

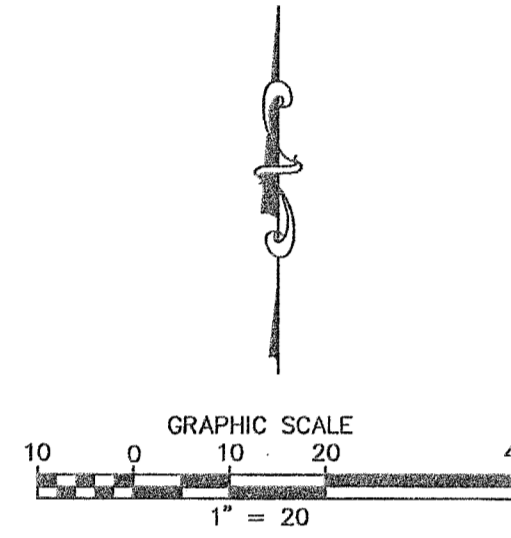
AREA TABLE	SQUARE FEET	ACREAGE
LOT 1R, BLOCK 1	17,755.31	0.408

GENERAL NOTES:

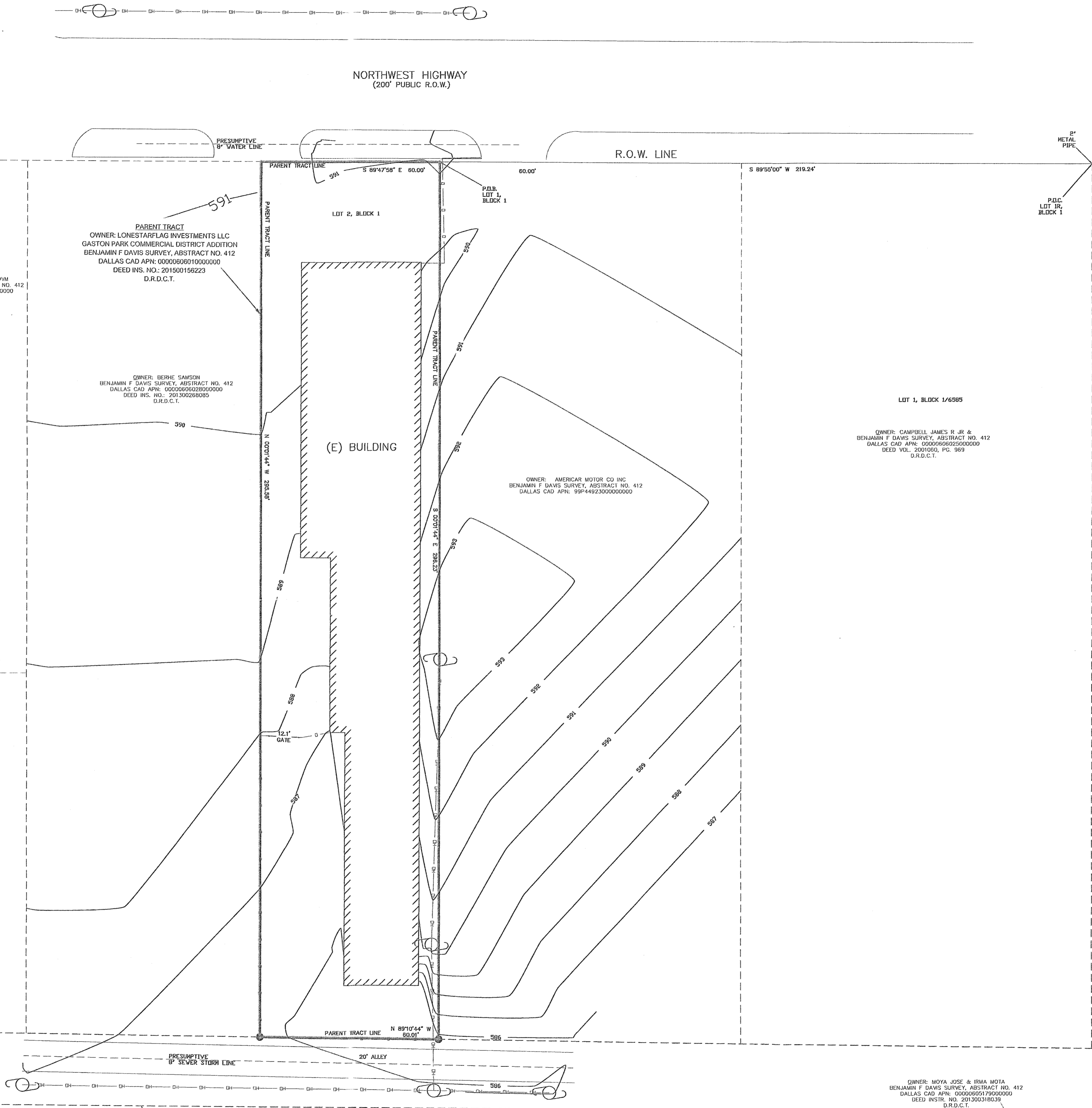
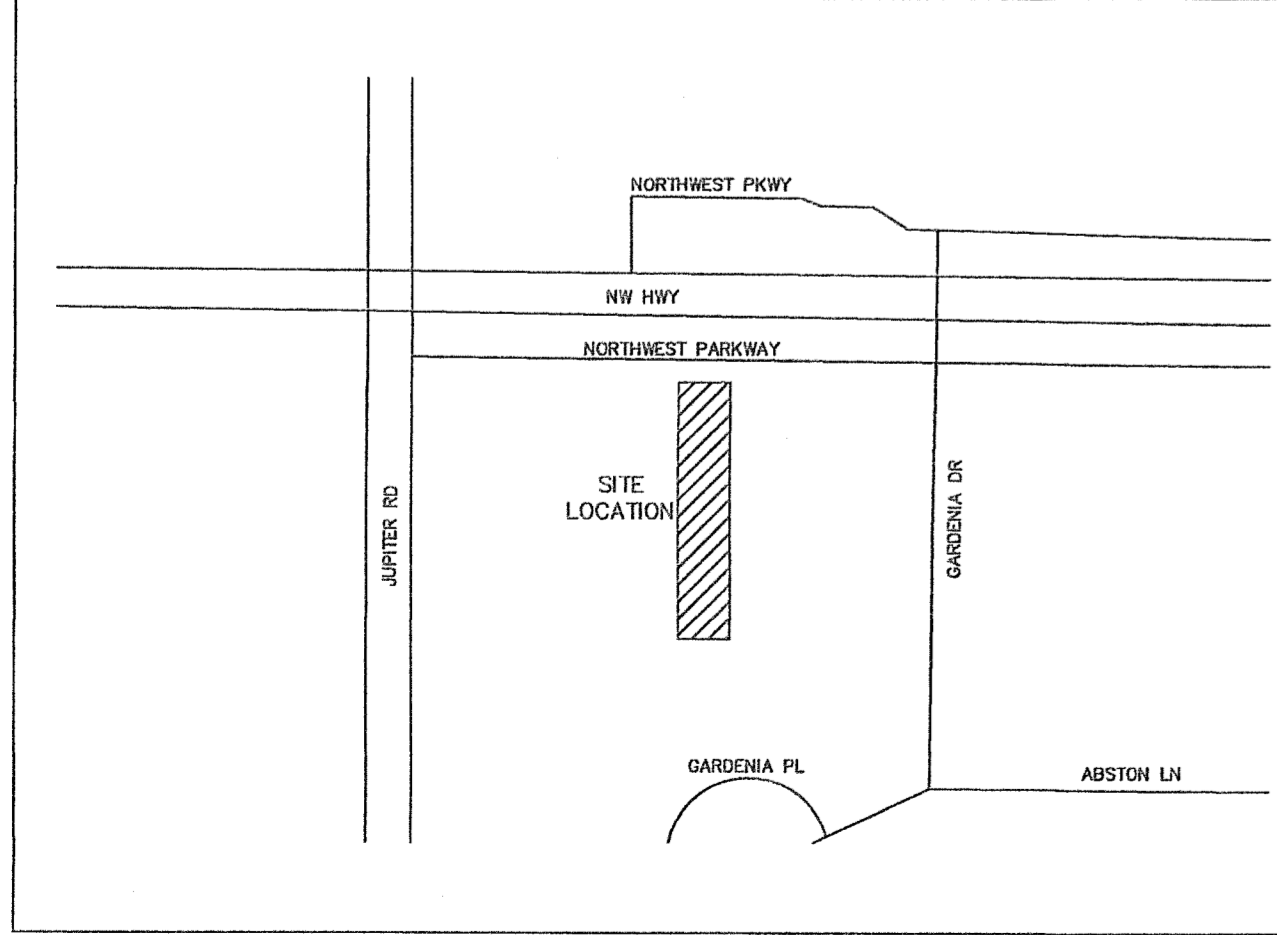
- Reason for this plat is to build on site.
- Purpose of this plat is to create one lot from Block 1/6585.
- Structure to remain.
- Basis of bearings: grid bearings based on GPS observations performed coincident with survey.
- No lot-to-lot drainage.

