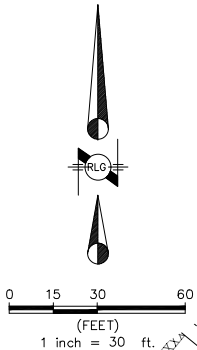


VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

Whereas, City Square, a Texas nonprofit, is the sole owner of a 0.454 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being all of Lot 4 and Lot 5, Block 4/862, Graves Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 181, Page 450, Deed Records, Dallas County, Texas, and being all of TRACT NO. ONE recorded under Instrument Number 201600307010, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a PK nail found at the intersection of the southwest right-of-way line of Malcolm X Boulevard (a 60 foot right-of-way per Volume 69, Page 63, Deed Records, Dallas County, Texas) and the southeast right-of-way line of Louise Avenue, (a called 50 foot right-of-way per Volume 181, Page 450, Deed Records, Dallas County, Texas), said nail being the most northerly corner of said Lot 5;

**THENCE** South 50° 41' 12" East, along the southwest right-of-way line of said Malcolm X Boulevard, a distance of 154.23 feet to a chiseled "X" in concrete found for the most easterly corner of said Lot 5, said "X" being the intersection of the southwest right-of-way line of said Malcolm X Boulevard and the northwest line of a 15 foot alley (per Volume 69, Page 63, Deed Records, Dallas County, Texas);

**THENCE** South 52° 45' 48" West, along the northwest line of said 15 foot alley, a distance of 150.68 feet to a 3-1/4" aluminum disc stamped "RLC INC" and "GHA" on a 1/2" iron rod set for the most southerly corner of said Lot 4, said disc being the southerly common corner of said Lot 4 and Lot 3 of said Block 4/862;

**THENCE** North 37° 13' 12" West, along the common line between said Lot 4 and said Lot 3, a distance of 150.00 feet to a 5/8" iron rod with yellow plastic cap stamped "DCA INC" found for the northerly common corner of said Lot 4 and said Lot 3 on the southwest right-of-way line of said Louise Avenue;

**THENCE** North 52° 45' 48" East, along the southeast line of said Louise Avenue, a distance of 114.76 feet to the POINT OF BEGINNING and containing 190,908 square feet or 0.457 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I, Brian R. Wade, 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 \_\_\_\_\_, 2020.

**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.**

Brian R. Wade  
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority, on this day personally appeared **BRIAN R. WADE**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That CITY SQUARE, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as GRAVES HEIGHTS ADDITION in 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 \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Chad Baker  
Executive Director, City Square Housing

COUNTY OF DALLAS §  
STATE OF TEXAS §

**BEFORE ME**, the undersigned authority, on this day personally appeared **CHAD BAKER**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
OF  
GRAVES HEIGHTS ADDITION  
LOT 4A, BLOCK 4/862  
REPLAT  
OF  
GRAVES HEIGHTS ADDITION  
BLOCK 4/862**

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

**CITY PLAN FILE NO. S190-036  
ENGINEERING NO. 311T-\_\_\_\_\_**

SCALE: 1" = 30' DATE: SEPTEMBER 26, 2019

OWNER:  
CITY SQUARE  
511 N. AKARD STREET, STE 302  
DALLAS, TEXAS 75201  
214-823-8710  
C/O CHAD BAKER

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REC #F-493  
TBPLS RBG #100341-00



**NOTES:**

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. NO STRUCTURES EXIST ON THE SITE.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4 & 5 INTO A SINGLE LOT 4A AS SHOWN HEREON.

**LEGEND**

---	PROPERTY LINE
---	EASEMENT LINE
---	ASPHALT
---	CONCRETE
---	WATER VALVE
---	WATER METER
---	CLEAN OUT
---	SIGN
---	SANITARY SEWER MANHOLE
---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
---	IRON ROD FOUND
---	CHISELED "X" SET / FOUND
---	PK NAIL SET / FOUND
---	CONTROLLING MONUMENT
---	MAP RECORDS, DALLAS COUNTY, TX
---	DEED RECORDS, DALLAS COUNTY, TX
---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	INSTRUMENT NUMBER
---	VOLUME, PAGE
---	TREE

RECORDED	INST#	JOB NO.	1911.098	E-FILE	1911.098pp	DWG NO.
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