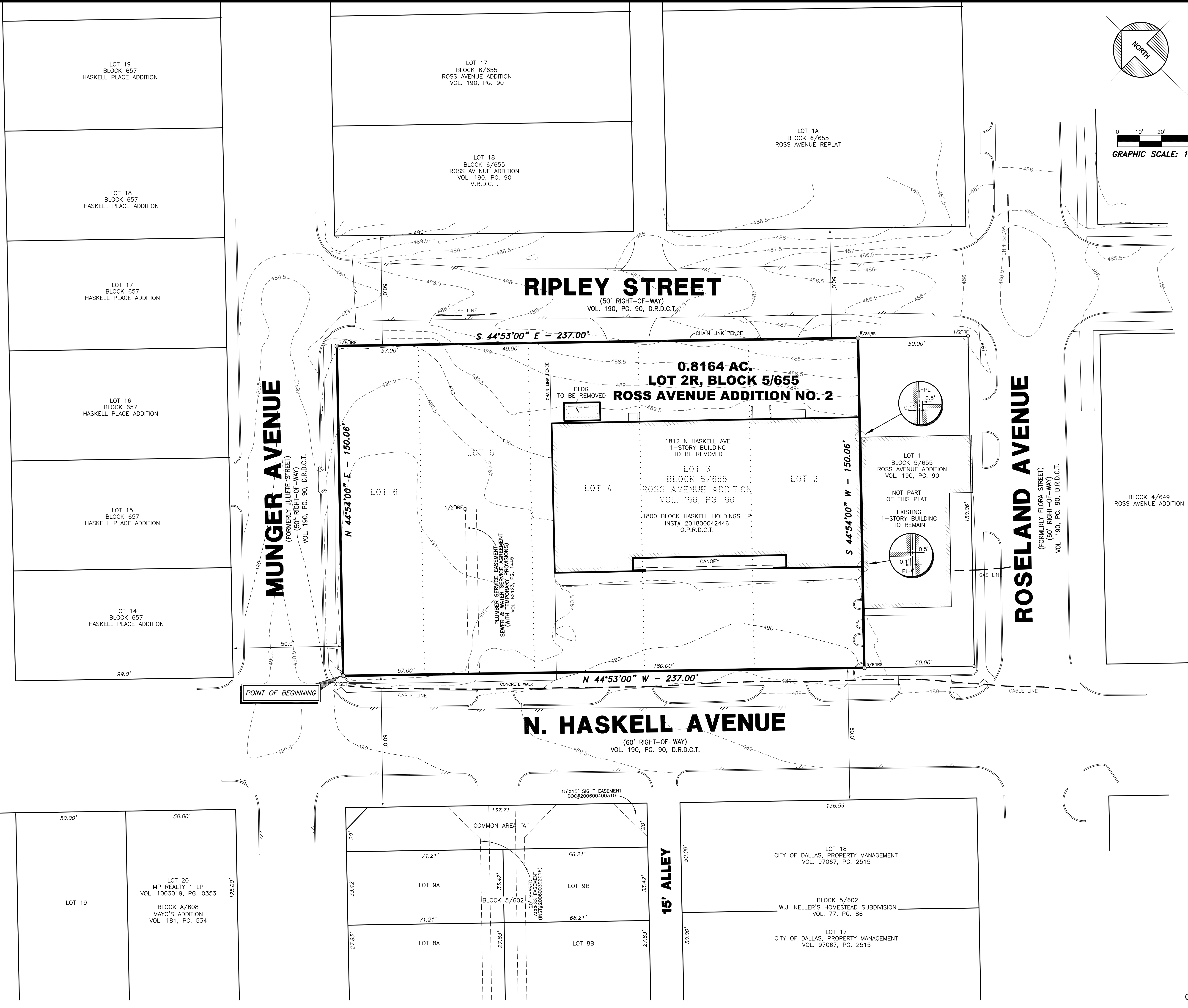


GENERAL NOTES:
 1) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.



