

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO TRACTS OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL STRUCTURES TO BE REMOVED.
- 7) NO TREES ON SUBJECTS PROPERTY.
- 8) BENCHMARKS:
 35-Z-7 DEERE STREET - KIRBY STREET
 A SQUARE IS CUT ON CONCRETE CURB MIDPOINT ON THE NORTHEAST CORNER OF THE INTERSECTION IN FRONT OF POWER POLE.
 35-Z-4 KIRBY STREET - CAPITAL AVENUE
 A SQUARE IS CUT ON CONCRETE CURB OF STORM SEWER DROP INLET AT NORTHWEST CORNER OF THE INTERSECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS 2015 PRAIRIE LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being all of Lot 37 and a part of Lot 34 and 35, Block D/653, Fakes Park Place, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, same being that certain tract of land as described by General Warranty Deed to 2015 PRAIRIE LLC, a Texas limited liability company as recorded in Instrument No. 201800165050, Official Public Records, Dallas County, Texas, and being that certain tract of land as described by General Warranty Deed to 2015 PRAIRIE LLC, a Texas limited liability company as recorded in Instrument No. 201700299247, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point lying in the intersection of the southwesterly right-of-way line of Prairie Avenue (variable width right-of-way) with the northwesterly right-of-way line of Monarch Street (50 foot right-of-way);

THENCE North 45 degrees 23 minutes 12 seconds West, along the southwesterly right-of-way line of said Prairie Avenue, a distance of 150.02 feet to a 3-1/4 inch metallic disc stamped Prairie Estates & RPLS 5390 set on a 1/2 inch iron rod from which a 1/2 inch iron pipe bears South 44 degrees 42 minutes 56 seconds West, a distance of 0.38 feet, for the POINT OF BEGINNING, and being the easterly corner of the herein described tract;

THENCE South 44 degrees 42 minutes 56 seconds West, along the southeasterly line of said 2015 Prairie tract, common with the northwesterly line of a certain tract of land described by General Warranty Deed to 1890 Acquisitions, LLC, a Texas limited liability company as recorded in Instrument No. 201600174267, Official Public Records, Dallas County, Texas, passing at 127.71 feet a point and being the northerly corner of a certain tract of land as described by Warranty Deed to Jose H. Marrufo as recorded in Volume 81244, Page 1041, Deed Records, Dallas County, Texas, and continuing a total distance of 177.75 feet to a 3-1/4 inch metallic disc stamped Prairie Estates & RPLS 5390 set on a 1/2 inch iron rod, from which a 1/2 inch iron pipe bears South 09 degrees 12 minutes 43 seconds East, a distance of 0.45 feet, also lying on the northwesterly line of a Monarch Apartment Subdivision, according to the Map thereof recorded in Volume 31, Page 229, Map Records, Dallas County, Texas;

THENCE North 45 degrees 23 minutes 11 seconds West, along the southwesterly line of said 2015 Prairie tract, common with the northeasterly line of said Monarch Apartment tract, passing at 48.81 feet a 1/2 inch iron pipe found (Controlling Monument) and continuing a total distance of 98.81 feet to 3-1/4 inch metallic disc stamped Prairie Estates & RPLS 5390 set on a 1/2 inch iron rod from which a 1/2 inch iron rod bears North 37 degrees 51 minutes 46 seconds West, a distance of 1.35 feet, also being the southerly corner of Lot 38, Block D/653 of said Fake Park Place;

THENCE North 44 degrees 20 minutes 17 seconds East, along the northwesterly line of said 2015 Prairie tract, common with the southeasterly line of said Lot 38, Block D/653, a distance of 177.75 feet to a 3-1/4 inch metallic disc stamped Prairie Estates & RPLS 5390 set on a 1/2 inch iron rod from which a 1/2 inch iron pipe bears North 89 degrees 44 minutes 36 seconds East, a distance of 0.38 feet and lying on the southwesterly right-of-way line of said Prairie Avenue;

THENCE South 45 degrees 23 minutes 12 seconds East, along the southwesterly right-of-way line of said Prairie Avenue, common with the northeasterly line of said 2015 Prairie tract, passing at a 50.00 feet to a 1/2 inch iron pipe found (Controlling Monument) and continuing a total distance of 99.98 feet to the POINT OF BEGINNING and containing 17,667 square feet or 0.406 an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2015 PRAIRIE LLC, a Texas limited liability company, acting by and through its duly authorized agent Barbaros Sarici, Manager, does hereby adopt this plat, designating the herein described property as **PRAIRIE ESTATE**, 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 use 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 of or parts of its respective systems without the necessity at any time of procuring the permission of any. (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 the 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 _____ DAY OF _____, 2018.

