



OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS **OAK PROPERTIES LLC** is the owner of a 2.661 acre tract of land situated in Dallas County, Texas, known as **TRACT 1**, in the Survey of Dallas Dodge C., Leonard Survey, Abstract Number 170, thru 10, Block 4/3144 of Hill Side Addition, on addition to the City of Dallas, according to the Plat thereof, recorded in Volume 141, Page 94 of the Map Records, Dallas County, Texas (M.R.D.C.1.); (hereon referred to as Tract 1), also being all of Lots 11 thru 19, Block 25/3145 of Dallas Land and Loan Company Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 106, Page 230 (M.R.D.C.1.) (hereon referred to as Tract 2), also being all of that land conveyed to Apple Villa South by Warranty Deed, recorded in Instrument Number 500326374 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.1.) and being more particularly described as follows:

**TRACT 1:**  
BEGINNING at a 5/8-inch iron rod found at the intersection of the West right-of-way line of Adams Avenue (60' width R.O.W.) and the North right-of-way line of Eighth Street (60' width R.O.W.), same being the southeast corner of said Lot 10, Block 4/3144;

THENCE N90°00'00"W, along the North line of said Eighth Street, a distance of 520.80 feet to a 1/2-inch iron rod found at the intersection of the West line of said Adams Avenue and the East right-of-way line of Lewisell Avenue (60' width R.O.W.), same being the southwest corner of said Lot 1, Block 4/3144;

THENCE N00°26'37"W, along the East line of said Lewisell Avenue, a distance of 118.65 feet to a mog nail with washer stamped "BDD" found at the intersection of the East line of said Lewisell Avenue and the South right-of-way line of a 20 foot alley, same being the northwest corner of said Lot 1, Block 4/3144, said nail also being:

THENCE N90°00'00"E, along the South line of said 20 foot alley, a distance of 520.80 feet to a 5/8-inch iron rod found at the intersection of the West line of said Adams Avenue and the East right-of-way line of Adams Avenue, same being the northeast corner of said Lot 10, Block 4/3144;

THENCE S00°26'37"E, along the West line of said Adams Avenue, a distance of 118.65 feet to the POINT OF BEGINNING, containing 61,898 square feet or 1.4210 acres of land, more or less.

**TRACT 2:**  
BEGINNING at a 1-inch iron pipe found in the South right-of-way line of Eighth Street (60' width R.O.W.), said iron pipe being the northwest corner of said Lot 19, Block 25/3145, also being the northeast corner of Lot 20, Block 25/3145 and a tract of land conveyed to Jesus Rodriguez by Warranty Deed with Vendor's Lien, recorded in Volume 99067, Page 5033 of the Deed Records, Dallas County, Texas (D.R.D.C.1.);

THENCE N90°00'00"E, along the South line of said Eighth Street, a distance of 65.35 feet to a 5/8-inch BDD capped iron rod found at the southeast corner of the south line of Lewisell Street and the West line of Adams Avenue (60' width R.O.W.), same being the northeast corner of said Lot 11, Block 25/3145;

THENCE S00°26'37"E, along the West line of said Adams Avenue, a distance of 116.00 feet to a mog nail with washer stamped "BDD" found for corner at the intersection of the West line of said Adams Avenue and the North right-of-way line of a 20 foot alley, same being the southeast corner of said Lot 11, Block 25/3145;

THENCE N90°00'00"W, along the North line of said 20 foot alley, a distance of 65.80 feet to a 1/2-inch iron rod found at the intersection of the West line of said Adams Avenue and the South right-of-way line of said 20 foot alley, same being the southwest corner of said Lot 19, Block 25/3145 and the southeast corner of said Lot 20, Block 25/3145 and Jesus Rodriguez tract;

THENCE N00°18'14"W, departing the North line of said 20 foot alley and along the common line of said Lot 19 and 20, Block 25/3145, a distance of 116.00 feet to the POINT OF BEGINNING, containing 54,020 square feet or 1.2401 acres of land, more or less.

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **OAK PROPERTIES LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property, as **VILLA SOUTH ADDITION**, on 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 shown herein are hereby reserved for the purposes indicated. Police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the buildings, fences, trees, shrubs, or other improvements of the growths shall be constructed, reconstructed or placed upon, over or across the easements as shown on this plat. All easements reserved for the public use and accommodation of public utilities shall be reserved for the use and maintenance of 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 inspecting, patrolling, maintaining and adding to or reconstructing, reconstructing 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 easement space for construction and maintenance of the systems. Additional easements shall include, but not be limited to, the 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Roy Falls, 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. 31A-6617 (a)(b)(c)(d) & (e); and that the digital data was prepared by a company representing this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2018.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
Stanley Roy Falls, R.P.L.S.  
Registration No. 4625

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Roy Falls, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

PURPOSE OF PLAT:

To plot 19 lots into 2 lots.

NOTES:

1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, 48113C0480K, dated July 7, 2014. Property is in zone X.
2. Bearings are based upon the North line of W. 8th Street (N 90°00'00" W), as listed in the Deed of Trust recorded in Volume 73091, Page 384, Deed Records, Dallas County, Texas.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. Buildings to be demolished.

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PRELIMINARY PLAT  
**VILLA SOUTH ADDITION**  
LOT 1A, BLOCK 4/3144 & LOT 1A, BLOCK 25/3145  
A BEING ALL OF THOSE TWO TRACTS OF LAND  
INSTRUMENT NUMBER 20700032874, O.P.R.D.C.1.  
SITUATED IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-152

**OWNER:**  
OAK PROPERTIES LLC  
3550 EAST 46TH STREET, STE 120  
MINNEAPOLIS, MN 55408  
TEL: 612-874-4000  
FAX: 612-874-4000  
ATTN: NORMAN F. BORNHINES JR.

**SURVEYORS:**  
BROCKETTE/DAVIS/DRAKE, INC.  
Civil & Structural Engineering Surveying  
4144 North Central Expressway Suite 1100  
Dallas, Texas 75204  
(214) 624-3041  
fax (214) 624-7064

SHEET 2 OF 2  
MARCH, 2018  
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