oak LP Tract, same also being in the southeast line of a 15-foot Alley, as shown on the plat of said Munger Place Addition;

THENCE North 44 degrees 30 minutes 01 second East, with the common line of said TAG Real Estate Tract, aforesaid Lots 7A and 8A, and the southeast line said 15-foot Alley, a distance of 88.00 feet to a 1/2-inch iron rod with orange cap stamped "U.S. PLUS SURVEY" found for the common north corner of said TAG Real Estate Tract and said Lot 8A, same being the common west corner of Lot 9A, Block 19/1874 of aforesaid Maggioro Williams Resubdivision and that certain tract of land described in Warranty Deed to Rosa Dehoyos, recorded in Volume 2004235, Page 86, O.P.R.D.C.T.;

THENCE South 45 degrees 09 minutes 27 seconds East, departing the southeast line of said 15-foot Alley, with the common line between said TAG Real Estate Tract and said Lots 9A and 8A, a distance of 130.00 feet to an X-cut found for the common west corner of said TAG Real Estate Tract and said Lot 8A, same being the common south corner of said Lot 9A and said Dehoyos Tract, and being in the northwest right-of-way line of aforesaid Live Oak Street;

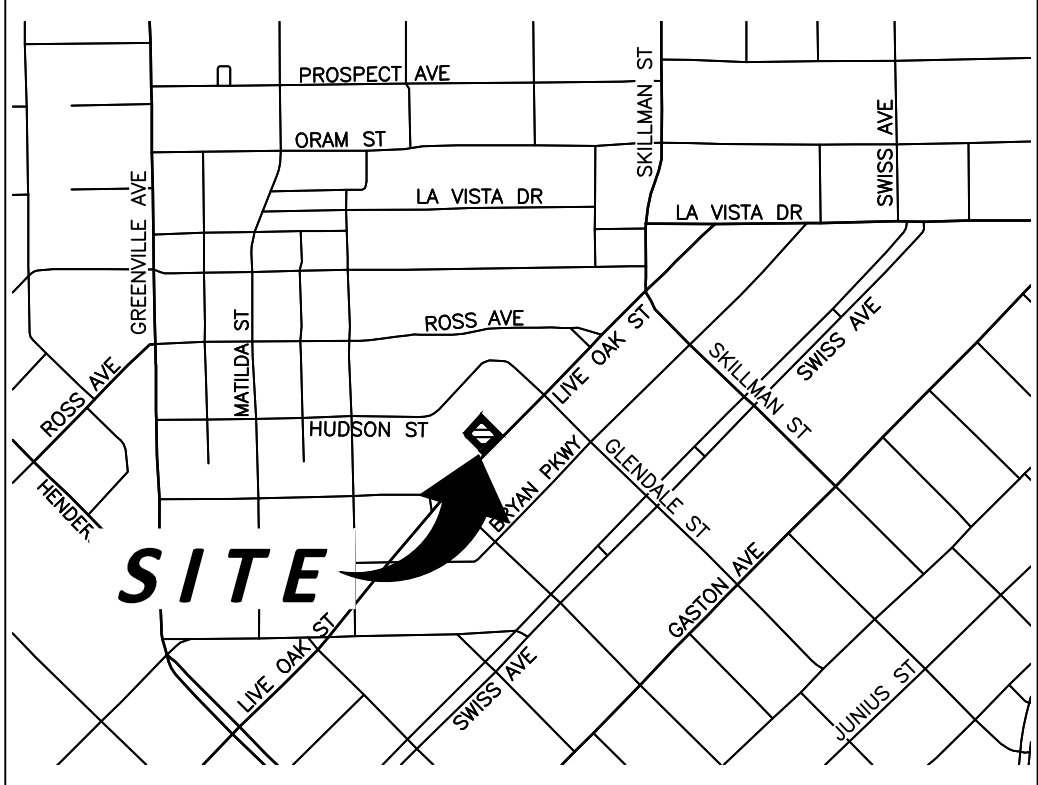
THENCE South 44 degrees 30 minutes 01 seconds West, with the common line between said TAG Real Estate Tract, aforesaid Lots 7A and 8A, and the northwest right-of-way of said Live Oak Street, passing at a distance of 44.00 feet, a 1/2-inch iron rod found, continuing in all a total distance of 88.00 feet to the **POINT OF BEGINNING (P.O.B.)** and containing **11,440 square feet or 0.2626 acres** of land more or less.



