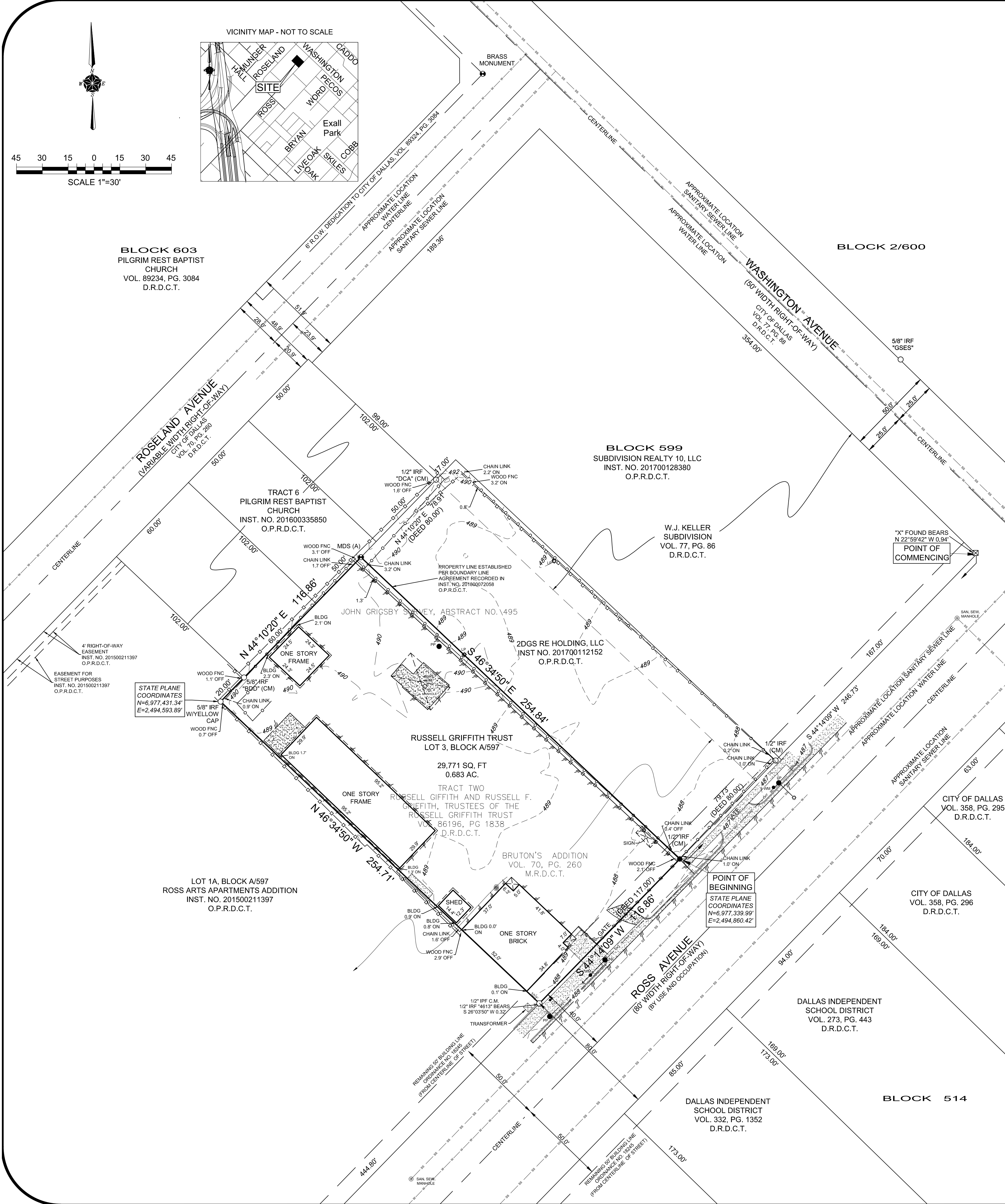


BLOCK 603
 PILGRIM REST BAPTIST CHURCH
 VOL. 89234, PG. 3084
 D.R.D.C.T.



BLOCK 599
 SUBDIVISION REALTY 10, LLC
 INST. NO. 201700128380
 O.P.R.D.C.T.

W.J. KELLER
 SUBDIVISION
 VOL. 77, PG. 86
 D.R.D.C.T.

TRACT 6
 PILGRIM REST BAPTIST CHURCH
 INST. NO. 201600335850
 O.P.R.D.C.T.

2DGS RE HOLDING, LLC
 INST. NO. 201700112152
 O.P.R.D.C.T.

RUSSELL GRIFFITH TRUST
 LOT 3, BLOCK A/597
 29,771 SQ. FT
 0.683 AC.

TRACT TWO
 RUSSELL GRIFFITH AND RUSSELL F. GRIFFITH, TRUSTEES OF THE RUSSELL GRIFFITH TRUST
 VOL. 86196, PG. 1838
 D.R.D.C.T.

BRUTON'S ADDITION
 VOL. 70, PG. 260
 M.R.D.C.T.

LOT 1A, BLOCK A/597
 ROSS ARTS APARTMENTS ADDITION
 INST. NO. 201500211397
 O.P.R.D.C.T.

