

**OWNER'S CERTIFICATE**

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

**TRACT 1:**

**WHEREAS OAK PROPERTIES LLC** is the owner of a 2.661 acre tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, and being all of Lots 1 - 10, Block 4/3144 of Hillside Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 141, Page 94, Map Records, Dallas County, Texas (M.R.D.C.T.), same being all of that tract of land conveyed to Apple Villa South by Warranty Deed recorded in Instrument No. 201700032674, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found at the intersection of the west right-of-way line of Adams Avenue (a 60-foot wide right-of-way) and the north right-of-way line of Eighth Street (a 60-foot wide right-of-way); same being the southeast corner of said Lot 10, Block 4/3144;

**THENCE S 89°21'32" W**, along said north right-of-way line of Eighth Street, a distance of 520.80 feet to a 1/2-inch iron rod found at the intersection of said north line of Eighth Street and the east right-of-way line of Llewellyn Avenue (a 60-foot wide right-of-way); same being the southwest corner of said Lot 1, Block 4/3144;

**THENCE N 01°05'05" W**, along said east right-of-way line of Llewellyn Avenue, a distance of 118.85 feet to a mag nail with washer stamped "BDD" found at the intersection of said east right-of-way line of Llewellyn Avenue and the south right-of-way line of a 20-foot wide alley; same being the northwest corner of said Lot 1, Block 4/3144;

**THENCE N 89°21'32" E**, along said south line of the 20-foot wide alley, a distance of 520.80 feet to a 5/8-inch iron rod found at the intersection of said south line of the 20-foot wide alley and said west right-of-way line of Adams Avenue, same being the northeast corner of said Lot 10, Block 4/3144;

**THENCE S 01°05'05" E**, along said west right-of-way line of Adams Avenue, a distance of 118.85 feet to the **POINT OF BEGINNING** and containing 61,898 square feet or 1.421 acres of land, more or less.

**TRACT 2:**

**WHEREAS OAK PROPERTIES LLC** is the owner of a 2.661 acre tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, and being all of Lots 11 - 19, Block 25/3145, Dallas Land and Loan Company Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 106, Page 230, M.R.D.C.T.; same being all of that tract of land conveyed to Apple Villa South by Warranty Deed recorded in Instrument No. 201700032674, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1-inch iron pipe found in the south right-of-way line of Eighth Street (a 60-foot wide right-of-way) at the northwest corner of said Lot 19 and the northeast corner of Lot 20, Block 25/3145;

**THENCE N 89°21'32" E**, along said south right-of-way line of Eighth Street, a distance of 465.55 feet to a 5/8-inch "BDD" capped iron rod found for corner at the intersection of said south line of Eighth Street and the west line of Adams Avenue (a 60-foot wide right-of-way), same being the northeast corner of said Lot 11, Block 25/3145;

**THENCE S00°26'37"E**, along said west right-of-way line of Adams Avenue, a distance of 116.00 feet to a mag nail with washer stamped "BDD" found for corner at the intersection of said west right-of-way line of Adams Avenue and the north right-of-way line of a 20-foot wide alley right-of-way; same being the southeast corner of said Lot 11, Block 25/3145;

**THENCE S 89°21'32" W**, along said north line of the 20-foot alley, a distance of 465.83 feet to a 1/2-inch iron rod with 3-1/4 inch metal cap stamped "VILLA SOUTH - RPLS 5867" set for corner; same being the southwest corner of said Lot 19 and the southeast corner of said Lot 20, from which a 1-inch iron pipe found for reference bears S 14°35'42" E, a distance of 0.41 feet;

**THENCE N 00°56'42" W**, departing said north line of the 20-foot alley and along the common line of said Lots 19 and 20, a distance of 116.00 feet to the **POINT OF BEGINNING**, containing 54,020 square feet or 1.240 acres of land, more or less.

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 4 LOTS FROM 19 PREVIOUSLY PLATTED LOTS.
5. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
6. ALL LOT CORNERS ARE 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET UNLESS OTHERWISE NOTED.
7. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0480K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **OAK PROPERTIES LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **VILLA SOUTH 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 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: **OAK PROPERTIES LLC**

\_\_\_\_\_  
Norman P. Bjornnes, Jr.

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Norman P. Bjornnes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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 monumetation 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 \_\_\_\_\_, 2019.

**PRELIMINARY**

RELEASED 5/23/2019 FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT.

\_\_\_\_\_  
Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

**PRELIMINARY PLAT  
VILLA SOUTH ADDITION  
LOTS 1A, 2A & 3A, BLOCK 4/3144 &  
LOT 1A, BLOCK 25/3145**

**A REPLAT OF LOTS 1-10, BLOCK 4/3144  
HILLSIDE ADDITION  
AND LOTS 11-19, BLOCK 25/3145  
DALLAS LAND & LOAN COMPANY'S  
SECOND ADDITION TO OAK CLIFF  
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-222**

**SHEET 2 OF 2**

*VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2019-034*

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**OWNER**  
OAK PROPERTIES LLC  
CONTACT: NORMAN P. BJORNNES, JR.  
3550 EAST 46TH STREET, STE. 120  
MINNEAPOLIS, MN 55406  
PH. (612) 874-1102

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**ENGINEER**  
BROCKETTE/DAVIS/DRAKE, INC.  
CONTACT:  
4144 N. CENTRAL EXPWY., STE. 1100  
DALLAS, TX 75204  
PH. (214) 824-7064