

**OWNER'S CERTIFICATE**

WHEREAS, Reiger Associates 90 I, Ltd., Mollace Development Group LLC and Pleasant Run/Lancaster, Ltd. are the owners of a 0.323 acre tract situated in the John Grigsby Survey, Abstract No. 495 being part of City of Dallas Block No. 2/648, and being all of Lot 1 and 2, Block 2/648, A. F. Kirkpatrick's Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 337, Deed Records, Dallas County, Texas; said 0.323 acre tract also being all of that tract of land conveyed to Reiger Associates 90-I, Ltd. by Special Warranty Deed recorded in Volume 94192, Page 1850, Deed Records, Dallas County, Texas; said 0.323 acre tract also being all of that tract of land conveyed to Mollace Development Group LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 201800216639, Official Public Records, Dallas County, Texas; said 0.323 acre tract also being all of that tract of land conveyed to Pleasant Run/Lancaster, Ltd. by Special Warranty Deed recorded in County Clerk's Instrument No. 20060029809, Official Public Records, Dallas County, Texas; said 0.323 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a "x" cut in concrete found at the west corner of said Lot 1, Block 2/648; said point also being at the intersection of the northeast right-of-way line of Holly Avenue (30 feet wide) and the southeast right-of-way line of San Jacinto (46 feet wide);

THENCE, North 46 degrees 01 minutes 55 seconds East, with said southeast right-of-way line, a distance of 84.55 feet to a 1/2-inch iron rod with plastic cap stamped "TKHS" found at the north corner of said 0.323 acre tract; said point also being the west corner of a tract of land conveyed to Motion Property Management, LLC, by deed recorded in County Clerk's Instrument No. 20160023217, Official Public Records, Dallas County, Texas;

THENCE, South 43 degrees 37 minutes 06 seconds East, leaving said southeast right-of-way line and with the common line of said 0.323 acre tract and Motion Property tract, passing, at a distance of 40.77 feet a 1/2-inch iron rod with plastic cap stamped "DCA" found at the south corner of said Motion Property tract; said point also being the west corner of a tract of land conveyed to Reavans Annex, LLC, by deed recorded in County Clerk's Instrument No. 201700081976, Official Public Records, Dallas County, Texas; continuing, in all a total distance of 170.57 feet to a 1/2-inch iron rod with plastic cap stamped "ROOME" found at the east corner of said 0.323 acre tract; said point also being the east corner of said Lot 2, Block 2/648; said point also being the north corner of Lot 3, Block 2/648 of said A. F. Kirkpatrick's Subdivision;

THENCE, South 46 degrees 03 minutes 18 seconds West, leaving the southwest line of said Reavans tract and with the common line of said Lots 2 and 3, Block 2/648, a distance of 80.57 feet to a "x" cut in concrete found at the south corner of said 0.323 acre tract; said point also being the south corner of said Lot 2, Block 2/648; said point also being the west corner of said Lot 3, Block 2/648; said point also being the northeast right-of-way line of said Holly Avenue;

THENCE, North 44 degrees 57 minutes 00 seconds West, with said northeast right-of-way line, passing, at a distance of 126.95 feet a 1/2-inch iron rod with plastic cap stamped "DCA" found; continuing, in all, a total distance of 170.56 feet to the POINT OF BEGINNING;

CONTAINING, 14,079 square feet or 0.323 acres of land, more or less.

**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. 19485, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND (CM) 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 10/17/2018 - 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

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Reiger Associates 90-I, Ltd., Mollace Development Group, LLC and Pleasant Run/Lancaster, Ltd., acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein above described property as **HOLLY RESIDENCES**, 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 area shown thereon. The easements shown hereon are hereby reserved for the purpose 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 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.

Reiger Associates 90-I, Ltd.

Mollace Development Group LLC,

Pleasant Run/Lancaster, Ltd.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 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.

