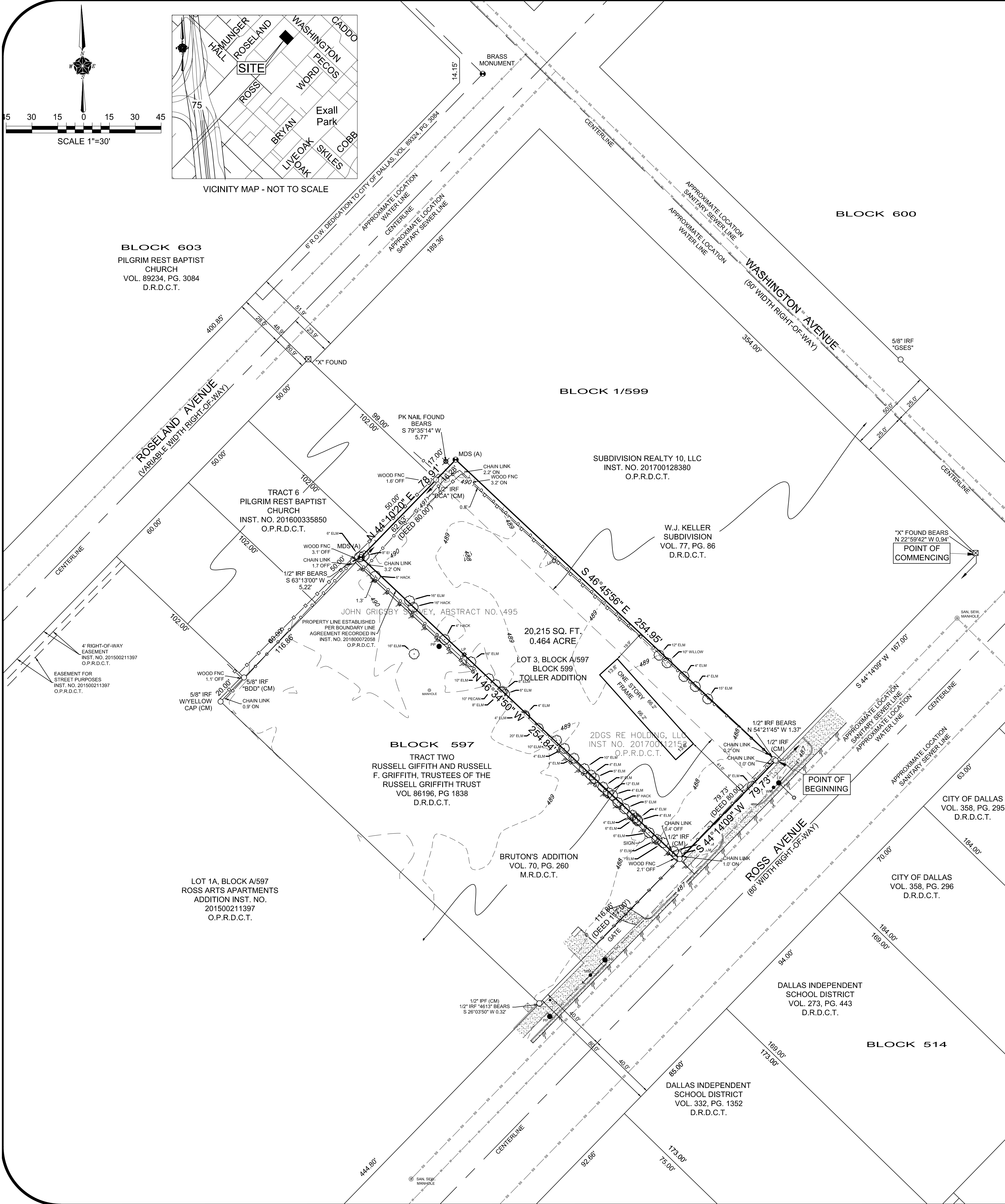


BLOCK 603
 PILGRIM REST BAPTIST CHURCH
 VOL. 89234, PG. 3084
 D.R.D.C.T.



LOT 1A, BLOCK A/597
 ROSS ARTS APARTMENTS
 ADDITION INST. NO.
 201500211397
 O.P.R.D.C.T.

TRACT TWO
 RUSSELL GRIFFITH AND RUSSELL
 F. GRIFFITH, TRUSTEES OF THE
 RUSSELL GRIFFITH TRUST
 VOL. 86196, PG. 1838
 D.R.D.C.T.

BRUTON'S ADDITION
 VOL. 70, PG. 260
 M.R.D.C.T.

2DGS RE HOLDING, LLC
 INST. NO. 20170012158
 O.P.R.D.C.T.

