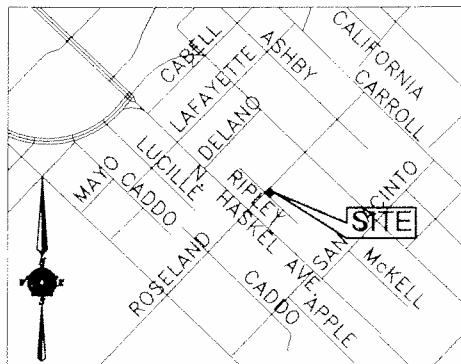
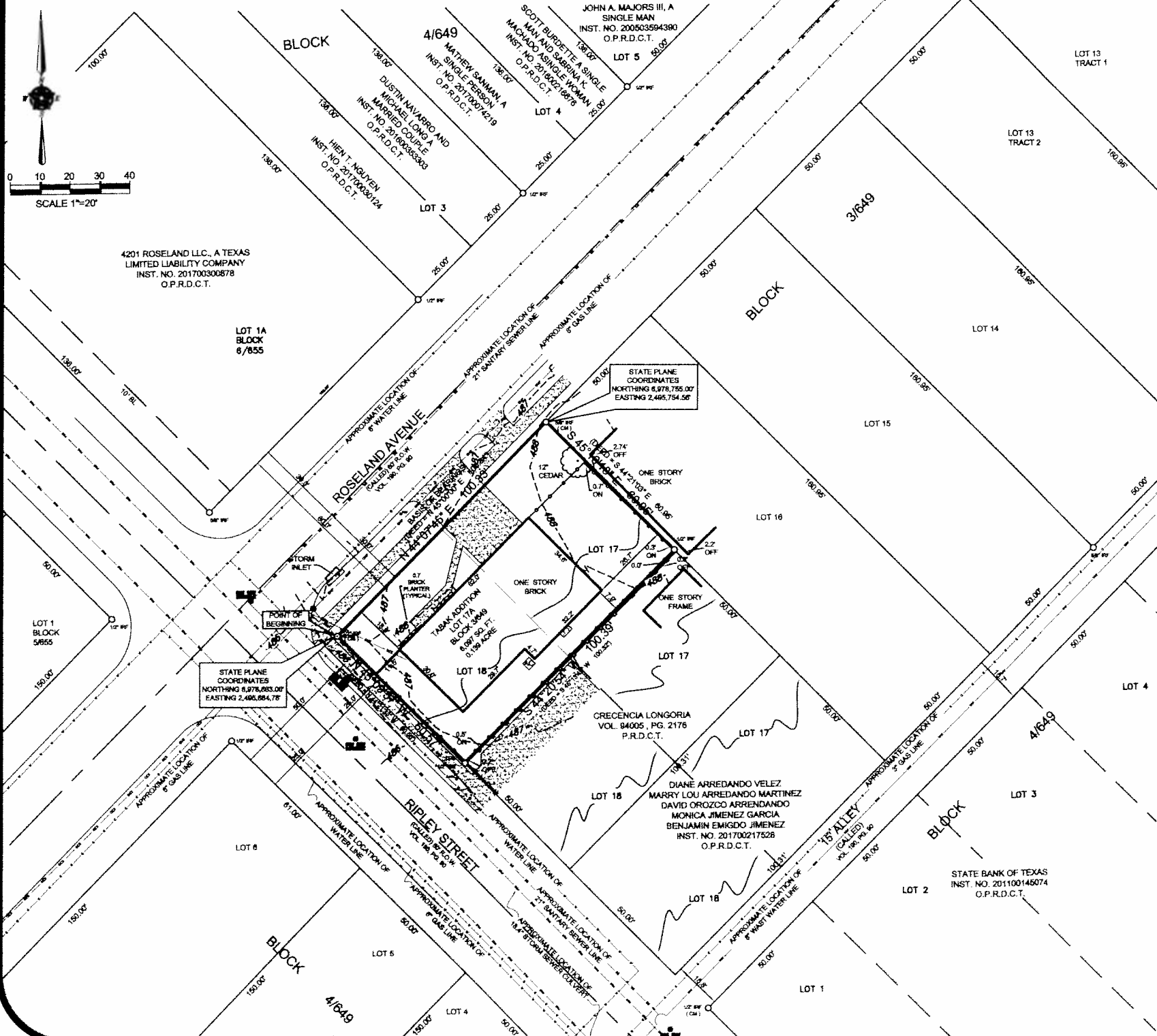
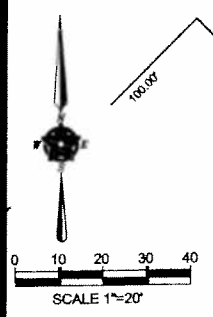


