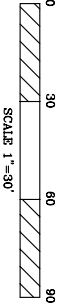
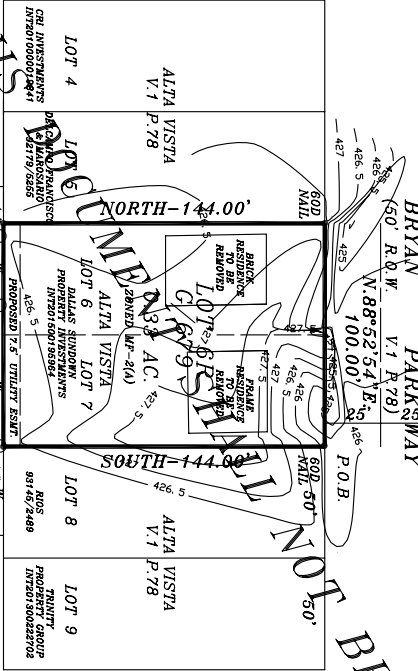


RECORD OWNER:
DALLAS SUNDOWN
PROPERTY INVESTMENTS
2929 CANTON STREET
DALLAS, TX 75226
(817) 917-1545

JOHNSON LAND SURVEYORS
4649 SELKIRK DRIVE
FORT WORTH, TEXAS 76109
PHONE: (817) 923-9915



LOT 15	LOT 14	LOT 13	LOT 12	LOT 11	LOT 10
BLAND 9814/0946	S.K.I.L 2002007/8873	ALTA VISTA V.1 P.78 ZONED MF-2(A)	HERNANDEZ 679/1300	THORO INT201000198389	DALLAS PARKWAY INT201000289130
					N/A



APPROVED BY THE CITY PLAN COMMISSION OF DALLAS, TEXAS on this the 14th day of September, 2015.

CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTYSEY
City Secretary

ACCORDING TO THE FLOOD INSURANCE RATE MAP 481180946E DATED 08-23-2001, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. PROPERTY LOCATED IN ZONE X.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 6 AND LOT 7 OF BLOCK G/679 OF ALTA VISTA INTO ONE LOT.

UTILITY EASEMENTS, INCLUDING THE CITY OF DALLAS, SHALL HAVE THE RIGHT TO REPAIR, MAINTAIN, OPERATE, REPLACE, IMPROVE, OR REMOVE ANY PUBLIC UTILITY OR OTHER EASEMENT WHICH ANY ENGINEER OR INTERESTS WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS TO INTERESTS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS OR THE NECESSITY AT ANY TIME OF PRODUCING THE FURNISHING OF ANYONE.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CDA OR OTHER ACCEPTABLE WATER SEWER STUDY PLAN, THE BEST PRACTICE SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL, IS FIRST OBTAINED FROM THE CITY OF DALLAS.

GOVERNANTS AND RESTRICTIONS ARE TO REMAIN UNALTERED. THE DEED DOES NOT WAIVE THE PREVIOUS THAT OF RECORD GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED GOVERNANTS OR RESTRICTIONS.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

That I, Wayne Johnson, Registered Professional Land Surveyor, state that this plat was prepared by me in accordance with the plotting rules and regulations of the City of Dallas, Texas.

Wayne Johnson, R.P.L.S. No. 5424

COUNTY OF DALLAS }
 STATE OF TEXAS }

WHEREAS DALLAS SUNDOWN PROPERTY INVESTMENTS, LLC IS THE SOLE OWNER OF LOTS 6 AND 7, BLOCK G/679 OF ALTA VISTA, CITY OF DALLAS, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 78, PLAT RECORDS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 2015001959864 DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL ON THE SOUTHWEST CORNER OF BRYAN PARKWAY (50' R.O.W.) FOR THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH A DISTANCE OF 144.00 FEET TO 1/2 INCH IRON ROD;

THENCE SOUTH 88 DEGREES 52 MINUTES 54 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 1/2 INCH ROD;

THENCE NORTH A DISTANCE OF 144.00 FEET TO A 1/2 INCH IRON ROD ON THE AFOREMENTIONED LINE OF BRYAN PARKWAY;

THENCE NORTH 88 DEGREES 52 MINUTES 54 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,400 SQUARE FEET OF LAND.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

DALLAS SUNDOWN PROPERTY INVESTMENTS, LLC DO HEREBY ADOPT THIS HERIN DESCRIBED REAL PROPERTY AS LOT 6R, BLOCK G/679, ALTA VISTA, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, THE STREETS AND EASEMENTS SHOWN HERON.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED JOSH ALEXANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

JOSH ALEXANDER NOTARY PUBLIC

PRELIMINARY PLAT
 ALTA VISTA
 LOT 6R
 BLOCK G/679
 A REBILAT OF LOTS 6 AND 7, BLOCK G/679
 VOLUME 1, PAGE 78 D.R.D.C.T.
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

SEPTEMBER 2015

DOCUMENT NO. _____ DATE _____

CITY PLAN FILE NO. ST45-268