

LEGEND

⊠	ROOF DRAIN	⊠	MAIL BOX
⊠	CABLE TV BOX	⊠	SANITARY SEWER CLEAN OUT
⊠	CABLE TV HANDHOLE	⊠	SANITARY SEWER MARKER FLAG
⊠	CABLE TV MANHOLE	⊠	SANITARY SEWER MARKER SIGN
⊠	CABLE TV MARKER FLAG	⊠	SANITARY SEWER SEPTIC TANK
⊠	CABLE TV MARKER SIGN	⊠	SANITARY SEWER VAULT
⊠	COMMUNICATIONS BOX	⊠	STORM SEWER BOX
⊠	COMMUNICATIONS HANDHOLE	⊠	STORM SEWER MANHOLE
⊠	COMMUNICATIONS MANHOLE	⊠	STORM SEWER VAULT
⊠	COMMUNICATIONS MARKER FLAG	⊠	TRAFFIC BARRIER
⊠	COMMUNICATIONS MARKER SIGN	⊠	TRAFFIC BOLLARD
⊠	COMMUNICATIONS VAULT	⊠	TRAFFIC BOX
⊠	ELEVATION BENCHMARK	⊠	CROSS WALK SIGNAL
⊠	FIBER OPTIC BOX	⊠	TRAFFIC HANDHOLE
⊠	FIBER OPTIC HANDHOLE	⊠	TRAFFIC MANHOLE
⊠	FIBER OPTIC MANHOLE	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC MARKER SIGN	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC VAULT	⊠	TRAFFIC VAULT
⊠	MONITORING WELL	⊠	UNIDENTIFIED BOX
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED HANDHOLE
⊠	GAS METER	⊠	UNIDENTIFIED METER
⊠	GAS MANHOLE	⊠	UNIDENTIFIED MANHOLE
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS SIGN	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS TANK	⊠	UNIDENTIFIED POLE
⊠	GAS VAULT	⊠	UNIDENTIFIED TANK
⊠	GAS VALVE	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE BOX	⊠	UNIDENTIFIED VALVE
⊠	TELEPHONE HANDHOLE	⊠	TREE
⊠	TELEPHONE MANHOLE	⊠	WATER BOX
⊠	TELEPHONE MARKER FLAG	⊠	FIRE SEPT. CONNECTION
⊠	TELEPHONE MARKER SIGN	⊠	WATER HANDHOLE
⊠	TELEPHONE VAULT	⊠	WATER HYDRANT
⊠	PIPELINE MARKER SIGN	⊠	WATER METER
⊠	ELECTRIC BOX	⊠	WATER MANHOLE
⊠	FLOOD LIGHT	⊠	WATER MARKER FLAG
⊠	GUY ANCHOR	⊠	WATER MARKER SIGN
⊠	GUY ANCHOR POLE	⊠	WATER VAULT
⊠	ELECTRIC HANDHOLE	⊠	WATER VALVE
⊠	ELECTRIC MANHOLE	⊠	WATER VAULT
⊠	LIGHT STANDARD	⊠	ABR RELEASE VALVE
⊠	ELECTRIC METER	⊠	WATER WELL
⊠	ELECTRIC MANHOLE	⊠	IRSCP 5/8" IRON ROD W/ "KHA" CAP SET
⊠	ELECTRIC MARKER FLAG	⊠	IRSCP IRON ROD WITH CAP FOUND
⊠	ELECTRIC MARKER SIGN	⊠	PKS PK NAIL SET
⊠	UTILITY POLE	⊠	PKF PK NAIL FOUND
⊠	ELECTRIC TRANSFORMER	⊠	HF IRON ROD FOUND
⊠	ELECTRIC VAULT	⊠	IPF IRON PIPE FOUND
⊠	HANDICAPPED PARKING	⊠	ADF ALUMINUM DISK FOUND
⊠	SCRY	⊠	"X" CUT IN CONCRETE SET
⊠	MARQUEE/BILLBOARD	⊠	"X" CUT IN CONCRETE FOUND
⊠	BORER LOCATION	⊠	P.O.B. POINT OF BEGINNING
⊠	FLAG POLE	⊠	P.C.C. POINT OF COMMENCING
⊠	GREASE TRAP		

LEGEND:

