

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GULF CONE LOFTS, LP does hereby adopt this plat, designating the herein described property as GULF CONE BUILDING ADDITION, and acting by and through its duly authorized agents, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area of at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 \_\_\_\_\_, 2015.

BY: GULF CONE LOFTS, LP

Tait Coates, Managing Member

MATTHEWS CCH PARTNERS, LP  
INST. NO. 201300075811  
O.P.R.D.C.T.

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tait Coates, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2015.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Roy Rodriguez, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

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

Roy Rodriguez, Registered Professional Land Surveyor, #5595

STATE OF TEXAS }  
COUNTY OF DALLAS }

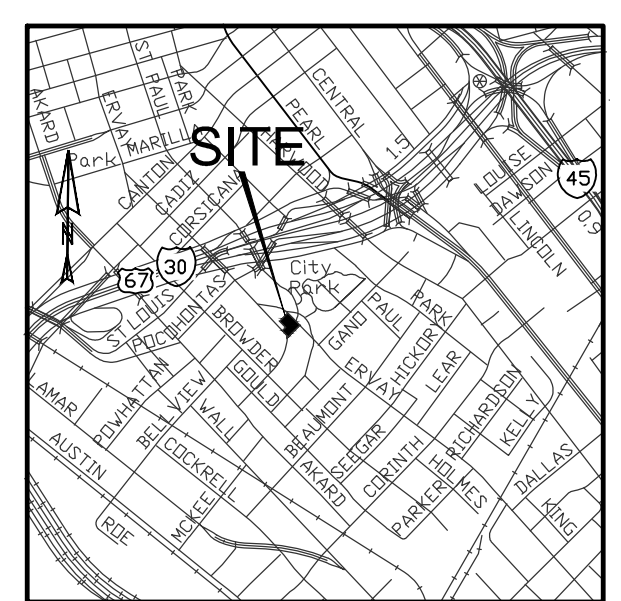
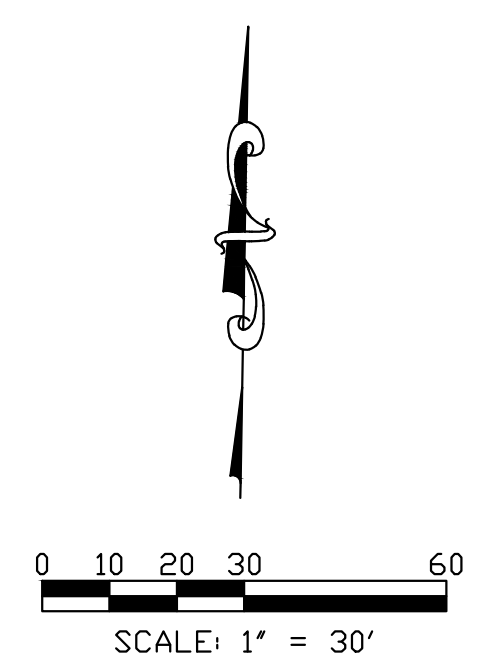
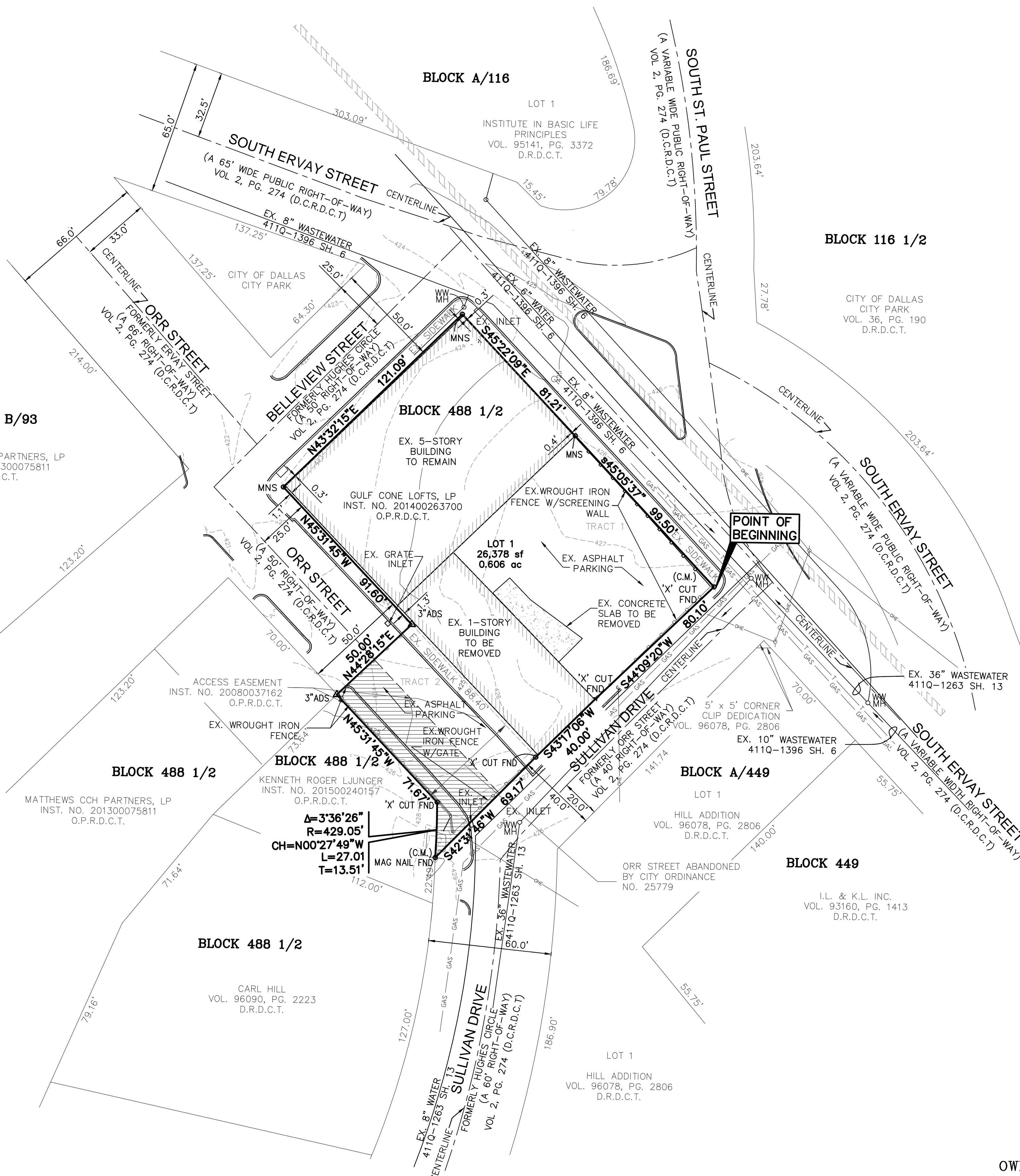
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2015.

