

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS :

WHEREAS, MAIN STREET ROSS PARTNERS, LTD., is the owner of a called 0.409 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County Texas, and being all of Lots 8 and 9, Block 3/649 of Ross Avenue Addition, an addition to the city of Dallas, Dallas County, Texas according to the plat recorded in Volume 190, Page 90, Map Records of Dallas County, Texas. And being a tract of land as described in deed to Main Street Ross Partners, LTD., as recorded in Instrument No. 200301902413 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said Lot 9, being the west corner of the intersection of Ross Avenue (80' Right-of-Way) and N. Peak Street (60' Right-of-Way), from said point a PK nail found bears South 46 Degrees 49 Minutes 26 Seconds East, a distance of 79.83 feet to the south Right-of-Way line of said Ross Avenue, also the north corner of Tract 1, described in deed to 7 Eleven, Inc., recorded in Instrument No. 2016-131998, O.P.R.D.C.T.;

THENCE South 44 Degrees 31 Minutes 52 Seconds West, along the southerly line of said Lots 8 and 9, and the northerly line of said Ross Avenue, a distance of 108.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the south corner of said Lot 8, also being the southeast corner of Lot 7, Block 3/649, being a tract of land as described in deed to the Estate of Charles E. Holloway as recorded in Volume 91087, Page 2461 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 45 Degrees 20 Minutes 33 Seconds West, along the westerly line of said Lots 8, and the easterly line of said Lot 7, Block 3/649, a distance of 165.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the southerly line of a 15' alley, from which a 1/2" iron rod found bears South 44 Degrees 31 Minutes 52 Seconds West, a distance of 50.00 feet for the northwest corner of said Lot 7, Block 3/649;

THENCE North 44 Degrees 31 Minutes 52 Seconds East, along the southerly line of said 15' alley and the northerly line of said Lots 8 and 9, a distance of 108.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the southerly line of said N. Peak Street;

THENCE South 45 Degrees 20 Minutes 33 Seconds East, along the southerly line of said N. Peak Street and the northerly line of said Lot 9, a distance of 165.00 feet to a POINT OF BEGINNING and containing 17,820 square feet or 0.409 acres of land more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That MAIN STREET ROSS PARTNERS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as ROSS AVENUE 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 at Dallas, Texas, this the ___ day of ___, 2020.

Main Street Ross Partners, LTD.
a Texas limited partnership

Signature: Mitchell Rasansky

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared 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.

Given under my hand and seal of office, this the ___ day of ___, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Eduardo Martinez, 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.

FOR REVIEW ONLY

Date: ___ day of ___, 2020.

