



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

XS = "X" CUT SET	D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
XF = "X" CUT FOUND	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
NF = 60d NAIL FOUND	
PKF = PK NAIL FOUND	
CM = CONTROLLING MONUMENT	
ADS = 3-1/4 INCH ALUMINUM DISK STAMPED "PDS ROSS"	

- GENERAL NOTES:**
- The purpose of this plat is to create one lot for re-development.
 - All existing structures, pavement, etc. on the subject site will be removed.
 - Bearings are based on State Plane Coordinate System, Texas North Central 4202, North American Datum of 1983, via the WDS North Texas VRS Network.
 - Lot to lot drainage will not be allowed without Engineering Section approval.

LEGEND

⊕ FIRE HYDRANT	EDGE OF ASPHALT	—+—+—+—+—+—+—
⊙ STORM WATER MANHOLE	CHAIN LINK FENCE	—o—o—o—o—o—o—o—o—o—o—
⊙ SANITARY SEWER MANHOLE	WROUGHT IRON FENCE	—□—□—□—□—□—□—□—□—
⊙ GRATE INLET	STORM WATER LINE	—SD—SD—SD—SD—SD—SD—SD—SD—
⊙ STREET SIGN	SANITARY SEWER LINE	—SS—SS—SS—SS—SS—SS—SS—SS—
⊙ CURB INLET	WATER LINE	—WL—WL—WL—WL—WL—WL—WL—WL—

LINE	BEARING	DISTANCE
L1	N45°22'14"W	3.00'
L2	S44°37'46"W	9.62'
L3	N45°22'14"W	15.00'

PRELIMINARY PLAT
PSD ROSS ADDITION
LOT 1A, BLOCK 16/647

2.551 ACRES

REPLAT OF A PART OF LOTS 1-6 AND ALL OF LOT 7,
BLOCK 16/647 OF MCKELL'S SUBDIVISION,
PART OF BLOCK 16/647 OF PEAKS SUBURBAN ADDITION,

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 1 OF 2

CITY PLAN FILE NUMBER S189-002
CITY ENGINEER FILE NO. _____
OCTOBER 3, 2018

OWNER
SAFEBUY PROPERTIES, LLC
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SURVEYOR
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Email: mclark@cates-clark.com



TBPLS Firm Registration No. 10177500

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS Safebuy Properties, LLC is the owner of a 2.551 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract of land also being a part of Lots 1-6 and all of Lot 7, Block 16/647 of McKell's Subdivision, an addition to the City of Dallas as recorded in Volume 241, Page 96 of the Deed Records of Dallas County, Texas, said tract also being a part of Block 16/647 of Peaks Suburban Addition, an addition to the City of Dallas, Dallas County as redorded in Volume 45, Page 56 of the Deed Records of Dallas County, Texas, said tract being conveyed to Safebuy Properties by deed recorded in Instrument Number 201500082861, Official Public Records of Dallas County, Texas and to Safebuy Properties, LLC by deeds recorded in Instrument Numbers 201300178707, 201300178708 and 201500082862, Official Public Records of Dallas County, Texas, said 2.551 acre tract of land being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "PSD ROSS" (ADS) set at the east intersection of the southeasterly right-of-way line of Ross Avenue (a variable width right-of-way) and the northeasterly right-of-way line of Peak Street (60 foot right-of-way), said point being the west corner of said Lot 6;

THENCE with the southeasterly right-of-way line of said Ross Avenue, the following three (3) calls:

North 44 degrees 37 minutes 46 seconds East, a distance of 328.00 feet to an "X" cut in metal plate found for corner;

North 45 degrees 22 minutes 14 seconds West, a distance of 3.00 feet to an "X" cut in concrete found for corner;

North 44 degrees 37 minutes 46 seconds East, a distance of 118.00 feet to a 60d nail found for corner;

THENCE South 45 degrees 22 minutes 14 seconds East, departing the southeasterly right-of-way line of said Ross Avenue, a distance of 191.00 feet to an "X" cut in concrete found for corner;

THENCE South 44 degrees 37 minutes 46 seconds West, a distance of 9.62 feet to an "X" cut in concrete found for corner;

THENCE South 45 degrees 22 minutes 14 seconds East, a distance of 201.00 feet to an ADS for corner in the northwesterly right-of-way line of San Jacinto Street (a variable width right-of-way);

THENCE South 44 degrees 37 minutes 46 seconds West, along the northwesterly right-of-way line of said San Jacinto Street, a distance of 158.38 feet to an ADS for corner, from which an "X" cut in concrete found at the north intersection of the northeasterly right-of-way line of said Peak Street and the northwesterly right-of-way line of said San Jacinto Street bears South 44 degrees 37 minutes 46 seconds West - 278.00 feet;

THENCE North 45 degrees 22 minutes 14 seconds West, departing the northwesterly right-of-way line of said San Jacinto Street, a distance of 201.00 feet to an ADS for corner in the southeasterly line of a called 15-foot alley as shown per said McKell's Subdivision;

THENCE North 44 degrees 37 minutes 46 seconds East, continuing along the southeasterly line of said 15-foot alley, a distance of 50.00 feet to an "X" cut in concrete found for corner;

THENCE North 45 degrees 22 minutes 14 seconds West, departing the southeasterly line of said 15-foot alley, a distance of 15.00 feet to an "X" cut in concrete found in the northwesterly line of said 15-foot alley;

THENCE South 44 degrees 37 minutes 46 seconds West, along the northwesterly line of said 15-foot alley, a distance of 328.00 feet to a PK nail found at the intersection of the north intersection of the northwesterly right-of-way line of said 15-foot alley and the northeasterly right-of-way line of said Peak Street;

THENCE North 45 degrees 22 minutes 14 seconds West, along the northeasterly right-of-way line of said Peak Street, a distance of 173.00 feet to the POINT OF BEGINNING, containing 2.551 acres (or 111,122 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Safebuy Properties, LLC, acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein described property as **PSD ROSS 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2018.

Safebuy Properties, LLC.

By: _____

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 _____, 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 SEAL OF OFFICE this the _____ of _____, 2018.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Paul Hubert, 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 IS FOR
REVIEW PURPOSES ONLY

Paul Hubert, Registered Professional Land Surveyor, #1942
Adams Surveying Company (469) 317-0250

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 Paul Hubert, 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 SEAL OF OFFICE this the _____ of _____, 2018.

My commission expires: _____

Notary Public, State of Texas

PRELIMINARY PLAT

**PSD ROSS ADDITION
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