

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 719 MARSALIS, LLC, is the owner of a 0.312 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas and being all of Lots 18 and 19, Block 80/3061, Diamond's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 160, Map Records, Dallas County, Texas; said 0.312 acre tract also being all of that tract of land conveyed to 719 Marsalis, LLC by Warranty Deed recorded in Clerk's Instrument No. 201600076719, Official Public Records, Dallas County, Texas; said 0.312 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "ARIA ADDITION GSES INC., TX RPLS 4804" set on a 5/8-inch iron rod at the northwest corner of said Lot 19, Block 80/3061; said point also being at the intersection of the east right-of-way line of East Jefferson Boulevard (100 feet wide) and the south right-of-way line of Seventh Street (60 feet wide);

THENCE, North 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 91.70 feet to a 3-1/4-inch aluminum disk stamped "ARIA ADDITION GSES INC., TX RPLS 4804" set on a 5/8-inch iron rod at the northeast corner of said Lot 18, Block 80/3061; said point also being the northwest corner of Lot 17, Block 80/3061 of said Diamond's Subdivision;

THENCE, South 00 degrees 00 minutes 00 seconds East, leaving said south right-of-way line and with the common line of said Lots 17 and 18 Block 80/3061, a distance of 120.00 feet to a 3-1/4-inch aluminum disk stamped "ARIA ADDITION GSES INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southeast corner of said Lot 18, Block 80/3061; said point also being the southwest corner of said Lot 17, Block 80/3061; said point also being the northwest corner of Lot 13, Block 80/3061 of said Diamond's Subdivision; said point also being the northeast corner of Lot 12, Block 80/3061 of said Diamond's Subdivision;

THENCE, South 90 degrees 00 minutes 00 seconds West, with the south line of said 0.312 acre tract, passing at a distance of 50.00 feet to the southwest corner of said Lot 18, Block 80/3061; continuing, in all a total distance of 134.50 feet to a 3-1/4-inch aluminum disk stamped "ARIA ADDITION GSES INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said Lot 19, Block 80/3061; said point also being the northwest corner of Lot 10, Block 80/3061 of said Diamond's Subdivision; said point also being on the east side right-of-way line of East Jefferson Boulevard;

THENCE, North 19 degrees 37 minutes 47 seconds East, with said east right-of-way line, a distance of 127.40 feet to the POINT OF BEGINNING;

CONTAINING, 13,572 square feet or 0.312 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, 719 MARSALIS LLC acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as ARIA 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 roadway management areas shown hereon. 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 of 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.

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 \_\_\_\_\_, known 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

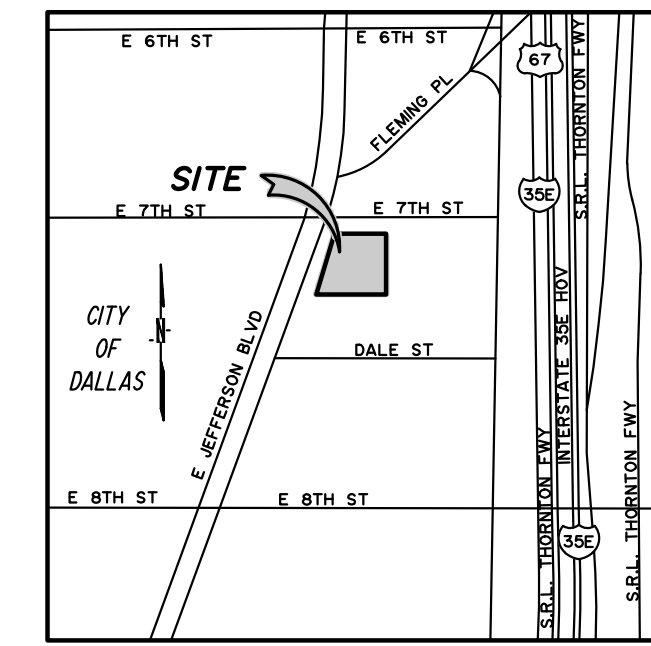
SHEET 1 OF 1  
PRELIMINARY PLAT  
ARIA ADDITION  
LOT 18A  
BLOCK 80/3061

BEING A REPLAT OF ALL OF  
LOTS 18 AND 19, BLOCK 80/3061  
DIAMOND'S SUBDIVISION  
V. 1, P. 160, M.R.D.C.T.

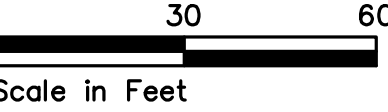
AN ADDITION TO THE CITY OF DALLAS  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-190

CITY ENGINEERING PLAN FILE NO. 311T-XXXX  
Gonzalez & Schneeberg  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855 Fax:(972) 516-8901

engineers & surveyors  
TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE  
1" = 30' MAY, 2017  
TX SURVEYING FIRM REG. NO. 100752-00  
PROJ. NO. DWG. NO.  
6562-16-09-20 6562 PRE-PLAT



VICINITY MAP  
NOT TO SCALE



LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interest to the provision of the Owner's Dedication.