DALLAS INDEPENDENT SCHOOL DISTRICT
 VOL. 332, PG. 1352
 D.R.D.C.T.

BLOCK 514

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Russell Griffith and Russell F. Griffith, Trustees of the Russell Griffith Trust, are the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a part of tract 10 and 11, Block 597, Burton's Addition to the City of Dallas, Dallas County, Texas and also being all of the certain tract of land as described by Warranty Deed to Russell Griffith and Russell F. Griffith, Trustees of the Russell Griffith Trust, as recorded in Volume 86196, Page 1838, Deed Records, Dallas County, Texas, and as affected by the Boundary Line Agreement recorded in Instrument No. 201800072058, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the southwesterly right-of-way line of Washington Avenue (50 foot right-of-way) with northwesterly right-of-way line of Ross Avenue (80 foot right-of-way) said commencing point being the easterly corner of that tract of land as described by Special Warranty Deed to Subdivision Realty 10, LLC, as recorded in Instrument No. 201700128380, Official Public Records, Dallas County, Texas from which an "X" cut in concrete bears N 22°59'42" W, a distance of 0.94';

THENCE South 44 degrees 14 minutes 09 seconds West, along the northwesterly right-of-way line of said Ross Avenue, a distance of 246.73 feet to a 1/2 inch iron rod found for the easterly corner of said Russell Griffith tract and being the POINT OF BEGINNING of the herein described tract;

THENCE South 44 degrees 14 minutes 09 seconds West, continuing along the northwesterly right-of-way line of said Ross Avenue, common with the southeasterly line of said Russell Griffith tract, a distance of 116.86 feet to a 1/2 inch iron pipe found for the easterly corner of Lot 1A, Block A/597, Ross Art Apartments Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500211397, Official Public Records, Dallas County, Texas, same being the southerly corner of the herein described tract;

THENCE North 46 degrees 34 minutes 50 seconds West, departing the northwesterly right-of-way line of said Ross Avenue and along the southwesterly line of said Russell Griffith tract, common with a northeasterly line of Lot 1A, Block A/597, a distance of 254.71 feet to a 5/8 inch iron rod with yellow cap found for an interior ell corner, same being the westerly corner of the herein described tract;

THENCE North 44 degrees 10 minutes 20 seconds East, along the northwesterly line of said Russell Griffith tract, passing at 20.00 feet a 5/8 inch iron with cap stamped "BDD" found for the southerly corner of a tract of land as described by Special Warranty Deed to Pilgrim Rest Baptist Church as recorded in Instrument No. 201600335850, Official Public Records, Dallas County, Texas, and continuing a total distance of 116.86 feet to a 3-1/4" metallic disk stamped "TA & RPLS 5390" found on a 1/2 inch iron rod and being the westerly corner of a tract of as described by Special Warranty Deed to 2DGS Re Holdings, LLC., as recorded in Instrument No. 201700112152, Official Public Records, Dallas County, Texas;

THENCE South 46 degrees 34 minutes 50 seconds East, along the northeasterly line of said Russell Griffith tract, common with southwesterly line of said 2DGS Re Holding tract, a distance of 254.84 feet to the POINT OF BEGINNING and containing 29,771 square feet or an 0.683 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Russell Griffith and Russell F. Griffith, Trustees of the Russell Griffith Trust, acting by and through its duly authorized agent Russell F. Griffith, Owner, does hereby adopt this plat, designating the herein described property as **RUSSELL GRIFFITH TRUST** 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 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Russell F. Griffith, Owner

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 Russell F. Griffith, 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 therein 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 _____ 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. (7/17/2018)

Raul D. Reyes,
 Texas Registered Professional Land Surveyor No. 5390

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/she 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

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A SINGLE TRACT OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE STRUCTURES ON THE SUBJECT TRACT.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	— OES —	OVERHEAD ELECTRIC SERVICE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS	— OHP —	OVERHEAD POWER LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS		
INST. NO.	INSTRUMENT NUMBER		
VOL., PG.	VOLUME, PAGE		
SQ. FT.	SQUARE FEET		
AC	ACRE		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		
SSMH	SANITARY SEWER MANHOLE		
CO	CLEAN OUT		
PP	POWER POLE		
FH	FIRE HYDRANT		
WM	WATER METER		
⊙	GAS METER		
MDS (A)	3-1/4" METALLIC DISC STAMPED "TA & RPLS 5390" FOUND ON A 1/2 INCH IRON ROD		
	ASPHALT PAVING		
	CHAIN LINK FENCE		
	WOOD FENCE		
	IRON FENCE		
	PIPE FENCE		
	COVERED PORCH, DECK OR CARPORT		
	CONCRETE PAVING		

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

OWNER
 RUSSELL GRIFFITH TRUST
 RUSSELL F. GRIFFITH
 3615-3623 ROSS AVENUE
 DALLAS, TEXAS 75204

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



PRELIMINARY PLAT
RUSSELL GRIFFITH TRUST
 LOT 3, BLOCK A/597
 REPLAT OF A PART OF TRACT 10 AND 11, BLOCK 597,
 BURTON'S ADDITION,
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-274

DATE: 07/17/18 / JOB # 1502423-3/ SCALE - 1" = 30' /JWR