Eduardo Martinez
Texas Registered Professional Land Surveyor No. 5274

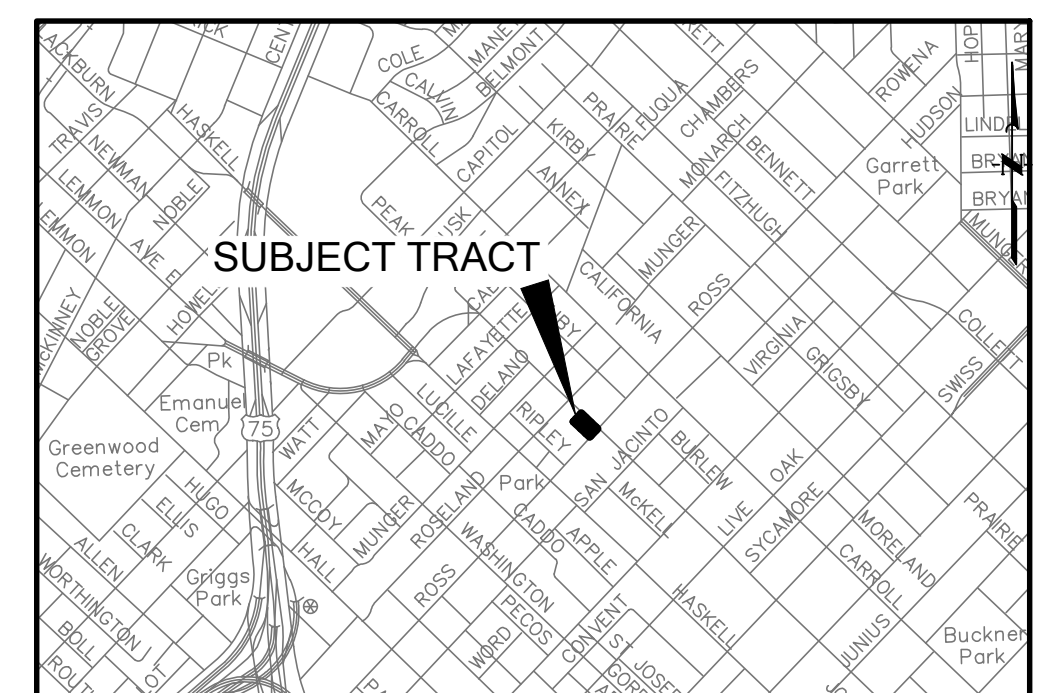
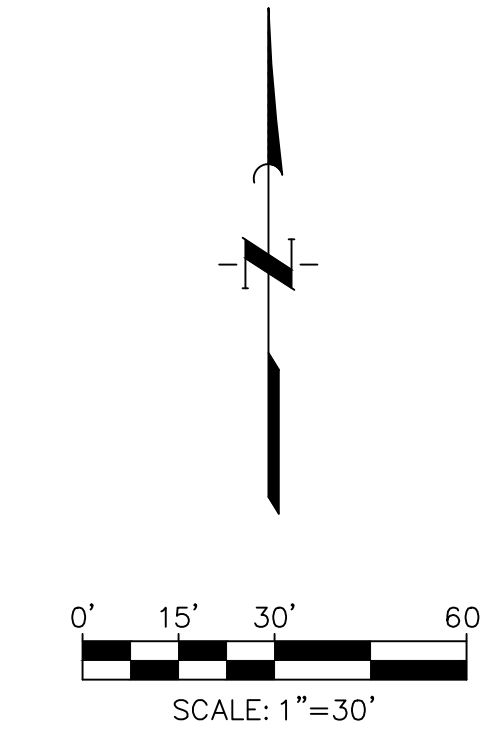
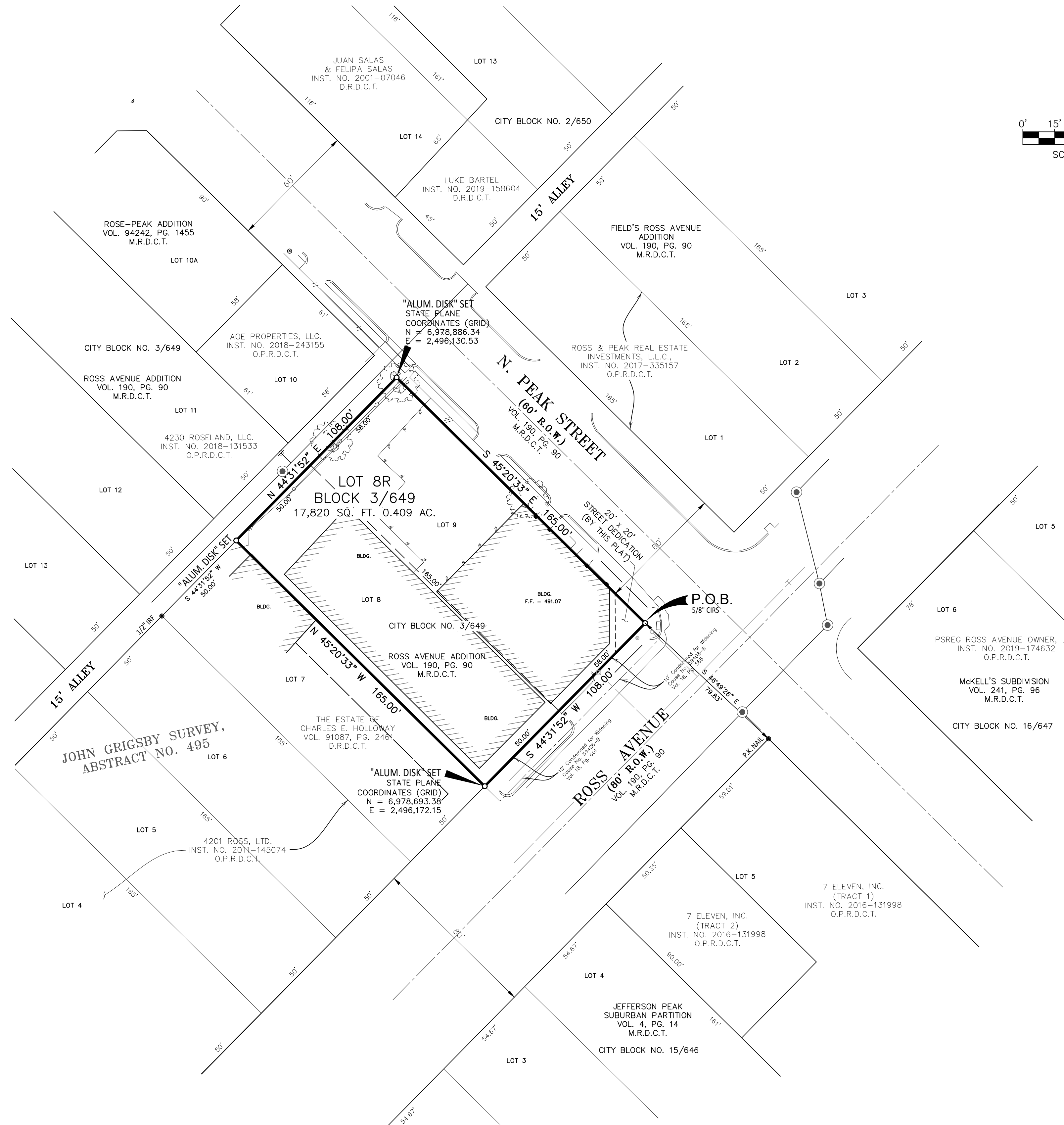
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ th day of ___, 2020.