P.O.B. = POINT OF BEGINNING
 IRSCP = 5/8" IRON ROD W/ "KHA" CAP SET FROM PRIOR SURVEY
 IRF = IRON ROD FOUND
 VSP = "V" CUT IN CONCRETE SET FROM PRIOR SURVEY
 XF = "X" CUT IN CONCRETE FOUND
 D.C.M.D.C.T. = DALLAS COURT MINUTES, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOL. = VOLUME, PAGE
 R.O.W. = RIGHT-OF-WAY
 INST. NO. = INSTRUMENT NUMBER
 C.M. = CONTROLLING MONUMENT

GENERAL NOTES:

- The purpose of this plat is to create one lot for development from 1.1477 acres of land.
- The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage engineering section approval.
- All buildings on this site to be removed.
- Monuments marked IRSCP or VSP were set per prior survey dated July 10, 2018.

FLOOD STATEMENT:

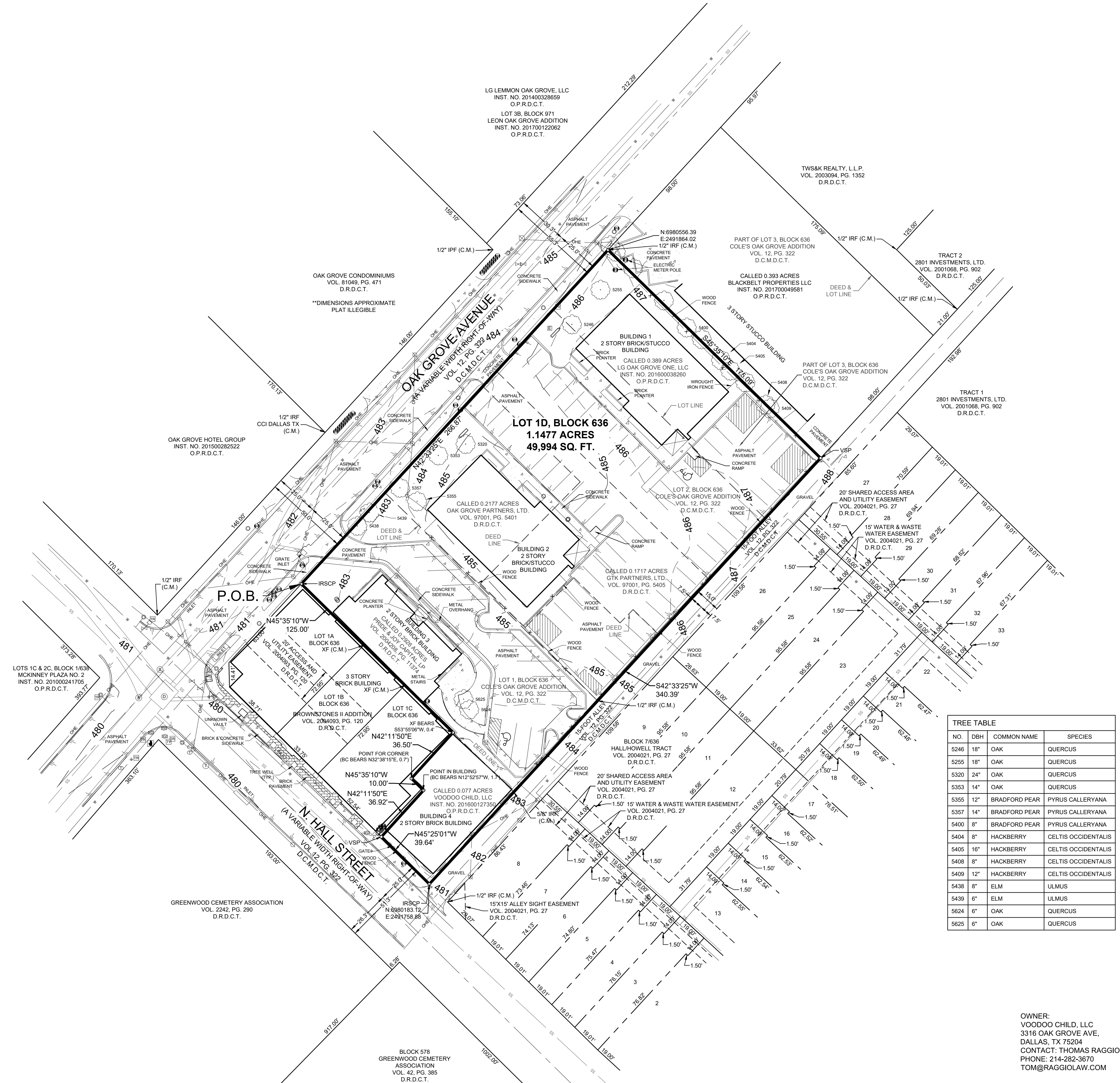
According to Map No. 480171 0345 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

