

Drawing: G:\My Drive\Survey\2400-4718-4722\Collin\05_CAD\CIVIL\2400-4718-4722\Collin_S1_Dallas_Regist.dwg Saved By: 12147 Eow Time: 2/22/2024 1:17 PM Plotted by: eow Plot Date: 2/22/2024 3:39 PM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1215 Slocum Investments, LP, acting by and through its duly authorized office, does hereby adopt this plat, designating the herein described property as **GRETNA PITTET ARCHITECTURALS 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 of 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.

1215 Slocum Investments, LP
Owner

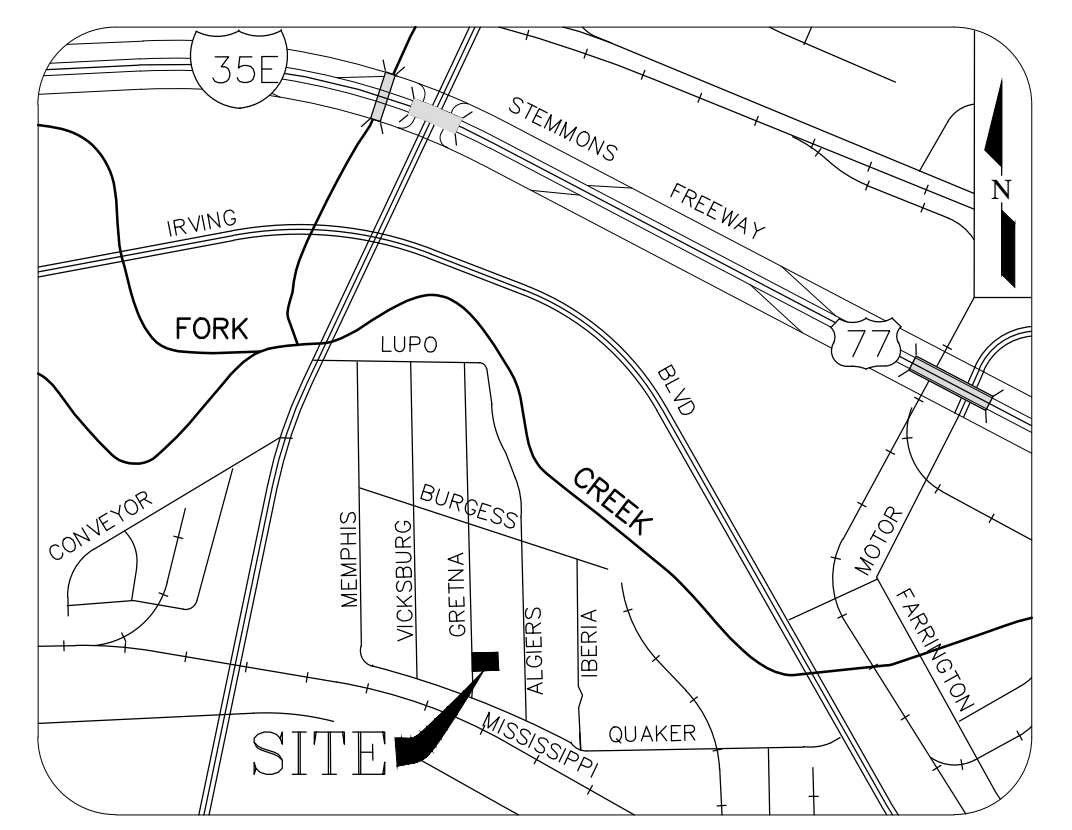
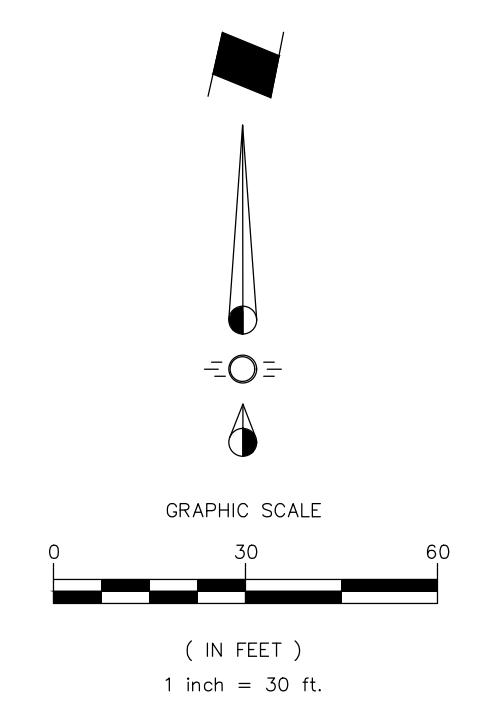
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 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



