

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, PHP CARROLL MOB PARTNERS, LP is the owner of a 0.264 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Lot 5, Block 8/768, Peak's Suburban Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 45, Page 56, Map Records, Dallas County, Texas; said 0.264 acre tract being all of that tract of land conveyed to PHP Carroll Mob Partners, LP (Tract II) by Special Warranty Deed recorded in County Clerk's Instrument No. 201400267521, Official Public Records, Dallas County, Texas; said 0.264 acre tract being more particularly described as follows:

BEGINNING, at a 3/8-inch iron pipe found at the north corner of said Lot 5, Block 8/768; said point also being at the intersection of the southeasterly right-of-way line of Swiss Avenue (80 feet wide) and the southwesterly right-of-way line of Carroll Avenue (60 feet wide);

THENCE, South 43 degrees 56 minutes 34 seconds East, with said southwesterly right-of-way line of Carroll Avenue, a distance of 124.77 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found at the east corner of said 0.264 acre tract;

THENCE, South 46 degrees 03 minutes 26 seconds West, leaving said southwesterly right-of-way line, a distance of 91.39 feet to a 1/2-inch iron rod found at the south corner of said 0.264 acre tract; said point being in the northeasterly line of a tract of land conveyed to Swiss Hamptons, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 201500263801, Official Public Records, Dallas County, Texas;

THENCE, North 44 degrees 50 minutes 50 seconds West, with the said northeasterly line, a distance of 124.48 to a 1/2-inch iron rod found at the west corner of said 0.264 acre tract; said point also being the north corner of said Swiss Hamptons, LLC tract, said point also being in the said southeasterly right-of-way line of Swiss Avenue;

THENCE, North 45 degrees 52 minutes 04 seconds East, with said southeasterly right-of-way line of Swiss Avenue, a distance of 93.36 feet to the POINT OF BEGINNING;

CONTAINING, 11,511 square feet or 0.264 acres of land, more or less.

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the southeast right-of-way line of Swiss Avenue, bearing North 45 degrees 52 minutes 00 seconds East, according to the Warranty Deed recorded in County Clerk's Instrument No. 201400267521, Official Public Records, Dallas County, Texas;
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot out of a part of one lot.
- 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.
- No buildings exist on property.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, PHP CARROLL MOB PARTNERS, LP, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **SWISS AVENUE HISTORICAL HOMES**, 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, 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 _____, 2017.

Name:

Title:

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 _____ 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 _____, 2017.

Notary Public in and for the State of Texas

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 _____, 2017.

RELEASED 09/20/2017 - FOR REVIEW ONLY
 NOT TO BE RECORDED

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

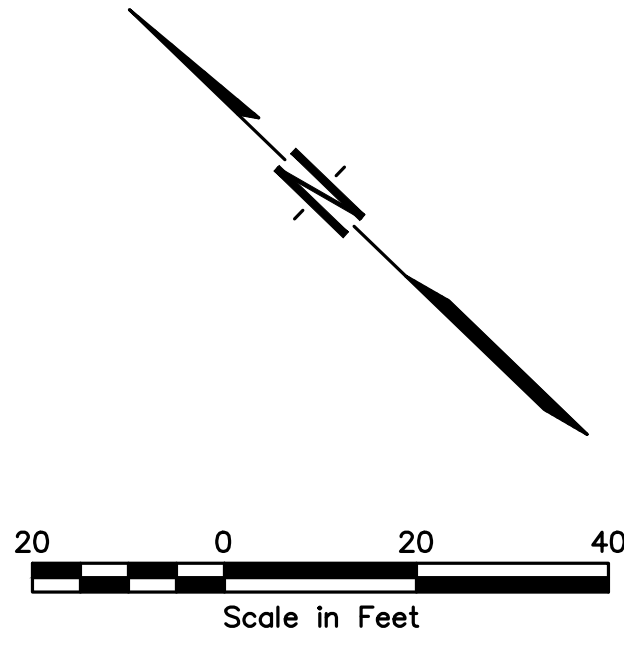
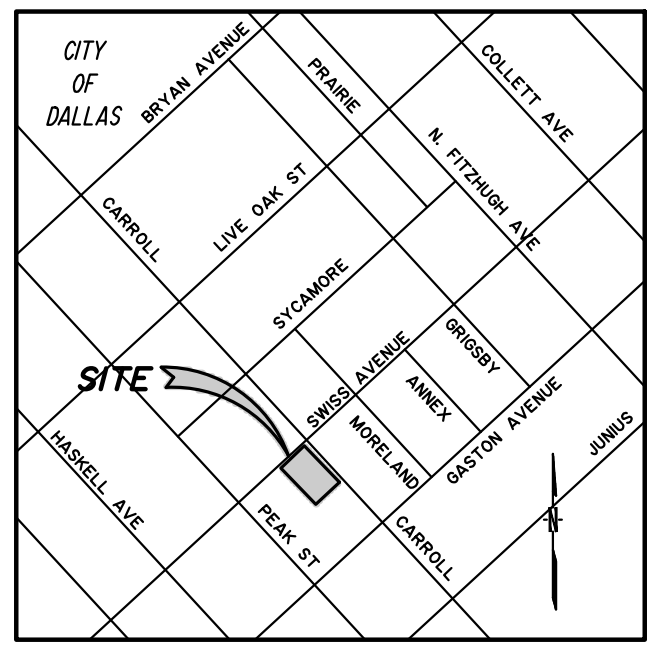
STATE OF TEXAS
 COUNTY OF DALLAS

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 _____, 2017.

Notary Public in and for the State of Texas

- LEGEND**
- PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - - - EASEMENT LINE
 - - - CENTERLINE
 - O.P.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:
 PHP CARROLL MOB PARTNERS, LP
 8214 WESTCHESTER DR.
 SUITE 600
 DALLAS, TEXAS 75256

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

SHEET 1 OF 1

PRELIMINARY PLAT

SWISS AVENUE HISTORICAL HOMES

LOT 5A, BLOCK 8/768

BEING A REPLAT OF A PART OF
LOT 5, BLOCK 8/768
PEAK'S SUBDIVISION
 V. 45, P. 56, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-005

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' SEPTEMBER, 2017

TX SURVEYING FIRM REG. NO. 100752-00
 PROJ. NO. DWG. NO.
 6446-17-09-02 6446preplat

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