

- LEGEND**
- R.O.W. .... RIGHT-OF-WAY
  - D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS
  - INST. .... INSTRUMENT
  - NO. .... NUMBER
  - (CM) .... CONTROLLING MONUMENT
  - FD. .... FOUND
  - I.R. .... IRON ROD
  - FIR .... FOUND 1/2" IRON ROD
  - FC .... FOUND CROSS
  - ADS .... SET 3" ALUMINUM DISK STAMPED "4708 NORMA ST/RPLS 5111"
  - C/L .... CHAIN LINK
  - B/W .... BARBED WIRE
  - BLDG. .... BUILDING
  - WM .... WATER METER
  - WV .... WATER VALVE
  - GW .... GUY WIRE
  - O/H .... OVERHEAD
  - LP .... LIGHT POLE
  - GM .... GAS METER
  - SAN MH .... SANITARY SEWER MANHOLE
  - STM MH .... STORM SEWER MANHOLE
  - PP .... POWER POLE
  - FH .... FIRE HYDRANT
  - CO .... CLEANOUT
  - COND. .... CONCRETE
  - ASPHALT. .... ASPHALT

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS ZT Ventures and ZT Ventures LLC are the owners of all of Lots 14 and 15, Block C/6364 of INDUSTRIAL ACRES ADDITION (REVISED), an addition to the City of Dallas, Texas, recorded in Volume 12, Page 317 of the Map Records of Dallas County, Texas, and all of Lot 16A, Block C/6364 of GEORGE R. JONES SUBDIVISION, an addition to the City of Dallas, Texas, recorded in Volume 85167, Page 4824 of the Map Records of Dallas County, Texas, and being situated in the James McLaughlin Survey, Abstract No. 845, and being those same tracts of land described in Special Warranty Deed with Vendor's Lien to ZT Ventures LLC, recorded in Instrument Number 201500187840 and to ZT Ventures, described in General Warranty Deed, recorded in Instrument Number 201600101728 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

COMMENCING at a railroad spike found at the present intersection of the south R.O.W. line of Jane Lane (a 58' R.O.W.) with the west R.O.W. line of Norma Street (a variable width R.O.W.); THENCE S 00°07'00" W, 350.00' along the west line of Norma Street to the southeast corner of Lot 18, Block C/6364 of the above mentioned Industrial Acres Addition (Revised); THENCE N 89°31'00" W, 3.00' along the south line of said Lot 18 to to a 3" aluminum disk stamped "4708 NORMA ST/RPLS 5111" set at the Point of Beginning;

THENCE S 00°07'00" W, 100.00' along the west Line of Norma Street to a mag nail set for corner;

THENCE S 89°31'00" E, 3.00' along the west Line of Norma Street to a 3" aluminum disk stamped "4708 NORMA ST/RPLS 5111" set for corner;

THENCE S 00°07'00" W, 100.00' along the west Line of Norma Street to a 3" aluminum disk stamped "4708 NORMA ST/RPLS 5111" set at the northeast corner of Lot 13, Block C/6364 of the above mentioned Industrial Acres Addition (Revised);

THENCE N 89°31'00" W, 132.24' along the north line of said Lot 13 to a 3" aluminum disk stamped "4708 NORMA ST/RPLS 5111" set for corner in the east line of a 7.5' wide alley;

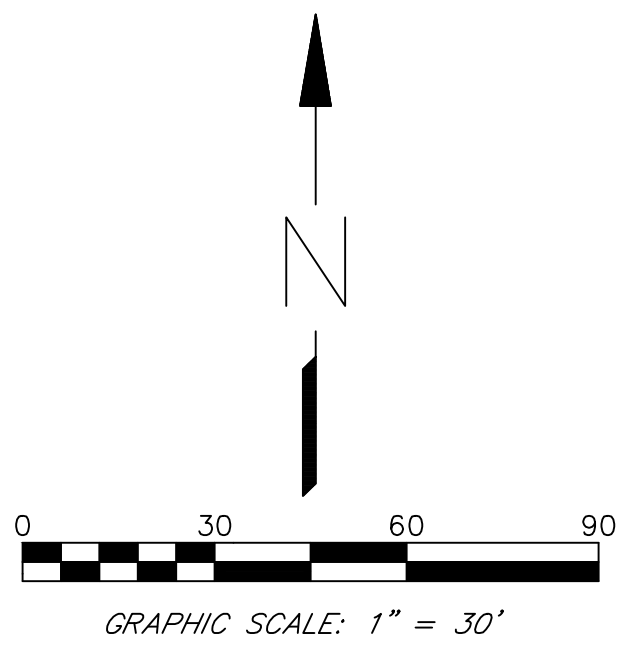
THENCE N 00°07'00" E, 200.00' along the east line of 7.5' wide alley to a 3" aluminum disk stamped "4708 NORMA ST/RPLS 5111" set at the southwest corner of the aforementioned Lot 18;

THENCE S 89°31'00" E, 127.90' along the south line of said Lot 18 to the Point of Beginning and containing 26,014 square feet or 0.597 acres of land.

**SURVEYOR'S STATEMENT:**

I, SCOTT DAVIS, 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.

"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."  
SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



- BENCHMARK:** Found cross near northeast corner of project site (point # 9). Elev. 408.41
- BENCHMARK:** City of Dallas BM No. 43-B-1, Square cut in center of conc. driveway at property line of building # 4743 Carol Lane. Elev. 405.42
- BENCHMARK:** City of Dallas BM No. 43-B-5, Square cut on top of conc. curb on 11'x3' storm sewer drop inlet on the west side of Almond Street and 33' north of the centerline of Doug Drive. Elev. 403.90

- GENERAL NOTES:**
- REFERENCE BEARING, S 00°07'00" W, FOR THE WEST LINE OF NORMA STREET PER INDUSTRIAL ACRES ADDITION (REVISED), RECORDED IN VOLUME 12, PAGE 317, M.R.D.C.T.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 3 EXISTING LOTS.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - EXISTING STRUCTURE TO REMAIN.

**NOTES:**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ZT Ventures and ZT Ventures LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as 4708 NORMA STREET 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 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.

ZT Ventures and ZT Ventures LLC

**SIGNER & POSITION**

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared XXXXXXXX XXXXX, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

**PRELIMINARY PLAT**  
**4807 NORMA STREET ADDITION**  
**LOT 14A, BLOCK C/6364**

A REPLAT OF LOTS 14 AND 15, BLOCK C/6364 OF INDUSTRIAL ACRES ADDITION (REVISED) AND LOT 16A, BLOCK C/6364 OF GEORGE R. JONES SUBDIVISION, SITUATED IN THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S167-137

<b>OWNER</b>	<b>ENGINEER</b>
ZT VENTURES LLC 8130 JOHN W. CARPENTER FRWY. DALLAS, TEXAS 75247	A-1 ENGINEERING INC. 1006 VANCE JACKSON RD. SAN ANTONIO, TEXAS 78201 PH. 210-947-9021 EMAIL: joseph@a-1engineering.com

<b>DAVIS LAND SURVEYING CO., INC.</b> 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	disc@bcglobal.net 214-321-0569	DATE: 1/24/17 JOB NO. 17003
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