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 12,000 square foot or 0.275 acre tract of land, situated in the G.W. Dooley Survey, Abstract Number 390, in the City of Dallas, County of Dallas, Texas, being all of Lots 5 and 6, Block 10/8570 of Hampton and Industrial Addition, an Addition to the City of Dallas, Texas, recorded in Volume 8, Page 185, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Special Warranty Deed to 1215 Slocum Investments, LP, recorded in Instrument #201900171928, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found (Controlling Monument) at the Northwest corner of said Lot 6, Block 10/8570, same being the Southwest corner of Lot 7, said Block 10/8570, also described in a Special Warranty Deed to Anthem Investments, Inc. recorded in Instrument #201900147186 (O.P.R.D.C.T.), and being in the East right of way line of Gretna Street, a 50 foot right-of-way;

THENCE North 89 degrees 13 minutes 08 seconds East, with the common line between said Lot 6 and Lot 7, a distance of 120.00 feet to a 1/2 inch iron rod with red cap stamped "6199" found (Controlling Monument) for the common corner between said Lot 6 and Lot 7, and Lots 25 and 26, of said Block 10/8570;

THENCE South 00 degrees 46 minutes 52 seconds East, with the common line between said Lots 5, 6, 24 and 25, a distance of 100.00 feet to a 3 inch Aluminum Disk stamped "Gretna Pittet Architecturals Addition and ARA 6671" set on a 1/2 inch iron rod, for the common corner between Lots 5 and 24, and Lots 4 and 23, of said, Block 10/8570;

THENCE South 89 degrees 13 minutes 08 seconds West, with the common line between said Lots 4 and 5, a distance of 120.00 feet to a 3 inch Aluminum Disk stamped "Gretna Pittet Architecturals Addition and ARA 6671" set on a 1/2 inch iron rod, for the common West corner between said Lot 5 and Lot 4, same being in the East right of way line of said Gretna Street;

THENCE North 00 degrees 46 minutes 52 seconds West, with the East right of way line of said Gretna Street, and the West line of said said Lots 5 and 6, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 12,000 square feet or 0.275 acres of land more or less.

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

OWNER:
1215 SLOCUM INVESTMENTS, LP.
318 COLE STREET
DALLAS, TX 75207

ENGINEER:
GINA GARCIA, P.E.
PAREDES & GARCIA, LLC
808 DEERBROOK CIRCLE
GRAND PRAIRIE, TX 75052
972-310-8548

SURVEYOR

ARA
SURVEYING

3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
GRETNA PITTET
ARCHITECTURALS ADDITION
LOT 5A, BLOCK 10/8570

A REPLAT OF LOTS 5-6, BLOCK 10/8570
HAMPTON AND INDUSTRIAL ADDITION
0.275 ACRES SITUATED IN THE
G.W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-068

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

PRELIMINARY , THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create 1 lot from 2 platted lots.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

- | | | | |
|--------------|---|------|-------------------------|
| (C.M.) | CONTROLLING MONUMENT | ⊕ | UTILITY POLE |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS | ⊗ | SANITARY SEWER CLEANOUT |
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS | ⊗ | WATER METER |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS | ⊗ | WATER VALVE |
| POB | POINT OF BEGINNING | ⊗ | FIRE HYDRANT |
| p, m | PLATTED, MEASURED | ⊗ | SANITARY SEWER MANHOLE |
| ⊙ IRF | IRON ROD FOUND (AS NOTED) | ⊗ | TELEPHONE BOX |
| ⊗ MON 3" | 3" ALUMINUM DISK STAMPED "GRETNA PITTET ARCHITECTURALS ADDITION AND ARA 6671" SET | —w— | WATER LINE |
| —OHP— | OVERHEAD POWER LINE | —SS— | SANITARY SEWER LINE |
| —WF— | WROUGHT IRON FENCE | —SD— | STORM DRAIN |
| | | —G— | GAS LINE |
| | | ⊕ | DRAINAGE/STORM MANHOLE |