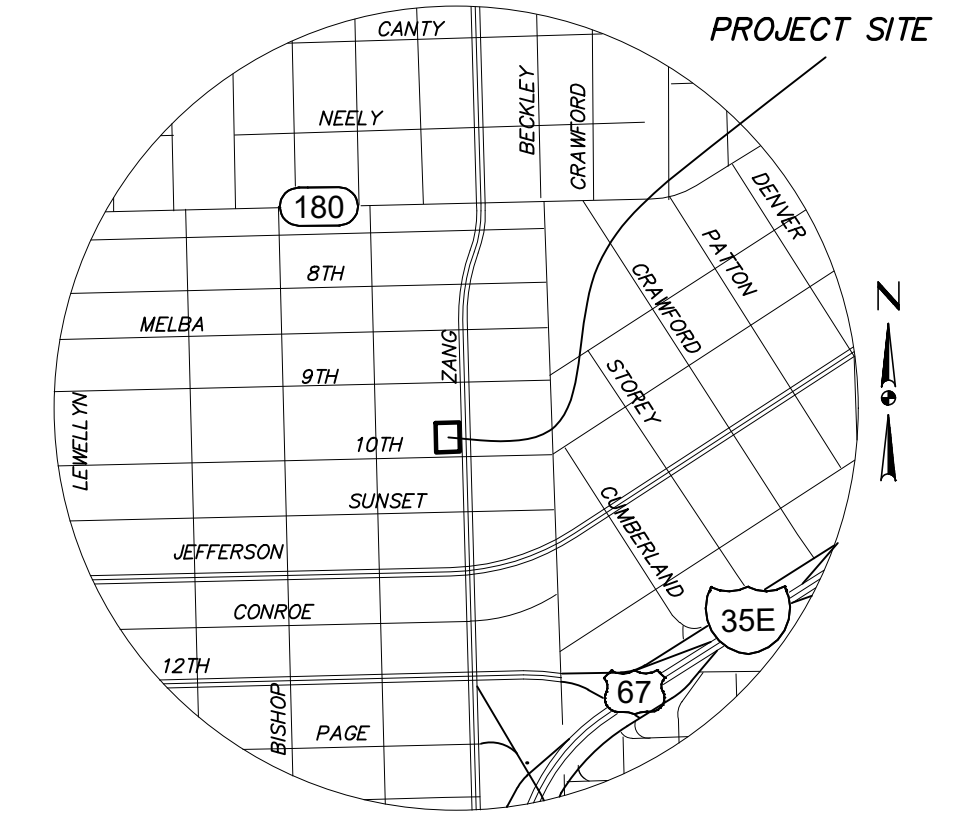


Legend of Symbols & Abbreviations

NG 415.40	NATURAL GROUND	EOC 415.31	EDGE OF CONCRETE
CLF 416.35	CHAIN LINK FENCE	EDA 413.36	EDGE OF ASPHALT
TOC 411.43	TOP OF CONCRETE	UGC 422.19	UNDERGROUND CABLE
WDF 411.43	WOOD FENCE	UGG 414.27	UNDERGROUND GAS
CP 417.19	CONTROL POINT	UGT 448.12	UNDERGROUND TELEPHONE
TOE 410.04	TOE OF BANK	SS MH	SANITARY SEWER MANHOLE
TB 409.86	TOP OF BANK	FH	FIRE HYDRANT
FL 407.79	FLOW LINE	LID	LID
PP	POWER POLE	WV 413.05	WATER VALVE
LP	LIGHT POLE	48" R.C.P.	48" R.C.P.
CO	CLEANOUT	Elec MH	ELECTRIC MANHOLE
MMH	WATER MANHOLE	410.34	WALL
GUY	GUY WIRE	1299	TRAFFIC SIGNAL BOX
HOG 407.79	HEDGE	MM	WATER METER
TC 410.04	TOP OF CURB	POST	POST
G 409.86	GUTTER	TREE	TREE
SDMH	STORM MANHOLE	EB	ELECTRIC BOX
TOA 409.86	TOP OF ASPHALT		
● 1" IRF	1" IRON PIPE FOUND	● 1" IRF	1" IRON ROD FOUND
⊗ HKT	HACKBERRY TREE	⊗ ET	ELM TREE
⊗ CT	CEDAR TREE	⊗ HCY	HICKORY TREE
⊗ CMT	CREPE MYRTLE	⊗ OT	OAK TREE
■	CONCRETE	● 1" IRS	SET 3" ALUMINUM DISK STAMPED "EXXIR ADDITION", RPLS 3664"
■	GRAVEL		



VICINITY MAP
MAPSCO PAGE 546

- GENERAL NOTES:
1. ALL STRUCTURES ARE TO REMAIN ON PROPOSED LOT 10B.
 2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 5 LOTS.
 3. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLAN, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 7/20/15
 4. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.

PRELIMINARY REPLAT

EXXIR ADDITION
LOTS 10A-10B, BLOCK 38/3158
48,623 SQ. FT. OR 1.116 AC.