OWNER:
 1800 BLOCK HASKELL HOLDINGS LP
 2525 MCKINNON STREET
 SUITE 700
 DALLAS, TEXAS 75201
 PHONE: _____
 CONTACT: _____
 EMAIL: _____



PRELIMINARY PLAT
 OF
LOT 2R, BLOCK 5/655
ROSS AVENUE ADDITION NO. 2
 AN ADDITION TO
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
0.8164 ACRE PARCEL
 J. GRIGSBY SURVEY, ABSTRACT NO. 495
 BEING A REPLAT OF
 LOTS 2 - 6, BLOCK 5/655, ROSS AVENUE ADDITION
 DEED RECORDS OF DALLAS COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 1800 BLOCK HASKELL HOLDINGS LP, A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, AND BEING ALL OF LOTS 2, 3, 4, 5 AND 6 OF DALLAS CITY BLOCK 5/655, ROSS AVENUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 190, PAGE 90 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND THE SAME PROPERTY BEING DESCRIBED IN DEED TO 1800 BLOCK HASKELL HOLDINGS LP, AND RECORDED IN INSTRUMENT NUMBER 201800042446 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE FOR THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF HASKELL AVENUE (60' RIGHT-OF-WAY) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MUNGER AVENUE, FORMERLY JULIETTE STREET (50' RIGHT OF WAY), SAID POINT OF BEGINNING ALSO BEING THE WEST CORNER OF SAID LOT 6 IN BLOCK 5/655;

THENCE NORTH 44° 54' 00" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HASKELL AVENUE AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MUNGER AVENUE, FORMERLY JULIETTE STREET, FOR A DISTANCE OF 150.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MUNGER AVENUE, FORMERLY JULIETTE STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF RIPLEY STREET (50' RIGHT-OF-WAY);

THENCE SOUTH 44° 53' 00" EAST AND DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MUNGER AVENUE, FORMERLY JULIETTE STREET, AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RIPLEY STREET FOR A DISTANCE OF 237.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID IRON ROD BEING THE MOST EASTERLY CORNER OF SAID LOT 2 IN BLOCK 5/655 AND BEING NORTH 44° 53' WEST A DISTANCE OF 50.0 FEET FROM A 1/2" IRON ROD FOUND FOR THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF ROSELAND AVENUE (60' RIGHT-OF-WAY) AND THE SOUTHWEST LINE OF SAID RIPLEY STREET;

THENCE SOUTH 44° 54' 00" WEST AND DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RIPLEY STREET AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1 IN BLOCK 5/655 FOR A DISTANCE OF 150.06 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID NORTH HASKELL AVENUE, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 2 IN BLOCK 5/655;

THENCE NORTH 44° 53' 00" WEST AND DEPARTING THE COMMON LINE OF SAID LOT 2 AND LOT 1 IN BLOCK 6/655 AND FOLLOWING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORTH HASKELL AVENUE FOR A DISTANCE OF 237.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8164 ACRES OF LAND, MORE OR LESS.

(BASIS OF BEARINGS FOR THIS SURVEY IS ASSUMED FOR PREVIOUS SURVEYS OF THE PROPERTY)

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1800 BLOCK HASKELL HOLDINGS LP DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 2R, BLOCK 5/655, ROSS AVENUE ADDITION NO. 2, 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 AND UPON 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.

1800 BLOCK HASKELL HOLDINGS LP,
A TEXAS LIMITED PARTNERSHIP

BY: _____
MEMBER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 _____, 2019.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1890

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 DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID PETREE 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

OWNER:

1800 BLOCK HASKELL HOLDINGS LP
2525 MCKINNON STREET
SUITE 700
DALLAS, TEXAS 75201
PHONE: _____
CONTACT: _____
EMAIL: _____



BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
DAVID.PETREE@BLUESKYSURVEYING.COM
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

PRELIMINARY PLAT
OF
LOT 2R, BLOCK 5/655
ROSS AVENUE ADDITION NO. 2
AN ADDITION TO
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