

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT EXC VENTURES LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ZANG CORNER 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAWING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

AGENT FOR EXC VENTURES LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. ALL STRUCTURES ARE TO REMAIN ON PROPOSED LOT 10A.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 3 LOTS.
4. The basis of bearing is Texas State plane, north central zone. Geodetic bearing established by GPS measurements taken from DUNP-g University Park from the RTK Cooroperative Network convergence angle at DUNP-g University Park is angle 00 degrees 56 minutes 34.2375 seconds, as computed by Corpcon Version 5.11.
5. NO LOT TO LOT DRAINAGE WITHOUT ENGINNERING APPROVAL.

Owner's Certificate

City of Dallas
State of Texas
County of Dallas

Whereas Exc Ventures LLC, is the Owner of a 0.669 acre tract of land being in the J.L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being all of Lots 8,9, and 10, City Block 38/3158, of the Dallas Land and Loan Addition No. 2, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 106, Page 230, of the Map Records of Dallas County, Texas, being All of a tract of land conveyed to Exc Ventures LLC, by Warranty Deed as recorded in Instrument No. 201500100446 of the Official Deed Records of Dallas County, Texas;

BEGINNING at a found pk nail, being the northeast corner of said Lot 10, Block 38/3158, being at the intersection of the south Right-of-Way Line of a 20' Alley dedicated by Volume 106, Page 230, and being the west Right-of-Way line of Zang Boulevard (60' Right-of-Way) Dedicated by Volume 106, Page 230;

THENCE South 01 Degrees 03 Minutes 57 Seconds East, departing said alley and along the west Right-of-Way line of said Zang Boulevard, a distance of 194.50 feet, to a found 1/2" iron rod with yellow cap stamped "TXHS", being the southeast corner of said Lot 10, Block 38/3158, being at the intersection of the north Right-of-Way Line of Tenth Street (60' Right-of-way) dedicated by Volume 106, Page 230 and being in the west Right-of-way line of said Zang Boulevard;

THENCE South 89 Degrees 56 Minutes 03 Seconds West, departing the west Right-of-Way line of said Zang Boulevard and along the north Right-of-way line of said Tenth Street, a distance of 150.00 feet, to a set 3" metallic disk stamped "Zang Corner Addition, RPLS 3664", being the southwest corner of said Lot 8, Block 38/3158, being the southeast corner of Lot 7 of said Block 38/3158, and being in the north Right-of-way Line of said Tenth Street;

THENCE North 01 Degrees 03 Minutes 57 Seconds West, departing north Right-of-way line of said Tenth Street, and along the said common line, a distance of 194.50 feet, to a point, being the northeast corner of said Lot 7, Block 38/3158, being the northwest corner of said Lot 8, Block 38/3158, and being in the south Right-of-way Line of said 20' Alley, from which a found fence post bears, North 03 Degrees 46 Minutes 19 Seconds West, a distance of 0.35 feet, and a found 1" iron pipe bears, North 24 Degrees 57 Minutes 46 Seconds West, a distance of 1.29 feet;

THENCE North 88 Degrees 56 Minutes 03 Seconds East, departing said common corner, and along the south Right-of-way Line of said 20' Alley, a passing distance of 50.00 feet, found 1" Iron Pipe, being the northeast corner of said Lot 8, Block 38/3158, and being the northwest corner of said Lot 9, Block 38/3158, having a total distance of 150.00 feet to the POINT OF BEGINNING and containing 29,175 square feet or 0.669 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

PRELIMINARY PLAT
ZANG CORNER ADDITION
LOT 10A, BLOCK 38/3158
29,175 SQ. FT. OR 0.669 AC.

BEING ALL OF
LOT 8,9 and 10, BLOCK 38/3158
A 0.669 ACRE TRACT OF LAND OUT OF
J.L. LEONARD SURVEY, ABSTRACT No. 770
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S156-019

FLOOD STATEMENT: According to Community Panel No. 48113C0480 K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood zone.
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER
UPTOWN EAST PARTNERS LLC
2913 OVERLAND TRAIL 100
SHERMAN, TEXAS 75092

SURVEYOR
SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-8610



SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610
10-21-15
SHEET 2 OF 2