Lien holder: Austin Bank, Texas National Association

By: Russel Gideon  
Title: Trustee

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, 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 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

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 "ARIA ADDITION, GSES, INC., TX RPLS 4804"
- sq.ft. SQUARE FEET

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)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RELEASED 05/10/2017 - FOR REVIEW ONLY  
NOT TO BE RECORDED

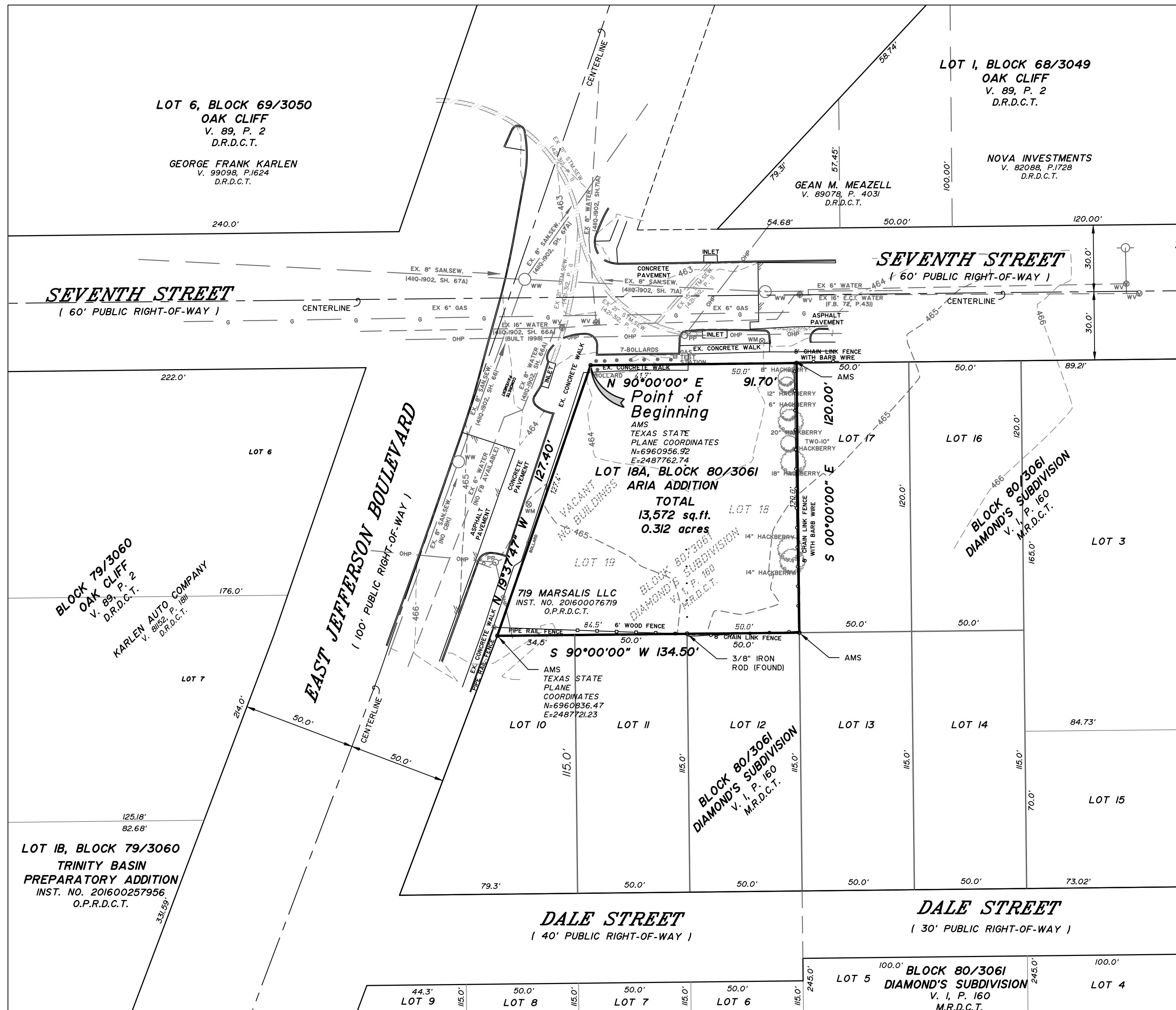
Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

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 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 NOTES

- Bearing system for this survey are based upon the south right-of-way line of Seventh Street, bearing North 90 degrees 00 minutes 00 seconds West, according to the Diamond's Subdivision Plat recorded in Volume 1, Page 160, Map 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 two 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 site.