W.J. KELLER
 SUBDIVISION
 VOL. 77, PG. 86
 D.R.D.C.T.

SUBDIVISION REALTY 10, LLC
 INST. NO. 201700128380
 O.P.R.D.C.T.

TRACT 6
 PILGRIM REST BAPTIST CHURCH
 INST. NO. 201600335850
 O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, 2DGS RE Holdings, LLC, a Texas limited liability company is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a part of Block 597, Burton's Addition an addition to the City of Dallas, Dallas County, Texas recorded in Volume 70, Page 260 Plat Records, Dallas County, Texas, and being part of Block 1/599, W.J. Keller Subdivision, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 77, Page 86, Plat Records, Dallas County, Texas and also being all of the certain tract of land conveyed to 2DGS RE Holdings, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20170012152, Official Public Records, Dallas County, Texas and as affected by the Boundary Line Agreement recorded in Instrument No. 201800072058, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the southwesterly right-of-way line of Washington Avenue (50 foot right-of-way) with the northwesterly right-of-way of Ross Avenue (80 foot right-of-way) and being the East corner of a tract of land conveyed to Subdivision Realty 10, LLC, by Special Warranty Deed recorded in Instrument No. 201700128380, Official Public Records, Dallas County, Texas, from which an "X" cut in concrete bears N 22°59'42" W 0.94';

THENCE South 44 degrees 14 minutes 09 seconds West, along the northwesterly right-of-way line of said Ross Avenue, a distance of 167.00 feet to a 1/2 inch iron rod found for the East corner of said 2DGS RE Holdings tract and being the POINT OF BEGINNING;

THENCE South 44 degrees 14 minutes 09 minutes West, continuing along the southeasterly line of said 2DGS RE Holdings tract, common with the northwesterly right-of-way line of said Ross Avenue, a distance of 79.73 feet to a 1/2 inch iron rod found for the East corner of a tract of land conveyed to Russell Griffith and Russell F. Griffith, Trustees of the Russell Griffith Trust by Warranty Deed recorded in Volume 86196, Page 1838, Deed Records, Dallas County, Texas for the South corner of the herein described tract;

THENCE North 46 degrees 34 minutes 50 seconds West, departing said Ross Avenue right-of-way and along the southwesterly line of said 2DGS RE Holdings tract, a distance of 254.84 feet to a 3-1/4" metallic disk stamped "TA & RPLS 5390" set on a 1/2 inch iron rod for corner and lying on the southeasterly line of a tract of land conveyed to Pilgrim Rest Baptist Church by Special Warranty Deed recorded in Instrument No. 201600335850, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 10 minutes 20 seconds East, along the northwesterly line of said 2RGS RE Holdings tract, common with the southeasterly line of said Pilgrim Rest Baptist Church tract, passing at 62.63 feet a 1/2 inch iron rod with cap stamped "DCA" found for corner and being a southerly corner of a tract of land conveyed to Subdivision Realty 10, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 201700128380, Official Public Records, Dallas County, Texas, and continuing a total distance of 78.91 feet to a 3-1/4" metallic disk stamped "TA & RPLS 5390" set on a 1/2 inch iron rod for the corner of the herein described tract;

THENCE South 46 degrees 45 minutes 56 seconds East, along the northeasterly line of said 2DGS RE Holdings tract, common with a southwesterly line of said Subdivision Realty 10 tract, a distance 254.95 feet to the POINT OF BEGINNING containing 20,215 square feet or 0.464 an acre of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 4811300345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL STRUCTURE ARE TO BE REMOVED.

LEGEND

D.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
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
AC	ACRE
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
PP	POWER POLE
LP	LIGHT POLE
WM	WATER METER
MDS (A)	3-1/4" METALLIC DISC STAMPED "TA & RPLS 5299" SET FOR CORNER

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2DGS RE HOLDINGS, LLC, a Texas limited liability company, acting by and through its duly authorized agent Lauren M. Corr, Manager, does hereby adopt this plat, designating the herein described property as **TOLLER 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 of 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 the 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 _____ DAY OF _____, 2018.

Lauren M. Corr, Manager

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Lauren M. Corr known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (3/19/2018)

Raul D. Reyes,
 Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature



10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

OWNER
 2DGS RE HOLDINGS
 LAUREN M. CORR
 3012 MAPLE AVENUE
 DALLAS, TEXAS 75201

PRELIMINARY PLAT
TOLLER ADDITION
 LOT 3, BLOCK A/597 & 599
 REPLAT OF A PART OF BLOCK 597,
 BURTON'S ADDITION, AND PART OF BLOCK 1/599
 J.W. KELLER SUBDIVISION
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-157

DATE: 03/16/2018 / JOB # 1704359-1 / SCALE - 1" = 30' /JWR