

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, ASH & THIRD, LLC. is the owner of a 1.748 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of Lot 1 and all of Lots 2-11, Block 4/812, Exposition Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 106, Page 203, Deed Records, Dallas County, Texas and a 15-foot alley right-of-way in Block 4/812 and a 50-foot street right-of-way for Oak Lane lying between Blocks 4/812 and 8/812 and as dedicated by the map of said Exposition Park Addition and abandoned by City Ordinance No. 23947; said abandoned alley and right-of-way conveyed to American Permanent Ware Company by Quitclaim Deed recorded in Volume 9921, Page 1903, Deed Records, Dallas County, Texas; said 1.748 acre tract being a portion of that tract conveyed to Ash & Third, LLC. by General Warranty Deed recorded in County Clerk's Instrument No. 201800268194, Official Public Records, Dallas County, Texas; said 1.748 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the northeast right-of-way line of Fourth Avenue (60 feet wide) and the southeast right-of-way line of said abandoned Oak Lane (formerly 50 feet wide); said point also being the southwest corner of Lot 1A, Block 8/812, American Home Products Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 80041, Page 1507, Deed Records, Dallas County, Texas;

THENCE, North 73 degrees 00 minutes 00 seconds West, with said northeast right-of-way line, a distance of 418.3 feet to a 1/2-inch iron rod found for corner; said point also being on the northeast right-of-way line of a tract of land conveyed to Dallas Area Rapid Transit Authority by deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE, with the said northeast line of said Dallas Area Rapid Transit Authority tract the following metes and bounds;

North 42 degrees 48 minutes 54 seconds West, a distance of 414.67 feet to a 1/2-inch iron rod found for corner in the common line of said Lot 1 and Lot 2, Block 4/812;

South 17 degrees 06 minutes 45 seconds West, with the southeast line of said Lot 1, Block 4/812, a distance of 22.49 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Lot 1, Block 4/812;

North 42 degrees 48 minutes 54 seconds West, with the southwest line of said Lot 1, Block 4/812, a distance of 812.0 feet to a 1/2-inch iron rod found for corner in the southeast line of R.L. Thornton Freeway (variable width);

THENCE, North 68 degrees 24 minutes 32 seconds East, with said southeast right-of-way line of R.L. Thornton Freeway, a distance of 77.23 feet to a 1/2-inch iron rod found for corner at the intersection of the said southeast right-of-way line of R.L. Thornton Freeway and the southwest right-of-way line of Third Avenue (60 feet wide);

THENCE, South 73 degrees 00 minutes 00 seconds East, with said southwest line of Third Avenue and the northeast line of said Lots 1-8, Block 4/812, passing at a distance of 360.00 feet the intersection of the southwest line of Third Avenue and the northwest line of said abandoned Oak Lane; continuing, in all, a total distance of 410.68 feet the northeast right-of-way line of said abandoned Oak Lane and the northwest corner of said Lot 1A, Block 8/812;

THENCE, South 17 degrees 06 minutes 45 seconds West, leaving said southwest right-of-way line and with the common line of said abandoned Oak Lane and Lot 1A, Block 8/812, a distance of 275.00 feet to the POINT OF BEGINNING;

CONTAINING, 76,148 square feet or 1.748 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Ash & Third, LLC., acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as OAK AND THIRD 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 hereon. The easements 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 building, 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 installed.

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

WITNESS, my hand at Dallas, Texas this the _____ day of _____, 2019.

Ash & Third, LLC.

- Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Ash & Third, LLC, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OAK AND THIRD ADDITION
LOT 1A, BLOCK 4/812

BEING A REPLAT OF
PART OF LOT 1 AND ALL OF LOTS 2-11, BLOCK 4/812

EXPOSITION PARK ADDITION

V. 106, P. 203, D.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS

ALSO BEING A 15' ALLEY RIGHT-OF-WAY &

50' STREET RIGHT-OF-WAY FOR OAK LANE

ABANDONED BY CITY ORDINANCE NO. 23974

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-204

ENGINEERING NO. 311T-XXX

Gonzalez & Schneeberg

engineers & surveyors

2100 Lakeside Boulevard

Suite 200, Richardson, Texas 75082

(972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00

SCALE DATE MAY, 2019 6858-19-03-01 6858pre-plat

OWNER:
Ash & Third, LLC
5707 Everglade Rd.
Dallas, Texas 75227

ENGINEER - SURVEYOR:

Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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)(1)(c)(1) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.

RELEASED 05/09/2019 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

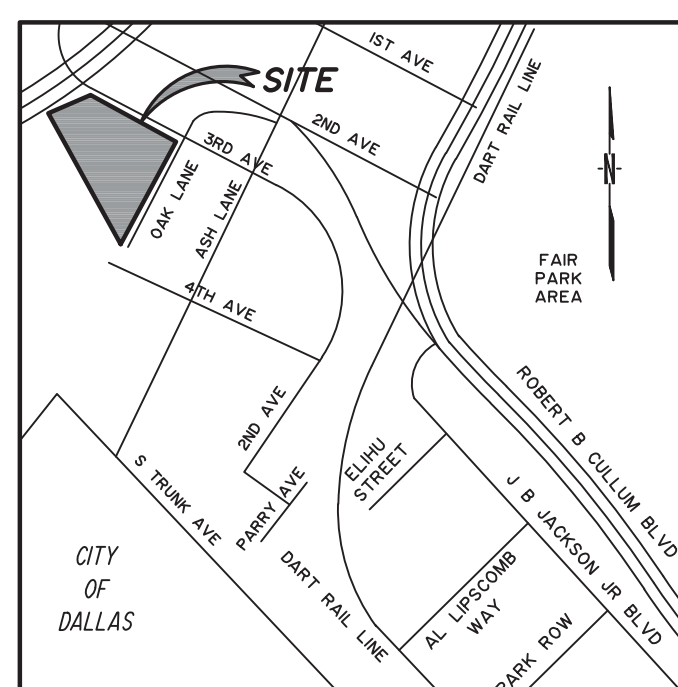
Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- 1. Bearing system for this survey are based upon the southwest right-of-way line of Third Avenue, bearing South 73 degrees 00 minutes 00 seconds West, according to the deed recorded in Instrument No. 201800268194, Official Public Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create one lot.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. No buildings exist on subject property.

- LEGEND
PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
CENTERLINE
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
INST. No. INSTRUMENT NUMBER
V. VOLUME
P. PAGE
CM CONTROLLING MONUMENT
sq.ft. SQUARE FEET
AMS 3 1/4" ALUMINUM MONUMENT STAMPED "HOMES OF OAK LANE, GSES, INC., RPLS 4604"



VICINITY MAP
NTS
MAPSCO NO. 46-N AND P