8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 - www.urbanstruct.com - 214.295.5775

ENGINEER Urban Structure Douglas Barilleaux, P.E. dbarilleaux@urbanstruct.com Phone: (214) 295-5775	SURVEYOR Urban Structure Dustin Kaiser, R.P.L.S. dkaiser@urbanstruct.com Phone: (214) 295-5775
DEVELOPER Vita Real Estate Group 5433 Westheimer Rd. Suite 410 Houston, Texas 77056 Andy Onder Yaltir Phone: (281) 201-2463 andy@vitarealestategroup.com	OWNERS TAG Real Estate, LLC 15525 Switzer Road Overland Park, Kansas 66221 Mohammad Azaz Phone: (913) 617-3225 mohammad.azaz@gmail.com

VICINITY MAP



LEGEND

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCING
(CM)	= CONTROLLING MONUMENT
()	= RECORD CALL
SQ. FT.	= SQUARE FEET
PG.	= PAGE
ESMT.	= EASEMENT
VOL.	= VOLUME
IRF	= IRON ROD FOUND
ADF	= ALUMINUM DISC FOUND
CO	= CLEANOUT
INST. NO.	= INSTRUMENT NUMBER
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
⊙	= SIGN
⊖	= POWER POLE
⊕	= SANITARY SEWER MANHOLE
⊗	= STORM DRAIN MANHOLE
⊗	= WATER METER
---	= STREET CENTERLINE
OHE	= OVER-HEAD ELECTRIC LINE
SS	= SANITARY SEWER LINE
W	= WATER LINE
⊖	= WROUGHT-IRON FENCE
SD	= STORM DRAIN LINE
▭	= BUILDING FOOTPRINT

GENERAL NOTES

- The purpose of this plat is to create an official lot of record from two existing lots.
- Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- The coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- The Basis of Bearings shown hereon are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Existing buildings are to be demolished.
- Trees exist on the site.

PRELIMINARY EXHIBIT
OAK GROVE TOWNHOMES
LOT 7B, BLOCK 19/1874
0.2626 ACRES / 11,440 SQUARE FEET
ROBERT RAY SURVEY, ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S212-193
ENGINEERING PLAN No. 311T-_____

SURVEYOR'S STATEMENT

I, **Dustin Kaiser**, 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 Engineers and Land Surveyors, 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 _____, 2022.