A REPLAT OF
 LOTS 6-10, BLOCK 38/3158
 DALLAS LAND AND LOAN CO'S
 ADDITION TO OAK CLIFF NO. 2
 J.L. LEONARD SURVEY, ABSTRACT No. 770
 IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **S178-226**

OWNER
 EXC VENTURES, LLC
 101 N. ZANG BLVD., ST. 200
 DALLAS, TEXAS 75208

SURVEYOR
 SALCEDO GROUP, INC.
 110 S.W. 2nd Street
 GRAND PRAIRIE, TEXAS 75050
 (214) 412-3122

SGI SALCEDO GROUP, INC.
 110 S.W. 2ND STREET
 GRAND PRAIRIE, TX 75050
 PHONE: (214) 412-3122

06/20/18
 SHEET 1 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT EXC VENTURES LLC, AND EXXIR TREEHAUS, LLC DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS EXXIR 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2015.

AGENT FOR EXC VENTURES, LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2015.

AGENT FOR EXXIR TREEHAUS, LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate
City of Dallas}
State of Texas}
County of Dallas}

Whereas Exc Ventures LLC, is the Owner of a 0.669 acre tract of land being in the J.L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being all of Lots 9 and 10, and part of Lot 8, City Block 38/3158, of the Dallas Land and Loan Addition No. 2, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 106, Page 230, of the Map Records of Dallas County, Texas (M.R.D.C.T.), being All of a tract of land conveyed to Exc Ventures LLC, by Warranty Deed as recorded in Instrument No. 201500100446 of the Official Deed Records of Dallas County, Texas; and

Whereas Exxir Treehaus, LLC, is the Owner of a 0.560 acre tract of land being in the J.L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being all of Lots 6 and 7, City Block 38/3158, of the Dallas Land and Loan Addition No. 2, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 106, Page 230 (M.R.D.C.T.), being all of a tract of land conveyed to Exxir Treehaus LLC, by Special Warranty Deed as recorded in Instrument No. 201800120896 of the Official Deed Records of Dallas County, Texas; and

Whereas Exxir Treehaus, LLC, is the Owner of a 0.113 acre tract of land being in the J.L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being part of Lot 8, City Block 38/3158, of the Dallas Land and Loan Addition No. 2, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 106, Page 230, (M.R.D.C.T.), being all of a tract of land conveyed to Exxir Treehaus LLC, by Special Warranty Deed as recorded in Instrument No. 201800120897 of the Official Deed Records of Dallas County, Texas; and

BEGINNING at a found pk nail, being the northeast corner of said Lot 10, Block 38/3158, being at the intersection of the south Right-of-Way Line of a 20' Alley dedicated by Volume 106, Page 230 (M.R.D.C.T.), and being the west Right-of-Way line of Zang Boulevard (60' Right-of-Way) Dedicated by Volume 106, Page 230 (M.R.D.C.T.);

THENCE South 00 Degrees 43 Minutes 32 Seconds East, departing said alley and along the west Right-of-Way line of said Zang Boulevard, a distance of 194.50 feet, to a found 1/2" iron rod with yellow cap stamped "TXHS", being the southeast corner of said Lot 10, Block 38/3158, being at the intersection of the north Right-of-Way Line of Tenth Street (60' Right-of-way) dedicated by Volume 106, Page 230 (M.R.D.C.T.) and being in the west Right-of-way line of said Zang Boulevard;

THENCE South 89 Degrees 16 Minutes 29 Seconds West, departing the west Right-of-Way line of said Zang Boulevard and along the north Right-of-way line of said Tenth Street, a distance of 250.00 feet, to a set 3" metallic disk stamped "EXXIR ADDITION, RPLS 3664", being the southwest corner of said Lot 6, Block 38/3158, and being in the north Right-of-way Line of said Tenth Street;

THENCE North 00 Degrees 43 Minutes 32 Seconds West, departing north Right-of-way line of said Tenth Street, and along the said common line, a distance of 194.50 feet, to a set 3" metallic disk stamped "EXXIR ADDITION, RPLS 3664", being the northwest corner of said Lot 6, Block 38/3158, and being in the south Right-of-way Line of said 20' Alley;

THENCE North 89 Degrees 16 Minutes 29 Seconds East, departing said common corner, and along the south Right-of-way Line of said 20' Alley, for a total distance of 250.00 feet to the POINT OF BEGINNING and containing 48,623 square feet or 1.116 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. ALL STRUCTURES ARE TO REMAIN ON PROPOSED LOT 10B.
- 2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 5 LOTS.
- 3. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLAN, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 7/20/15
- 4. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.

PRELIMINARY REPLAT

EXXIR ADDITION
LOTS 10A-10B, BLOCK 38/3158
48,623 SQ. FT. OR 1.116 AC.

A REPLAT OF
LOTS 6-10, BLOCK 38/3158
DALLAS LAND AND LOAN CO'S
ADDITION TO OAK CLIFF NO. 2
J.L. LEONARD SURVEY, ABSTRACT No. 770
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S178-226

FLOOD STATEMENT: According to Community Panel No. 48113C0480 K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood zone.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER
EXC VENTURES, LLC
101 N. ZANG BLVD., ST. 200
DALLAS, TEXAS 75208

SURVEYOR
SALCEDO GROUP, INC.
110 S.W. 2nd Street
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122



SALCEDO GROUP, INC.
110 S.W. 2ND STREET
GRAND PRAIRIE, TX 75050
PHONE: (214)-412-3122

06/20/18
SHEET 2 OF 2