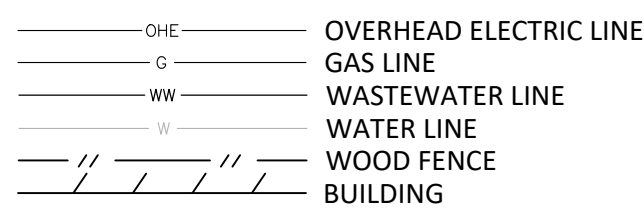


VICINITY MAP
(NOT TO SCALE)

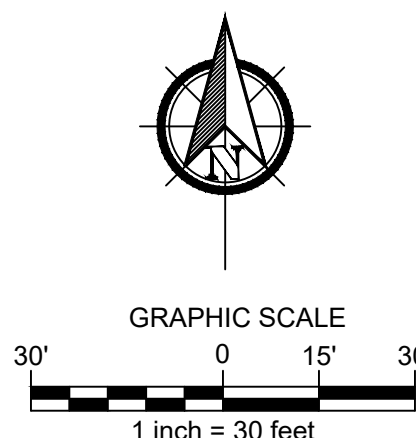
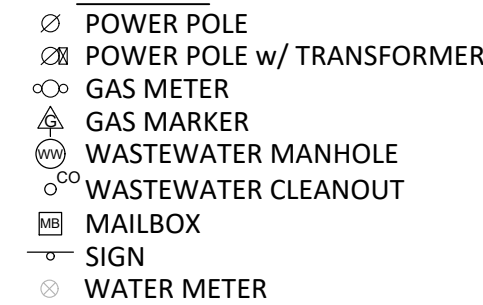
LINETYPES



HATCH



LEGEND



- ABBREVIATIONS**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - AC ACRES
 - SQ. FT. SQUARE FEET
 - ICV IRRIGATION CONTROL VALVE
 - AT&T VAULT AMERICAN TELEPHONE & TELEGRAPH VAULT
 - FPO FENCE POST
 - SSCO SANITARY SEWER CLEANOUT
 - INST. NO. INSTRUMENT NUMBER
 - PKF PK NAIL FOUND
 - A.C.S. 3" ALUMINUM DISK STAMPED "SCA" "RPLS 7204" AND "10194610" SET OVER A 1/2 INCH IRON ROD SET
 - PVC PIPE POLYVINYL CHLORIDE PIPE
 - (CM) CONTROLLING MONUMENT
 - IRFC IRON ROD FOUND WITH CAP
 - P.O.B. POINT OF BEGINNING
 - PKF PK NAIL FOUND
 - RRF RAILROAD SPIKE FOUND
 - XF X-CUT FOUND
 - SSCO SANITARY SEWER CLEANOUT
 - WWMH WASTEWATER MANHOLE

Line Table		
Line #	Bearing	Distance
L1	N 45°31'35" W	49.99'

OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS SNP Capital, LLC is the sole owner of a 4,977 square feet (0.1143 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of that tract of land described to said SNP Capital, LLC, by Correction Special Warranty Deed recorded in Instrument No. 201900300884, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of Lots 8E and 8F, Block 4/699, Paroo Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 201700258166, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a PK nail found for the south corner of Lot 12, Block 4/711, Dickson's East Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 93, Page 614, Map Records, Dallas County, Texas (M.R.D.C.T.), and being in the northwest Right-of-Way (R.O.W.) line of Virginia Avenue (50 foot public R.O.W., Volume 93, Page 614, M.R.D.C.T.);

THENCE South 44 degrees 28 minutes 25 seconds West, with the northwest R.O.W. line of said Virginia Avenue, a distance of 49.11 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "SCA, RPLS 7204, and 10194610" set for the east corner of Lot 8D, Block 4/699, said Paroo Addition, from which an "X"-cut found in concrete found for witness bears South 36 degrees 37 minutes 33 seconds East, a distance of 0.25 feet;

THENCE North 45 degrees 31 minutes 35 seconds West, with the northeast line of said Lot 8D, a distance of 49.99 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "SCA, RPLS 7204, and 10194610" set for the north corner of said Lot 8D, and being the east corner of the remainder of Lot 9, Block 4/699, Blankenship & Blake's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 95, Page 17, Deed Records, Dallas County, Texas, (D.R.D.C.T.), from which a railroad spike found for witness bears North 83 degrees 24 minutes 13 seconds East, a distance of 0.61 feet;

THENCE North 44 degrees 30 minutes 19 seconds West, with the northeast line of said remainder of Lot 9, a distance of 50.00 feet to a 1/2 inch iron rod with cap for the north corner of said remainder of Lot 9, and being on the southeast line of Lot 10, Block 4/699, said Blankenship & Blake's Addition;

THENCE North 44 degrees 28 minutes 25 seconds East, with the southeast line of said Lot 10, a distance of 50.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "SCA, RPLS 7204, and 10194610" set for the east corner of said Lot 10, and being on the southwest line of said Lot 12, Block 4/711, Dickson's East Dallas Addition;

THENCE South 44 degrees 30 minutes 19 seconds East, with the southwest line of said Lot 12, a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing 4,977 square feet, of 0.1143 of an acre tract of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SNP CAPITAL, LLC., acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **SNP CAPITAL 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 and upon 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

SNP CAPITAL, LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, 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 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 _____, 2026.

Notary Signature

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 _____,
20____, by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

GENERAL NOTES

- All bearings, distances, and coordinate values shown hereon are grid based upon the Texas coordinate system of 1983, north central zone (4202), North American Datum of 1983, as derived by GNSS.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map no. 48113C0345J, dated 08/23/2001 For Dallas County, Texas, this property is located in Zone X, determined to be minimal flood hazard. By scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
- Lot to lot drainage will not be allowed without city of Dallas Paving & Drainage Engineering Section Approval.
- The purpose of this plat is to create one lot of record from two existing platted lots.
- The grid coordinates shown are based upon the Texas state plane coordinate system, NORTH CENTRAL ZONE, North American Datum of 1983 (2011), no scale and no projection.
- No structure exist on subject tract.

SURVEYOR'S STATEMENT

STATE OF TEXAS \$
COUNTY OF DALLAS \$

I, **Daniel O'Neal**, 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 ____ day of _____, 2026.

Daniel O'Neal
Registered Professional Land Surveyor No. 6570

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 **Daniel O'Neal**, 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 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 _____, 2026.

Notary Public, in and for the State of Texas

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.

SURVEYOR
DANIEL O'NEAL, RPLS
TEXAS LICENSE NO. 6570
URBAN STRATEGY
4222 MAIN STREET
DALLAS, TX 75226
214-396-2339
DANIELO@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER
SNP CAPITAL, LLC
5045 BRIDGE CREEK DRIVE,
PLANO, TEXAS 75093



4222 Main Street, Dallas, Texas 75226
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

PRELIMINARY PLAT

SNP CAPITAL ADDITION

LOT 8E-R, BLOCK 4/699

0.1142 ACRES / 4,977 SQUARE FEET

BEING A REPLAT OF LOTS 8E & 8F, BLOCK 4/699

PAROO ADDITION

JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000123

ENGINEERING PLAN NO. _____