

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PROXIMITY DEVELOPERS, LLC, is the owner of a 0.725 acre tract of land situated in the G. L. Leonard Survey, Abstract No. 770, Dallas County, Texas and being all of Lots 2, 3 and 4, Block 36/3156, Dallas Land and Loan No. 2, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas; said 0.725 acre tract of land also being all of that tract conveyed to Proximity Developers, LLC by General Warranty Deed recorded in Clerk's Instrument No. 20150195448, Official Public Records, Dallas County, Texas; said 0.725 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said Lot 2, Block 36/3156; said point also being at the southeast corner of Lot 1-B, Block 36/3156, White's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 17, Page 55, Deed Records, Dallas County, Texas; said point also being on the north right-of-way line of Tenth Street (60 feet wide); said point also being South 90 degrees 00 minutes 00 seconds East, 62.5 feet from the intersection of said north right-of-way line of Tenth Street and the east right-of-way line of Adams Avenue (60 feet wide);

THENCE, North 00 degrees 00 minutes 00 seconds East, leaving said north right-of-way line and with the common line of said Lot 2, Block 36/3156 and White's Addition, a distance of 194.25 feet to a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the northwest corner of said Lot 2, Block 36/3156; said point also being the northeast corner of Lot 1-A, Block 36/3156 of said White's Addition; said point also being on the south right-of-way line of a 20-foot alley;

THENCE, South 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 162.50 feet to a 1/2-inch iron rod with plastic cap stamped "DCA" found at the northeast corner of said Lot 4, Block 36/3156; said point also being the northwest corner of Lot 5, Block 36/3156 of said Dallas Land and Loan No. 2;

THENCE, South 00 degrees 00 minutes 00 seconds West, leaving said south right-of-way line and with the common line of said Lots 4 and 5, Block 36/3156, a distance of 194.25 feet to a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southeast corner of said Lot 4, Block 36/3156; said point also being the southwest corner of said Lot 5, Block 36/3156; said point also being on the said north right-of-way line of Tenth Street;

THENCE, North 90 degrees 00 minutes 00 seconds West, with said north right-of-way line, a distance of 162.50 feet to the POINT OF BEGINNING;

CONTAINING, 31,566 square feet or 0.725 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, PROXIMITY DEVELOPERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **437 TENTH 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 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, 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.

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the north right-of-way line of Tenth Street, bearing North 90 degrees 00 minutes 00 seconds West, according to plat of Dallas Land & Loan Company's Addition recorded in Volume 106, Page 230, Deed 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 3 lots.
- 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.

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 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 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)(1)(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 05/10/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

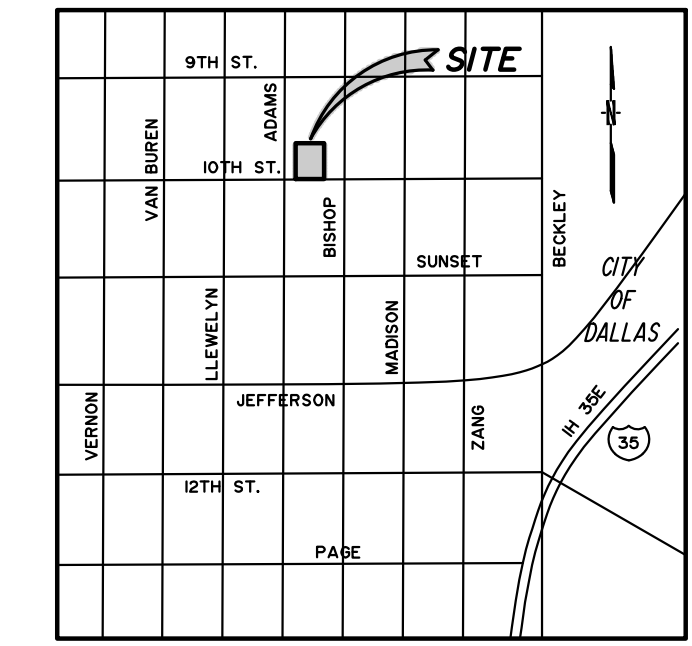
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

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 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

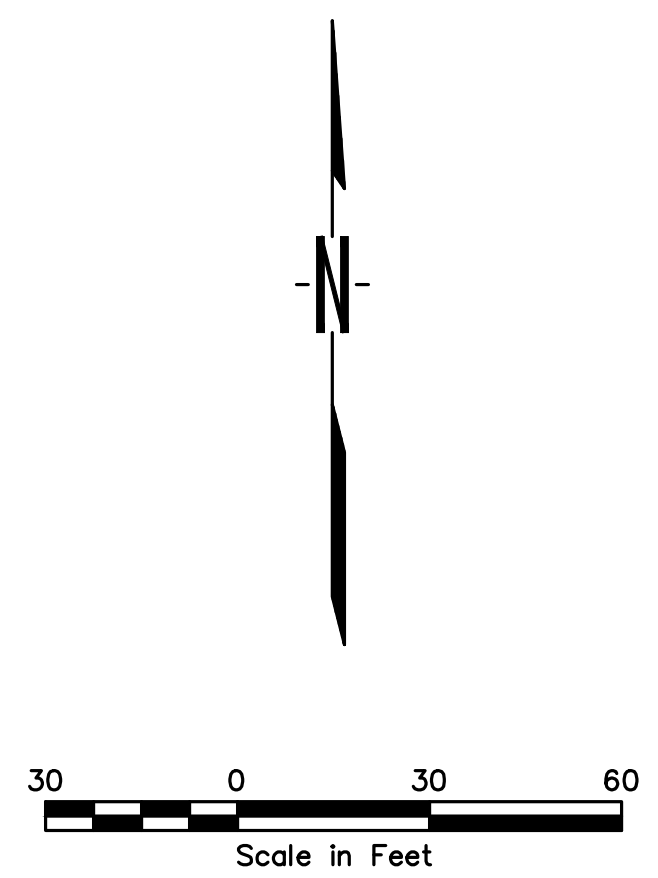
Notary Public in and for the State of Texas



VICINITY MAP
NTS
MAPSCO 54-6

LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE
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
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET



OWNER:
PROXIMITY DEVELOPERS, LLC.
1025 N. STEMMONS FRWY., SUITE 660
DALLAS, TEXAS 75207

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855
www.gs-engineers.com

SHEET 1 OF 1
PRELIMINARY PLAT
OF
427 TENTH STREET ADDITION
LOT 2A, BLOCK 36/3156
BEING A REPLAT OF
LOTS 2, 3 & 4, BLOCK 36/3156
DALLAS LAND AND LOAN NO. 2
V. 106, 230, D.R.D.C.T.
OUT OF THE
G. L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-202

Gonzalez & Schneeberg
engineers ■ surveyors

2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

SCALE 1" = 30'
DATE MAY, 2017
PROJ. NO. 6625-17-04-02
DWG. NO. 6625PLAT

FILED IN INSTRUMENT NO. _____

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