TREE TABLE

NO.	DBH	COMMON NAME	SPECIES
5246	18"	OAK	QUERCUS
5255	18"	OAK	QUERCUS
5320	24"	OAK	QUERCUS
5353	14"	OAK	QUERCUS
5355	12"	BRADFORD PEAR	PYRUS CALLERYANA
5357	14"	BRADFORD PEAR	PYRUS CALLERYANA
5400	8"	BRADFORD PEAR	PYRUS CALLERYANA
5404	8"	HACKBERRY	CELTIS OCCIDENTALIS
5405	16"	HACKBERRY	CELTIS OCCIDENTALIS
5408	8"	HACKBERRY	CELTIS OCCIDENTALIS
5409	12"	HACKBERRY	CELTIS OCCIDENTALIS
5438	8"	ELM	ULMUS
5439	6"	ELM	ULMUS
5624	6"	OAK	QUERCUS
5625	6"	OAK	QUERCUS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SEWER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



OWNER:
 VOODOO CHILD, LLC
 3316 OAK GROVE AVE.
 DALLAS, TX 75204
 CONTACT: THOMAS RAGGIO
 PHONE: 214-282-3670
 TOM@RAGGIOLAW.COM

OWNER:
 PRIDE & JOY CAPITAL, LP
 3308 OAK GROVE AVE.
 DALLAS, TX 75204
 CONTACT: COYT JOHNSTON
 PHONE: 214-741-8260
 RANDY@JTLAW.COM

OWNER:
 LG OAK GROVE ONE, LLC
 3500 MAPLE AVE., SUITE 1600
 DALLAS, TX 75219
 CONTACT: CHANCE TAYLOR
 PHONE: 214-270-1965
 CHANCETAYLOR@LEONCAPITALGROUP.COM

OWNER:
 OAK GROVE PARTNERS, LTD.
 3316 OAK GROVE AVE.
 DALLAS, TX 75204
 CONTACT: THOMAS RAGGIO
 PHONE: 214-282-3670
 TOM@RAGGIOLAW.COM

OWNER:
 GTK PARTNERS, LTD.
 3308 OAK GROVE AVE.
 DALLAS, TX 75204
 CONTACT: COYT JOHNSTON
 PHONE: 214-741-8260
 RANDY@JTLAW.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: JENNIFER MOORE, P.E.
 PHONE: 972-770-1300
 JENNIFER.MOORE@KIMLEY-HORN.COM

**PRELIMINARY PLAT
 OAK GROVE APARTMENTS ADDITION
 LOT 1D, BLOCK 636**

BEING A REPLAT OF ALL OF LOT 2 AND PART OF LOTS 1 & 3, BLOCK 636
 COLE'S OAK GROVE ADDITION
 AND BEING 1.1477 ACRES OUT OF THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-275
 ENGINEERING #311T-

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
 Scale Drawn by Checked by Date Project No. Sheet No.
 1" = 30' MTC JAD JULY 2018 064145043 1 OF 2

DWG NAME: FCDL_SURVEY06145043-TOR-ALDAN-REC OAK GROVE AND HALL DALLAS, TEXAS 75240 DATE: 07/20/18 11:17 AM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, OAK GROVE PARTNERS, LTD., LG OAK GROVE ONE, LLC, VOODOO CHILD LLC, PRIDE & JOY CAPITAL, LP & GTK PARTNERS, LTD., are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 636 and being part of Lots 1 & 3 and all of Lot 2, Block 636, Cole's Oak Grove Addition, an addition to the City of Dallas according to the plat recorded in Volume 12, Page 322, District Court Minutes, Dallas County, Texas and being all of a called 0.077 acre tract of land described in deed to VOODOO CHILD, LLC recorded in Instrument No. 201600127350, Official Public Records, Dallas County, Texas and being all of a called 0.2926 acre tract of land described in deed to PRIDE & JOY CAPITAL, LP, recorded in Volume 2004208, Page 11374, Deed Records of Dallas County, Texas and being all of a called 0.2177 acre tract of land described in deed to Oak Grove Partners, Ltd., recorded in Volume 97001, Page 5401 of said Deed Records and being all of a called 0.1717 acre tract of land described in deed to GTK Partners, Ltd., recorded in Volume 97001, Page 5405 of said Deed Records and being all of a called 0.389 acre tract of land described in deed to LG OAK GROVE ONE, LLC, recorded in Instrument No. 201600038260 of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set in the southeast right-of-way line of Oak Grove Avenue (a 50-foot wide right-of-way) for the north corner of Lot 1A, Block 636, Brownstones II Addition, an addition to the City of Dallas according to the plat recorded in Volume 2004093, Page 120, of said Deed Records and being the west corner of said 0.2926 acre tract;

