

LEGEND

○ IRF	IRON ROD FOUND
○ AXLE FND	AXLE FOUND
● BCS	5/8" IRON ROD WITH 3" BRASS CAP SET STAMPED "2444-4125"
● BCS	3" BRASS DISK MARKED "2444-4125" SET IN CONCRETE
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FEET
AC	ACRES

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011, CONVERGENCE ANGLE: 0° 54' 42".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011). GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER:

BY: _____
 NAME: _____
 TITLE: _____

STATE OF TEXAS}
 COUNTY OF DALLAS}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ OF _____, 2018, BY _____ AS _____ OF SAID BANK.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY

RELEASED 10/22/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

[Signature]
 KURTIS R. WEBB
 REG. PROF. LAND SURVEYOR
 NO. 4125

OWNER'S CERTIFICATE

STATE OF TEXAS}
 COUNTY OF DALLAS}

WHEREAS, 2444, LLC, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE S.C. LEONARD SURVEY, ABSTRACT NO. 780, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOTS 5, 6, 7 AND 8, OFFICIAL CITY OF DALLAS BLOCK NO. 1/3323, MILLER & STEMMONS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO 2444, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 30, 2006, AND RECORDED IN INSTRUMENT NO. 200600323934, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 13, 2006, AND RECORDED IN INSTRUMENT NO. 200600462773, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 29, 2010, AND RECORDED IN INSTRUMENT NO. 201100001487, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET WITH BRASS CAP MARKED "2444-4125" FOR THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1/3323, MILLER & STEMMONS ADDITION, SAME BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BISHOP AVENUE (100' RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS) WITH THE SOUTH RIGHT-OF-WAY LINE OF NEELY STREET (60' RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BISHOP AVENUE AND ALONG THE EAST LINE OF SAID BLOCK 1/3323, SOUTH 00 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 389.94 FEET TO A 3" BRASS CAP MARKED "2444-4125" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1/3323, MILLER & STEMMONS ADDITION, SAME BEING INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BISHOP AVENUE (100' RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS) WITH THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET (60' RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET, LOT 8, BLOCK 1/3323, MILLER & STEMMONS ADDITION, SOUTH 89 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 153.32 FEET TO A 3" BRASS CAP MARKED "2444-4125" SET IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 1/3323, MILLER & STEMMONS ADDITION, SAME BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET WITH THE EAST RIGHT-OF-WAY LINE OF AN ALLEY TWELVE (12.00) FEET IN WIDTH AS DEDICATED BY VOLUME 1, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY, SAME BEING THE WEST LINE OF SAID LOTS 5, 6, 7, AND 8, BLOCK 1/3323, MILLER & STEMMONS ADDITION, NORTH 00 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 388.58 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1/3323, MILLER & STEMMONS ADDITION, SAME BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY WITH THE SOUTH RIGHT-OF-WAY LINE OF NEELY STREET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEELY STREET, SAME BEING THE NORTH LINE OF SAID LOT 5, BLOCK 1/3323, MILLER & STEMMONS ADDITION, NORTH 89 DEGREES 03 MINUTES 53 SECONDS EAST, A DISTANCE OF 153.32 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.370 ACRES OR 59,680 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, KURTIS R. WEBB, 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.

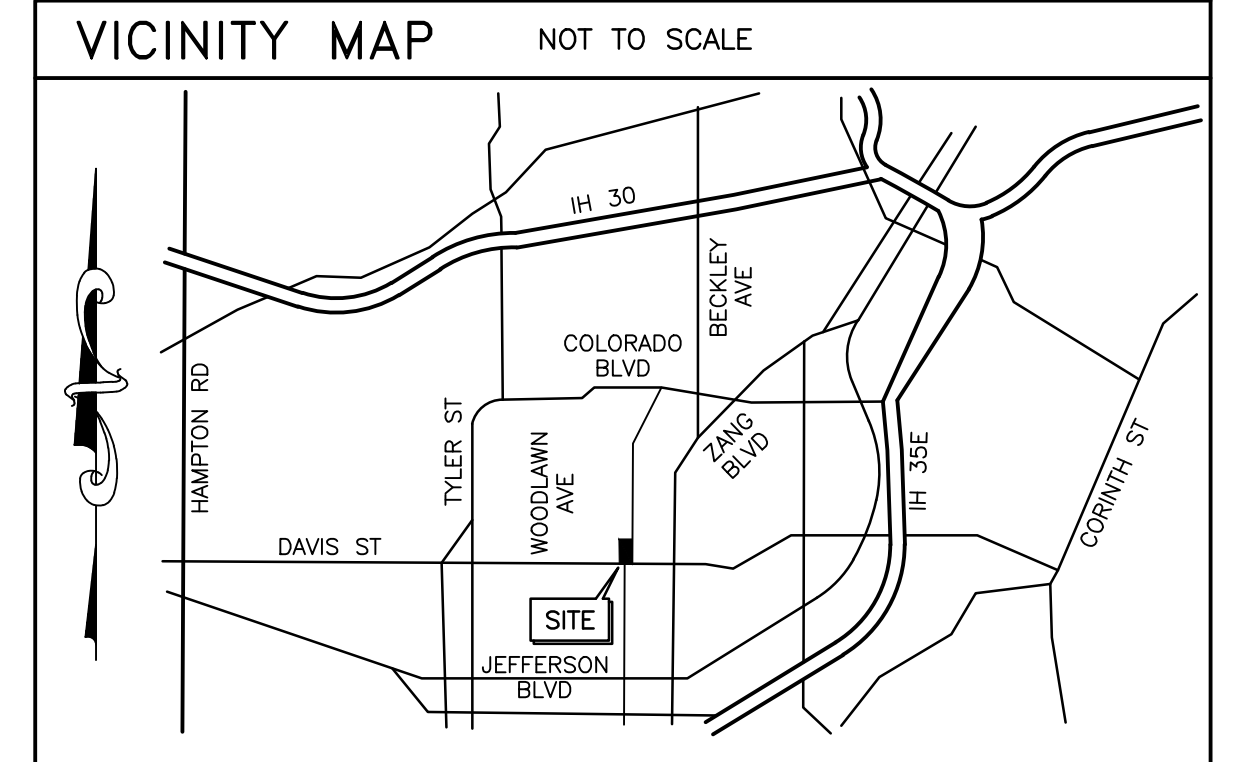
KURTIS R. WEBB
 Texas Registered
 Professional Land Surveyor No. 4125

STATE OF TEXAS}
 COUNTY OF COLLIN}

BEFORE ME, the undersigned authority, on this day personally appeared Kurtis R. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 State of Texas



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2444, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, _____ DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS 2444 LLC 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018.

2444, LLC

BY: _____

STATE OF TEXAS}
 COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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/SHE 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 STATE OF TEXAS

PRELIMINARY PLAT
2444 LLC ADDITION
 LOT 5A, BLOCK 1/3323
 A REPLAT OF LOTS 5, 6, 7 & 8, CITY BLOCK 31/3323
 MILLER & STEMMONS ADDITION
 GEORGE S.C. LEONARD SURVEY, ABSTRACT NO. 780
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: S189-037

SURVEYOR: WEBB SURVEYING, INC. 3401 Custer Road, Suite 139 Plano, TX 75023 Phone: 972-599-2300 Fax: 972-599-2302

OWNER: 2444, LLC 614 Bishop Drive Dallas, TX 75208 Phone: (214) 739-6662

Date: 9/17/18

SHEET 1 OF 1

