

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, J.B. Cullum, LLC., and Gaythell C. Smith, are the owners of a 0.629 acre tract of land situated in the T. Lagow Survey, Abstract No. 759, Dallas County, Texas and being all of Lots 5-8, Block 18/1387, El Molino Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume I, Page 29, Deed Records, Dallas County, Texas; said 0.629 acre tract being all of that tract of land conveyed to J.B. Cullum, LLC. by General Warranty Deed recorded in County Clerk's Instrument No. 20180048432, Official Public Records, Dallas County, Texas; said 0.629 acre tract also being all of that tract of land conveyed to Gaythell C. Smith by Quitclaim Deed recorded in County Clerk's Instrument No. 2015008470, Official Public Records, Dallas County, Texas; said 0.629 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the east corner of said Lot 8, Block 18/1387; said point also being at the intersection of the southwest right-of-way line of J.B. Jackson Jr. Boulevard (formerly Fourth Avenue) (50 feet wide) and the northwest right-of-way line of Dallas Street (50 feet wide);

THENCE, South 45 degrees 19 minutes 45 seconds West, with said northwest right-of-way line, a distance of 137.00 feet to a 3 1/4-inch aluminum monument stamped "CULLUM RESIDENCES, GSES, INC. RPLS 4804" set on a 5/8-inch iron rod at the south corner of said Lot 8, Block 18/1387; said point also being at the intersection of the said northwest right-of-way line and the northeast right-of-way line of a 10-foot public alley;

THENCE, North 45 degrees 00 minutes 00 seconds West, leaving said northwest right-of-way line and with the said northeast right-of-way line, passing, at a distance of 150.00 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the west corner of said Lot 6, Block 18/1387; said point also being the south corner of said Lot 5, Block 18/1387; continuing, in all, a total distance of 200.00 feet to a 3 1/4-inch aluminum monument stamped "CULLUM RESIDENCES, GSES, INC. RPLS 4804" set on a 5/8-inch iron rod at the west corner of said Lot 5, Block 18/1387; said point also being the south corner of Lot 4, Block 18/1387 of said El Molino Addition;

THENCE, North 45 degrees 19 minutes 45 seconds East, leaving said northeast right-of-way line and with the common line of said Lots 4 and 5, Block 18/1387, a distance of 137.00 feet to a 3 1/4-inch aluminum monument stamped "CULLUM RESIDENCES, GSES, INC. RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot 5, Block 18/1387; continuing, in all, a total distance of 200.00 feet to the POINT OF BEGINNING;

THENCE, South 45 degrees 00 minutes 00 seconds East, with said southwest right-of-way line, passing at a distance of 50.00 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the east corner of said Lot 5, Block 18/1387; said point also being the north corner of said Lot 6, Block 18/1387; continuing, in all, a total distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING, 27,400 square feet or 0.629 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, J.B. Cullum, LLC. and Gaythell C. Smith, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as JACKSON CORNER, 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 roadway management areas shown thereon. The easements 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 building, 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 of 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.

J.B. Cullum, LLC. Gaythell C. Smith

Ryan Gentry - Owner

Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of J.B. Cullum LLC, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Gaythell C. Smith, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- 1. Bearing system for this survey are based upon the southwest right-of-way line of J.B. Jackson Jr. Boulevard, assumed bearing South 45 degrees 00 minutes 00 seconds West, according to the plat recorded in Volume I, Page 29, Deed Records, Dallas County, Texas.
- 2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 3. Purpose of this Plat: To create one lot.
- 4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. No buildings exist on subject property.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 10/04/2018 - FOR REVIEW ONLY
NOT TO BE RECORDED

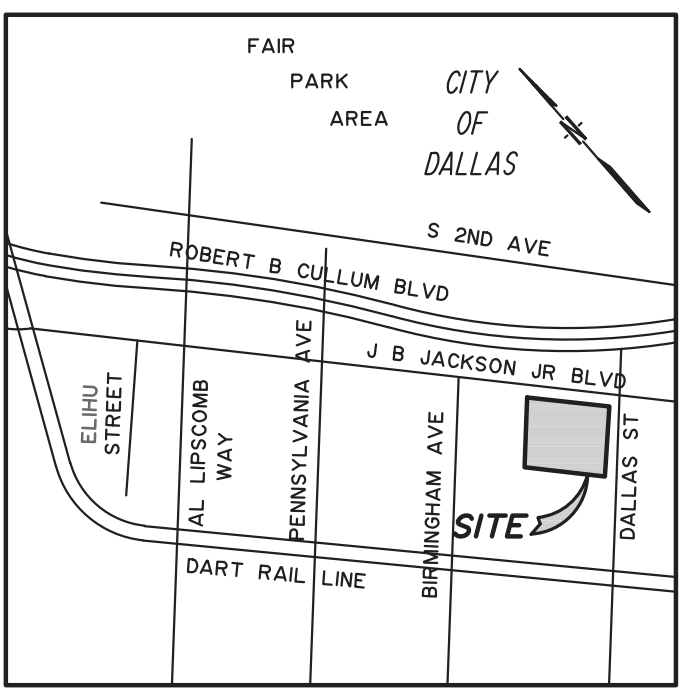
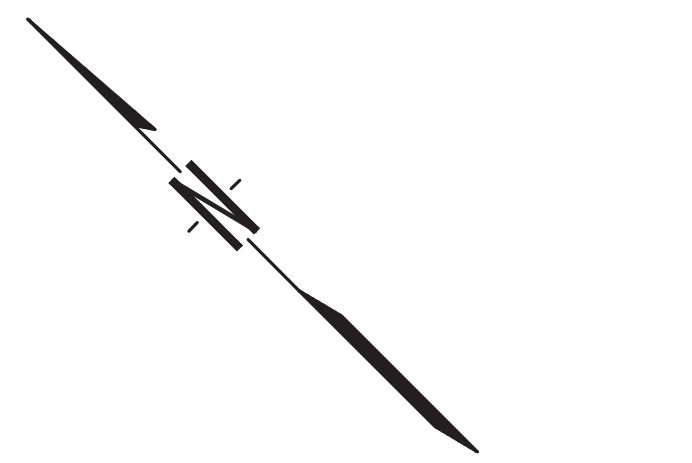
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas



LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
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
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
sq.ft.	SQUARE FEET
AMS	3 1/4" ALUMINUM MONUMENT STAMPED "CULLUM RESIDENCES, GSES, INC., RPLS 4804"

PRELIMINARY PLAT
JACKSON CORNER
LOT 5A, BLOCK 18/1387
BEING A REPLAT OF
LOTS 5-8, BLOCK 18/1387
EL MOLINO ADDITION
V. 1, P. 29, D.R.D.C.T.
AN ADDITION TO THE CITY OF DALLAS
T. LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-012
ENGINEERING NO. 311T-XXX

Gonzalez & Schneeberg
engineers & surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855

OWNER:
JB CULLUM, LLC.
5915 COLUMBIA AVENUE
DALLAS, TEXAS 75214

OWNER:
Gaythell C. Smith
5915 COLUMBIA AVENUE
DALLAS, TEXAS 75214

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

TX ENGINEERING FIRM REG. NO. F-3376
SCALE DATE
OCTOBER, 2018
1" = 30'

TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. DWG. NO.
6818-18-08-31 6818pre-plat