LEGEND

- : SET 1/2" IRON ROD.
- : FOUND FENCE POST.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- : OVER HEAD UTILITY LINES.
- CT : WOOD UTILITY POLE.
- ET : ELECTRIC TRANSFORMER.
- : TELE. PEDESTAL.
- ⊙ : CABLE PEDESTAL.
- R.O.W. : RIGHT-OF-WAY.
- B/W : BARBED WIRE.
- A/U : ACCESS & UTILITY.
- () : EXISTING.
- D.R.D.C.T. : DEED RECORDS DALLAS COUNTY TEXAS.



LOCATION MAP
(SCALE: 1" = 600')

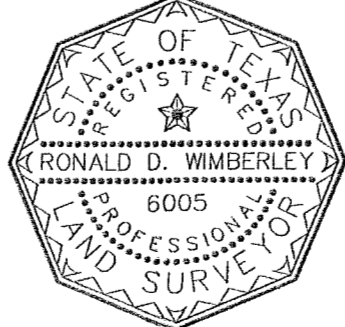


OWNER: ONE EVEN FLOW LLC
BENJAMIN F DAVIS SURVEY, ABSTRACT NO. 412
DALLAS CAD APN: 000000018000000
DEED INSTR. NO. 201700226597
D.R.D.C.T.

OWNER: TAMBOR AMY DENISE
BENJAMIN F DAVIS SURVEY, ABSTRACT NO. 412
DALLAS CAD APN: 000000018000000
D.R.D.C.T.

OWNER: CASTANEDA SERGIO
BENJAMIN F DAVIS SURVEY, ABSTRACT NO. 412
DALLAS CAD APN: 000000018000000
DEED VOL. 2003016, PG.0444
D.R.D.C.T.

SURVEYOR:
WIMBERLEY SURVEYING PROFESSIONALS
PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902



Date: _____
That I, Ronald D. Wimberley, do hereby certify that I made an actual and accurate survey of the plotted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Victoria, Texas.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated in the GASTON PARK COMMERCIAL DISTRICT ADDITION, Benjamin F. Davis Survey, Abstract No. 412, being described in deed to Lonestar Flag Investments LLC., recorded in deed instrument No. 2015 00156223, in Deed Records, Dallas County, Texas, described in metes and bounds as follows:
COMMENCING at a 2" inch metal pipe found in the south right-of-way line of East Northwest Highway (200' public R.O.W.);
THENCE South 89° 55' 00" West for a distance of 219.24 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for the POINT OF BEGINNING;
THENCE South 00° 01' 44" East for a distance of 296.23 for a distance of 295.58 feet to a found fence post for corner;
THENCE North 89° 10' 44" West for a distance of 60.01 feet to a found fence post for corner;
THENCE North 00° 01' 44" West for a distance of 295.58 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;
THENCE South 89° 47' 58" East for a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.408 acre (17,755.31 square feet) of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That, LONESTARFLAG INVESTMENTS LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as 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 some. 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 easements 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.

DEDICATION

LONESTARFLAG INVESTMENTS LLC, property owners of this land hereby present this plat.

Witness our signature this _____ day of _____, 2017.

By: LONESTARFLAG INVESTMENTS LLC GT COMPANY, LLC

By: _____ By: _____

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, 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 as the act and deed of said company for the purpose and considerations herein expressed.

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

Notary Public in and for Dallas County _____ My Commission Expires _____
ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, 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 as the act and deed of said company for the purpose and considerations herein expressed.

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

Notary Public in and for Dallas County _____ My Commission Expires _____
ATTEST: NOT REQUIRED

PRELIMINARY PLAT
GASTON PARK COMMERCIAL ADDITION
LOT 2 BLOCK 1/6585

A REPLAT OF PART OF BLOCK 1/6585 OF GASTON PARK COMMERCIAL DISTRICT ADDITION, BEING OUT OF THE B.F. DAVIS SURVEY, ABSTRACT NO. 412, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. **S178-262**