THENCE with said southeast right-of-way line of Oak Grove Avenue, North 42°33'25" East, a distance of 266.87 feet to a 1/2" iron rod found for the west corner of a 0.393 acre tract of land described in deed to Blackbelt Properties LLC, recorded in Instrument No. 201700049581 of said Official Public Records;

THENCE departing said southeast right-of-way line of Oak Grove Avenue and with the southwest line of said 0.393 acre tract, South 45°35'10" East, a distance of 175.09 feet to a "V" cut in concrete set in the northwest line of a 15-foot wide alley for the south corner of said 0.393 acre tract;

THENCE with said northwest line of the alley, South 42°33'25" West, a distance of 340.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said northwest line of the alley with the northeast right-of-way line of N. Hall Street (a variable width right-of-way) for the south corner of said 0.077 acre tract;

THENCE with said northeast right-of-way line of N. Hall Street, North 45°25'01" West, a distance of 39.64 feet to a "V" cut in concrete set for the south corner of Lot 1C, Block 636 of said Brownstones II Addition;

THENCE departing said northeast right-of-way line of N. Hall Street and with the southeast line of said Lot 1C, Block 636, the following courses and distances:

North 42°11'50" East, a distance of 36.92 feet to a point in building for corner from which a building corner bears North 12°52'57" West, a distance of 1.7 feet;
North 45°35'10" West, a distance of 10.00 feet to a point for corner from which a building corner bears North 32°38'15" East, a distance of 0.7 feet;
North 42°11'50" East, a distance of 36.50 feet to a point for the east corner of said Lot 1C, Block 636 from which a "X" cut in concrete found bears South 53°55'06" West, 0.4 feet;

THENCE with the northeast lines of said Lots 1A, 1B and 1C, Block 636 of said Brownstones II Addition, North 45°35'10" West, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 1.1477 acres or 49,994 square feet of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, VOODOO CHILD, LLC, PRIDE & JOY CAPITAL, LP, OAK GROVE PARTNERS, LTD., GTK PARTNERS, LTD. AND LG OAK GROVE ONE, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **OAK GROVE APARTMENTS 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 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 _____, this _____ day of _____, 2018.

VOODOO CHILD, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2018.

GTK PARTNERS, LTD.,

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2018.

PRIDE & JOY CAPITAL, LP,

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2018.

OAK GROVE PARTNERS, LTD.,

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2018.

LG OAK GROVE ONE, LLC,

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

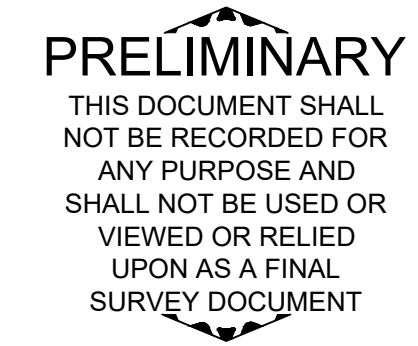
J. Andy Dobbs
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas



**PRELIMINARY PLAT
OAK GROVE APARTMENTS ADDITION
LOT 1D, BLOCK 636**

BEING A REPLAT OF ALL OF LOT 2 AND PART OF LOTS 1 & 3, BLOCK 636 COLE'S OAK GROVE ADDITION AND BEING 1.1477 ACRES OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S178-275 ENGINEERING #311T-_____

OWNER:
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Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = ## Drawn by MTC Checked by JAD Date JULY 2018 Project No. 064145043 Sheet No. 2 OF 2

D:\WG\NAME\FCD\ SURVEY\68145043-TCR-ALEXAN\REC OAK GROVE AND HALL DALLAS_P\PDWG PLOTTED BY CUEL MITCHELL 7/26/2018 11:23 AM LAST SAVED 7/26/2018 11:17 AM