Notary Public, State of Texas

GENERAL NOTES:

- 1. No lot-to-lot drainage will be permitted without Engineering Section approval.
- 2. The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- 3. The purpose of this plat is to create 1 Lot from 2 unplatted tracts.
- 4. This development is restricted to single family dwellings only.



VICINITY MAP  
MAPSCO: 45Q  
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLAS }

Whereas, Gulf Cone Lofts, LP, is the owner of several tracts of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, said tracts being a portion of Dallas City Block 448-1/2 of Dallas, Texas and being the same tracts of land described as Tract I and Tract II in the deed to Gulf Cone Lofts, LP, recorded as Document No. 201400263700 in the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 'X' cut found in concrete for the most easterly corner of said Tract I, Block 448-1/2 said corner being the intersection of the southeasterly right-of-way line of S. Ervay Street (a variable width right-of-way) and the northwesterly right-of-way line of Sullivan Drive (a 40 foot right-of-way);

THENCE South 44 degrees 09 minutes 20 seconds West with the southeasterly boundary line of said Tract I, Block 448-1/2 and with said northwesterly line of said Sullivan Drive a distance of 80.10 feet to an 'X' cut found for corner;

THENCE South 43 degrees 17 minutes 06 seconds West continuing with southeasterly boundary line of said Tract I, Block 448-1/2 and northwesterly line of said Sullivan Drive a distance of 40.00 feet to a X cut found for the most southerly corner of said Tract I, Block 448-1/2 and the most easterly corner of said Tract II, Block 448-1/2;

THENCE South 42 degrees 31 minutes 45 seconds West continuing with southeasterly boundary line of said Tract II, Block 448-1/2 and northwesterly line of said Sullivan Drive, a distance of 69.17 feet to a mag nail found for the most southerly corner of said Tract II, said mag nail being the beginning of a curve to the left with a radius of 429.05 feet and whose chords bears North 00 degrees 27 minutes 20 seconds West at 27.01 feet;

THENCE northerly with the westerly boundary line of said Tract II and with said curve through a central angle of 03 degrees 36 minutes 29 seconds on an arc length of 27.02 feet to a "X" cut found in concrete;

THENCE North 45 degrees 31 minutes 45 seconds West with the southwesterly boundary line of said Tract II, same line being the northeasterly line of a tract of land conveyed to Kenneth Rodger Ljunger as recorded in Instrument Number 201400263700 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) a distance of 71.67 feet to a 3-inch aluminum disk set in concrete Stamped "Gulf Cone Building Addition, Blue Star R.P.L.S. #5596", for corner, for the most westerly corner of said Tract II, said corner being in the southwesterly right-of-way line of Orr Street (50 foot right-of-way);

THENCE North 44 degrees 28 minutes 15 seconds East with the northwesterly boundary line of said Tract II a distance of 50.00 feet to a 3-inch aluminum disk set in concrete Stamped "Gulf Cone Building Addition, Blue Star R.P.L.S. #5596", for corner, the most northerly corner of said Tract II, said disc being in the southwesterly boundary line of said Tract I and the northeasterly right-of-way line of said Orr Street;

THENCE North 45 degrees 31 minutes 45 seconds West with said southwesterly boundary line of said Tract I, Block 448-1/2, and with the northeasterly line of said Orr Street, a distance of 91.60 feet to a building corner for the most westerly corner of said Tract I, said building corner being in the intersection of said northeasterly right-of-way line and the southeasterly right-of-way line Bellevue Street (a 50 foot right-of-way);

THENCE North 43 degrees 32 minutes 15 seconds East along the northwesterly boundary line of said Tract I and with said southeasterly line of said Bellevue Street a distance of 121.09 feet to a building corner, for the most northerly corner of said Tract I, said corner being in the said southwesterly of S. Ervay Street (a 65 foot right-of-way);

THENCE South 45 degrees 22 minutes 09 seconds East along the northeasterly line of said Tract I and with the southwesterly line of said S. Ervay Street, a distance of 81.21 feet to a building corner;

THENCE South 45 degrees 05 minutes 37 seconds East continuing with said southwesterly boundary line of said Tract I, same being the southwesterly line of said S. Ervay Street, a distance of 99.50 feet to the POINT OF BEGINNING and containing 26,379 square feet or 0.606 acres of land, more or less.

PRELIMINARY PLAT  
GULF CONE BUILDING

Lot 1, Block 488-1/2  
0.606 ACRES  
BEING

TRACT 1 AND TRACT 2, BLOCK 488-1/2  
OUT OF THE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-066

OWNER:  
GULF CONE LOFTS, LP  
11117 SHADY TRAIL  
DALLAS, TEXAS 75229  
CONTACT: TAIT COATES  
(214) 577-2556

LEGEND

$\Delta$ 3" ADS	Aluminum Disk Set in Concrete Stamped "Gulf Cone Building Addition, Blue Star R.P.L.S. #5596"	VOL.	Volume	FND	Found
PG.	Page	o IRF	Boundary Line Iron Rod Found	C.M.	Controlling Monument
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	---	Old Lot Line	NF	Not Found
		---	Adjacent Lot/Right-of-way Line	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
				MNS	Monument Not Set (Corner falls on building corner)

BLUE STAR LAND SURVEYING

FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
CLEBURNE, TEXAS 76033

bluestarsurveying@att.net