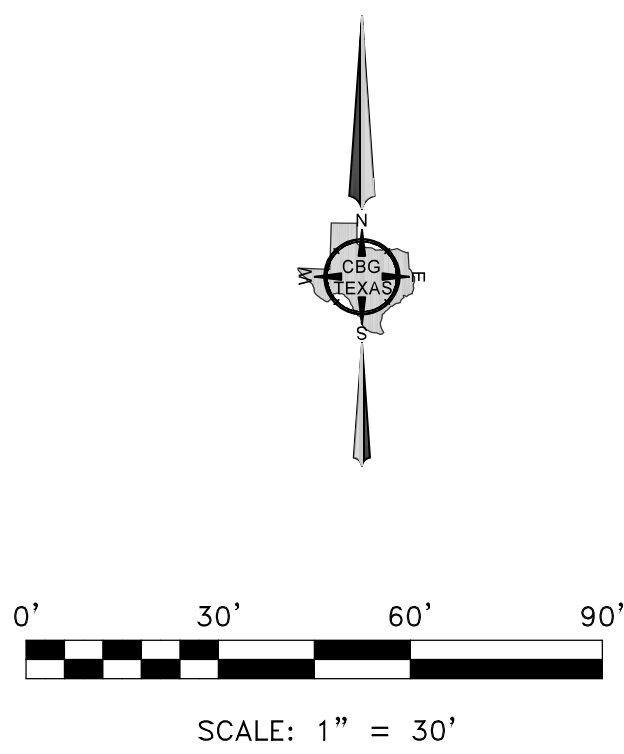


VICINITY MAP
NOT TO SCALE



LEGEND

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
VOL. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
BL = BUILDING LINE
F.K.A. = FORMERLY KNOWN AS
ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "WA AND RPLS 5513" SET
OVER A 1/2 INCH IRON ROD SET FOR CORNER.
DED. = DEDICATION

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOTS FOR DEVELOPMENT OUT OF TWO LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Walla and Son Real Estate Inc., is the owner of a 31,200 square foot tract of land situated in the Solomon Carver Survey, Abstract No. 260, Dallas County, Texas, and being Lots 15 and 16, Block 10/6315, Bruton Terrace No. 4 Annex, 3rd Installment Addition, an Addition to the City of Dallas, according to the Map or Plat thereof recorded in Volume 42, Page 179, Map Records of Dallas County, Texas, same being a tract of land conveyed to Walla and Sons Real Estate Inc., by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 202300099530, Official Public Records, Dallas County, Texas and being more particularly described By metes and Bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the South right-of-way line of Bruton Road (a 100 foot right-of-way), same corner being the Northeast corner of a tract of land conveyed to KZK Business Enterprise Inc., by Deed recorded in Instrument Number 201500117892, Official Public Records Dallas County, Texas;

THENCE North 88 degrees 55 minutes 33 seconds East, along the South right-of-way line of said Bruton Road, a distance of 240.00 feet to a 3-1/4 inch aluminum disk stamped "WA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner lying in the South right-of-way line of said Bruton Road, same being the Northwest corner of a tract of land conveyed Leo Miranda, By Deed recorded in Volume 20021660, Page 7449, of Deed Records of Dallas County, Texas;

THENCE South 00 degrees 48 minutes 27 seconds East, along the West line of said Miranda tract, a distance of 130.00 feet to a 3-1/4 inch aluminum disk stamped "WA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of Miranda tract and some lying in the North line of Alley (a 15 foot width right-of-way), by Map recorded, in Volume 4976, Page 42, Map Records, Dallas County, Texas;

THENCE South 88 degrees 55 minutes 33 seconds West, along the North line of said Alley, a distance of 240.00 feet to a 3-1/4 inch aluminum disk stamped "WA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said KZK Business Enterprise Inc. tract;

THENCE North 00 degree 48 minutes 27 seconds West, along the East line of said KZK Business Enterprise Inc. tract, a distance of 130.00 feet to the POINT OF BEGINNING and containing 31,200 square feet or 0.72 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Walla and Son Real Estate Inc., acting by and through their duly authorized agent Manpreet Singh Walla, do hereby adopt this plat, designating the herein described property as **WALLA 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 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 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 _____, 2024.

By: _____
Walla and Sons Real Estate Inc (OWNER)
Manpreet Singh Walla (AGENT)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Manpreet Singh Walla, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 Engineers and Land Surveyors, 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 the _____ day of _____, 2024.

RELEASED FOR REVIEW ON 02/19/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2024.

Notary Public in and for the State of Texas

Lien Holder's Subordination Agreement Sample

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

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer—usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20 _____ and same was duly approved on the _____ day of _____ A.D. 20 _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
WALLA ADDITION
LOT 15R, BLOCK 10/6315,
31,200 SQ.FT. / 0.72 ACRES BEING A PART OF
BRUTON TERRACE NO. 4 ANNEX
SOLOMON CARVER SURVEY, ABSTRACT NO. 260
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE #S 234 — 065



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com