Notary Public in and for the State of Texas



LEGEND:
C.C.F. NO. COUNTY CLERK'S FILE NUMBER
CM CONTROLLING MONUMENT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
VOL VOLUME
PG. PAGE
SQ. FT. SQUARE FEET
"X" FND "X" FOUND CHISELED IN CONCRETE
ESMT EASEMENT
ALUM DISK SET 5/8 INCH IRON ROD SET W/ 3" ALUMINUM DISK STAMPED "JONES CARTER - RPLS 5274 - ROSS AVENUE"
P.K./WASHER P.K. NAIL W/ WASHER "JONES CARTER" SET
INST. NO. INSTRUMENT NUMBER
AC. ACRE
EXIST WATERLINE
EXIST WASTEWATER

- GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING APPROVAL.
2. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE BY APPLYING THE DALLAS COUNTY TxDOT COMBINATION SCALE FACTOR OF 1.000136506.
3. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO COMBINE ALL LOTS 8 AND 9 INTO 1 LOT.

THE PURPOSE OF THIS PLAT IS TO COMBINE ALL LOTS 8 AND 9, BLOCK 3/649 INTO 1 LOTS.

PRELIMINARY PLAT
ROSS AVENUE ADDITION
LOT 8R, BLOCK 3/649

BEING A REPLAT OF LOTS 8 AND LOT 9, BLOCK 3/649, ROSS AVENUE ADDITION AND BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-170 ENGINEERING NO. _____

"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"

ENGINEER/SURVEYOR: JONES CARTER
DEVELOPER/OWNER: MAIN STREET ROSS PARTNERS, LTD.