2015 PRAIRIE LLC, a Texas limited liability company

Barbaros Sarici, Manager,

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Barbaros Sarici, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____, 2018.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (7/31/2018)

Raul D. Reyes
 Texas Registered Professional Land Surveyor No. 5390
 STATE OF TEXAS
 COUNTY OF DALLAS

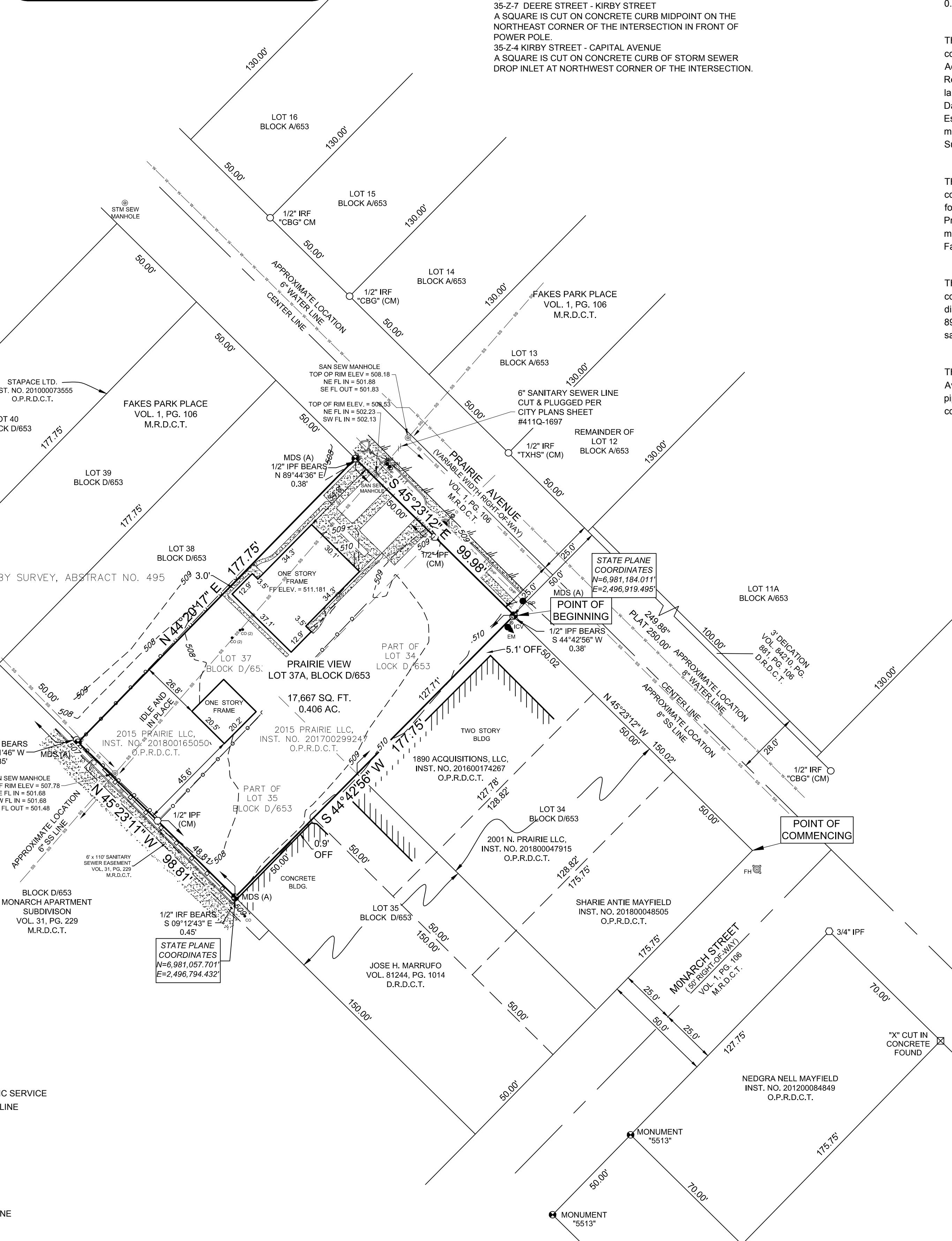
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

LEGEND

- | | |
|--------------|---|
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRE |
| I.R.F. | 1/2" IRON ROD FOUND |
| C.M. | CONTROLLING MONUMENT |
| M.D.S. (A) | 3" METALLIC DISC STAMPED "PRAIRIE ESTATES & RPLS 5390" SET ON 1/2 INCH IRON ROD |
| ☉ | LIGHT POLE |
| ● | POWER POLE |
| □ | STONE COLUMN |
| ⊕ | FIRE HYDRANT |
| EM | ELECTRIC METER |
| CATV | CABLE TELEVISION |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| CO | CLEANOUT |
| — | ASPHALT PAVING |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | OES — OVERHEAD ELECTRIC SERVICE |
| — | OHP — OVERHEAD POWER LINE |
| — | CONCRETE PAVING |
| SSMH | SANITARY SEWER MANHOLE COVER |
| STMH | STORM SEWER MANHOLE COVER |
| — W — | WATER LINE |
| — SS — | SANITARY SEWER LINE |



OWNER
 2015 PRAIRIE, LLC,
 2019 NORTH PRAIRIE AVENUE
 DALLAS, TEXAS 75204
 ATTN: BARBAROS SARICI

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300



PRELIMINARY PLAT
PRAIRIE ESTATES
 LOT 37A, BLOCK D/653
 REPLAT OF ALL OF LOT 37 AND PART OF LOT 34 AND 35
 OF BLOCK D/653, OF FAKES PARK PLACE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-323

DATE: 07/27/2018 / JOB # 1801590-1 / SCALE - 1" = 30' / JWR