VICINITY MAP - NOT TO SCALE



LEGEND

D R D C T	DEED RECORDS, DALLAS COUNTY, TEXAS	— — — — —	WASTE WATER LINE
M R D C T	MAP RECORDS, DALLAS COUNTY, TEXAS	— — — — —	WATER LINE
O P R D C T	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	— — — — —	GAS LINE
INST. NO.	INSTRUMENT NUMBER	— — — — —	STORM SEWER LINE
VOL. PG.	VOLUME PAGE	— — — — —	SANITARY SEWER LINE
SQ. FT.	SQUARE FEET	— — — — —	CHAIN LINK FENCE
IRF	IRON ROD FOUND	— — — — —	WOOD FENCE (CENTER POST)
CM	CONTROL MONUMENT	— — — — —	VINYL FENCE
SIMH	SANITARY SEWER MANHOLE	— — — — —	OVERHEAD ELECTRIC SERVICE
CO	CLEAN OUT	— — — — —	OVERHEAD POWER LINE
PP	POWER POLE	— — — — —	
FH	FIRE HYDRANT	— — — — —	
WV	WATER VALVE	— — — — —	
WM	WATER METER	— — — — —	
EM	ELECTRIC METER	— — — — —	
GM	GAS METER	— — — — —	
A/C	AIR CONDITIONER	— — — — —	
ROW	RIGHT-OF-WAY	— — — — —	
		— — — — —	CONCRETE PAVING



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

BEING situated in the John Grigsby Survey, Abstract No. 469, and being part of Lots 17 and 18 in Block 3/649, of Ross Avenue Addition, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 190, Page 90, Deed Records, Dallas County, Texas, same being that certain tract of land conveyed to Tabak Homes Roseland LLC, a Texas Limited Liability Company, recorded in Warranty Deed with Vendors Lien in Instrument No. 201800056259, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the intersection of the Southeast right-of-way line of Roseland Avenue (60 foot right-of-way), and the Northeast right-of-way line of Ripley Street (50 foot right-of-way), said beginning point being the most westerly corner of Lot 18;

THENCE North 44 degrees 07 minutes 45 seconds East, with the Southeast line of Roseland Avenue, a distance of 100.33 feet to a found 5/8 inch iron rod for the North corner of Lot 17 and being the most West corner of Lot 16 in Block 3/649 of said Ross Avenue Addition;

THENCE South 45 degrees 13 minutes 18 seconds East, departing said Southeast line of Roseland Avenue, a distance of 60.95 feet to a found 1/2 inch iron rod for the Northeast corner of the herein described tract;

THENCE South 44 degrees 20 minutes 54 seconds West, along the Northwest line of a tract of land conveyed to Creencia Longoria, by Special Warranty Deed recorded in Volume 94005, Page 2167, Deed Records, Dallas County, Texas, same being a portion of Lots 17 and 18, at a distance of 100.39 feet to a found 1/2 inch iron rod for the South corner of the herein described tract, and being in the Northeast right-of-way line of Ripley Street;

THENCE North 45 degrees 09 minutes 57 seconds West, along the Northeast right-of-way line of Ripley Street, a distance of 60.57 feet to the POINT OF BEGINNING and containing 6,097 square feet or 0.139 acres of land.

GENERAL NOTES

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF LOTS 17 AND 18 IN BLOCK 3/649 INTO 1 LOT.
- 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 AE (SHADED) AND ZONE X (SP4A) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARKS
CITY OF DALLAS BENCHMARK NO. 45-H-1
A CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE AT A POINT OF CURVE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HALL STREET
NORTHING - 5,975,363.67' EASTING - 2,495,407.41' ELEV - 476.80
CITY OF DALLAS BENCHMARK NO. 45-H-2
A CITY OF DALLAS BENCHMARK IS ON TOP OF A CONCRETE CURB AT A POINT OF CURVE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HASKELL AVENUE
NORTHING - 6,976,163.77' EASTING - 2,495,815.50' ELEV. 491.04
- 7) ALL EXISTING IMPROVEMENTS TO BE REMOVED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, Tabak Homes, LLC, acting by and through its duly authorized agent Robert Tabak, General Manager, does hereby adopt this plat, designating the herein described property as **TABAK 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 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 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 man 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

Robert Tabak / General 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 Donald F. Finn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed herein 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 (3/16/2016)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5299

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

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
TABAK HOMES ROSELAND LLC
ROBERT TABAK / GENERAL MANAGER
7607 CURRIN DRIVE, DALLAS, TEXAS, 75230

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



PRELIMINARY REPLAT
TABAK ADDITION
LOT 17A BLOCK 3/649
REPLAT OF A PORTION OF LOTS 17 & 18 BLOCK 3/649
OUT OF ROSS AVENUE ADDITION,
AN ADDITION TO THE CITY OF DALLAS, TEXAS,
RECORDED IN VOLUME 190, PAGE 90, DEED
RECORDS, SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. _____

DATE: 03/06/2018 JOB # 1806129-1/ SCALE: 1" = 20' (RSP)

178-151