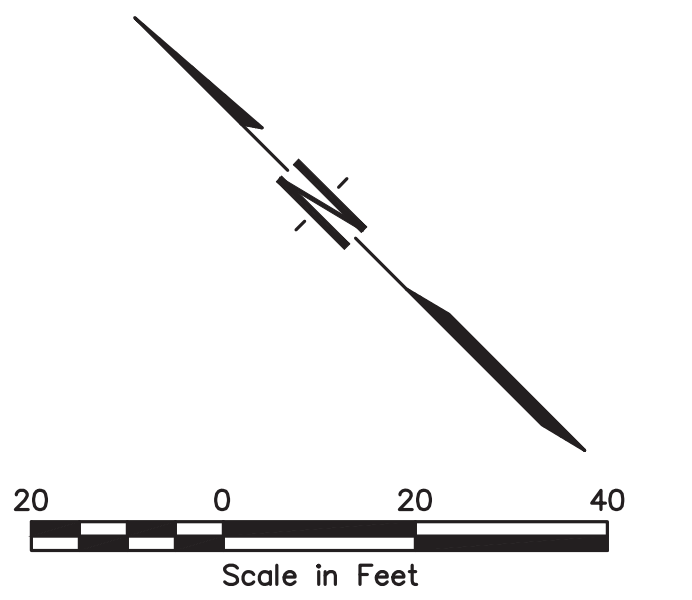
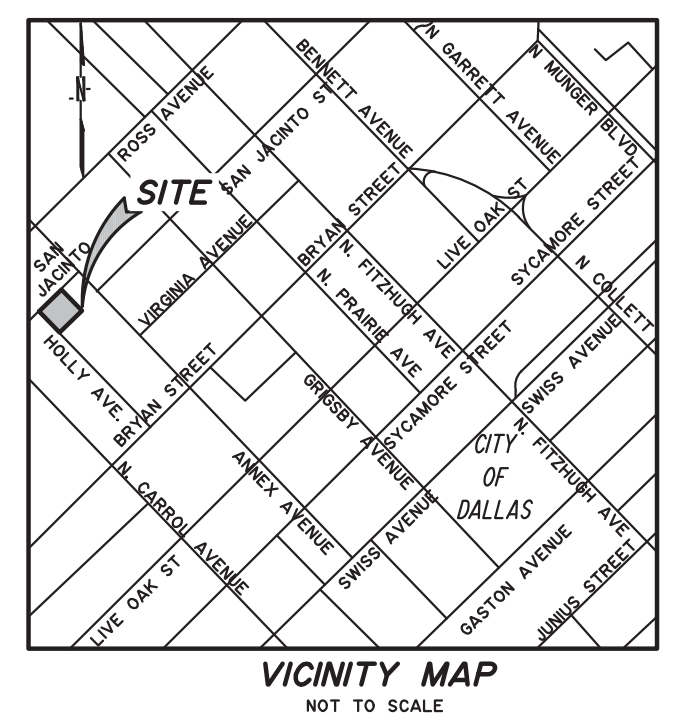
Notary Public in and for the State of Texas

**SURVEYOR'S NOTES**

- Bearing system for this survey are based upon the northeast right-of-way line of Holly Avenue, bearing North 44 degrees 57 minutes 00 seconds West, according to the deed recorded in volume 94192, Page 1850, D.R.D.C.T.
- "(CM)" indicates controlling monument found.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Purpose of this Plat: To create one lot.
- Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No building exist on site.

**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



**OWNER:**  
REIGER ASSOCIATES 90-I, LTD.  
4311 W. LOVERS LN, SUITE 200  
DALLAS, TX 75209

**OWNER:**  
MOLLACE DEVELOPMENT GROUP LLC  
7215 STONETRAIL DR  
DALLAS, TX 75230

**OWNER:**  
PLEASANT RUN/LANCASTER, LTD.  
4311 W. LOVERS LN, SUITE 200  
DALLAS, TX 75209

**ENGINEER - SURVEYOR:**  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855  
www.gs-engineers.com

**PRELIMINARY PLAT**  
OF  
**HOLLY RESIDENCES**  
**LOT 1A, BLOCK 2/648**  
BEING A REPLAT OF ALL OF  
**LOTS 1 & 2, BLOCK 2/648**  
**A. F. KIRKPATRICK'S SUBDIVISION**  
V. 91, P. 40, M.R.D.C.T.  
AN ADDITION TO THE CITY OF DALLAS  
AND PART OF  
**CITY OF DALLAS BLOCK 2/648**  
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S189-019**  
**CITY ENGINEERING PLAN FILE NO. 311T-XXXX**  
**Gonzalez & Schneeberg**  
**engineers ■ surveyors**  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE  
1" = 20' OCTOBER, 2018  
TX SURVEYING FIRM REG. NO. 100752-00  
PROJ. NO. DWG. NO.  
6801-18-08-08 6801 pre-plot