Dustin Kaiser
Registered Professional Land Surveyor
Texas Registration No. 6918

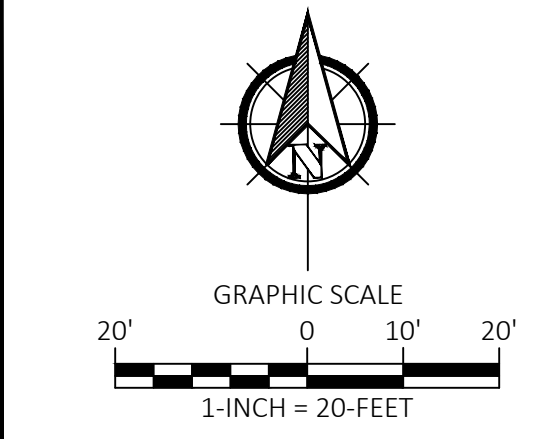
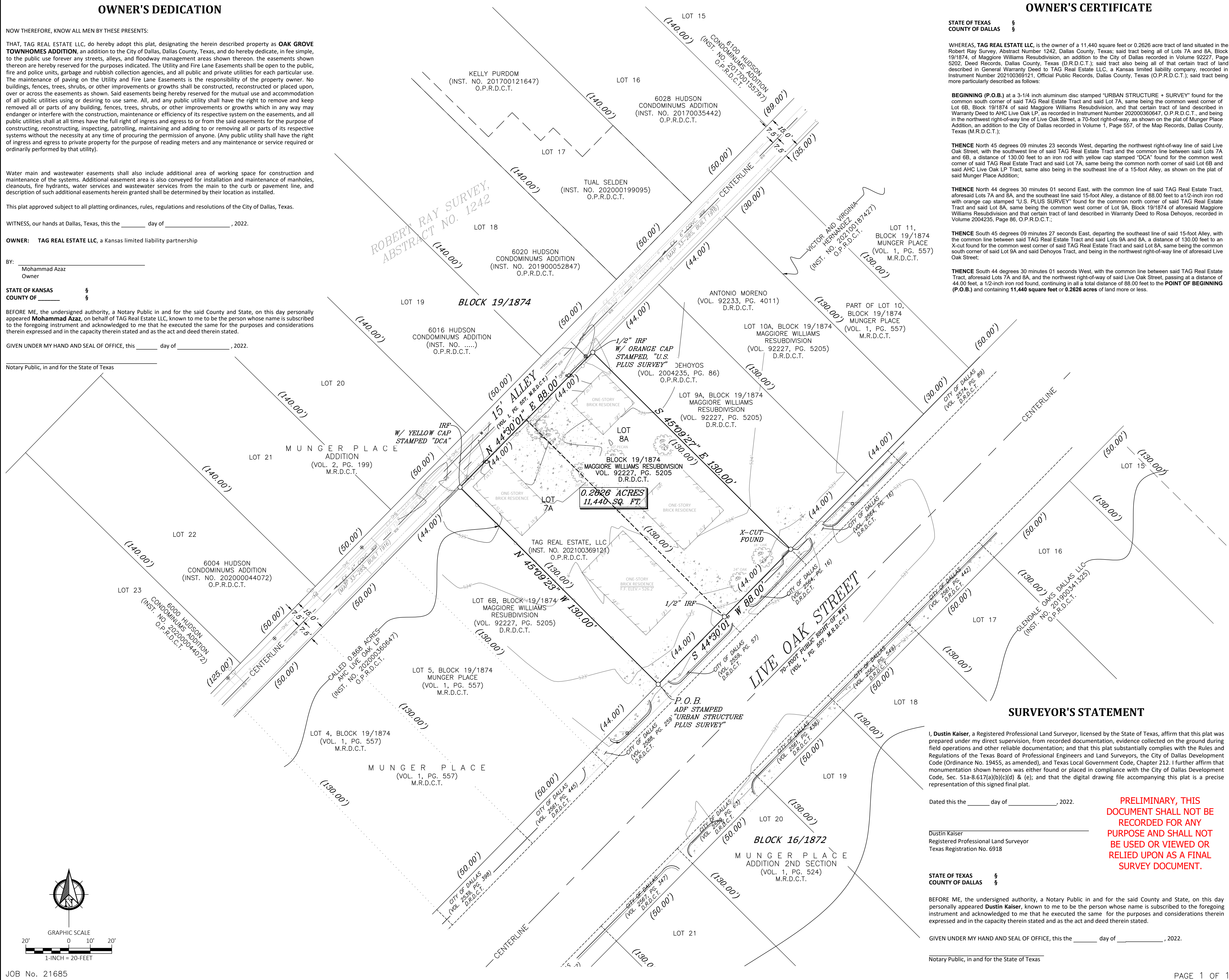
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Dustin Kaiser**, 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 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 the _____ day of _____, 2022.

Notary Public, in and for the State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



JOB No. 21685