



BLOCK 2/736  
ROSENFELD AND MEYERS ADDITION  
VOL. 84, PG. 7  
M.R.D.C.T.

99 CENTS ONLY STORES TEXAS, INC.  
INST. NO. 200600229864  
O.P.R.D.C.T.

LOT 14

LOT 13

EVELIA ALVAREZ GARFIAS  
VOL. 93205, PG. 3673  
D.R.D.C.T.

LOT 14

BLOCK 9/738  
MCKELL'S ADDITION  
VOL. 241, PG. 96  
M.R.D.C.T.

LOT 15

PLACE OF BEGINNING  
1/2" IRF (C.M.)  
N: 6977807.1321  
E: 2498352.4835

N. CARROLL AVENUE  
VOL. 84, PG. 7, M.R.D.C.T.  
VOL. 45, PG. 98, M.R.D.C.T.

KOOROSH SAMALIAZAD  
AND FARNAZ LAK  
INST. NO. 201300028004  
O.P.R.D.C.T.

BLOCK 9/739  
PEAKS SUBURBAN ADDITION  
VOL. 45, PG. 56  
M.R.D.C.T.

BRADEN POWER  
VOL. 2003011, PG. 9824  
D.R.D.C.T.

SYCAMORE DEVELOPMENTS LLC  
INST. NO. 202400003115  
O.P.R.D.C.T.

**LOT 1  
BLOCK 737**  
7,619 SQUARE FEET  
0.175 ACRES (NET)

PAUL SANDERS  
INST. NO. 201800228969  
O.P.R.D.C.T.

TUA LP  
INST. NO. 201500154331  
O.P.R.D.C.T.

MARLON LUNATY  
INST. NO. 202200119658  
O.P.R.D.C.T.

MARGARITA ACOSTA AND  
FRANCISCO ACOSTA  
INST. NO. 202000346569  
O.P.R.D.C.T.

AUSTIN MOZINGO  
INST. NO. 202000343785  
O.P.R.D.C.T.

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS  
COUNTY OF ROCKWALL**  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

LOT 1, BLOCK 2/737  
DIXIE ADDITION  
INST. NO. 200503560967  
O.P.R.D.C.T.

180 MF CAP EAST DALLAS 2, LLC  
INST. NO. 202200259409  
O.P.R.D.C.T.

HAPPY PUPPY, INC.  
INST. NO. 201900259101  
O.P.R.D.C.T.

HAPPY PUPPY, INC.  
INST. NO. 201900259100  
O.P.R.D.C.T.

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

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

Lien holder:  
  
By: \_\_\_\_\_  
Name:  
Title:

**STATE OF TEXAS  
COUNTY OF DALLAS**  
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_ of 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ on behalf of \_\_\_\_\_

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
  
That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF DALLAS**  
WHEREAS Sycamore Developments LLC, is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, being the portion of City of Dallas Block 737, and being the same tract of land described in Warranty Deed with Vendor's Lien to Sycamore Developments LLC, recorded in Instrument No. 202400003115, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the Northeast line of N. Carroll Avenue, a 60 foot right-of-way, with the Southeast line of Sycamore Street, a variable width right-of-way, being the West corner of said Block 737.

THENCE North 44 deg. 30 min. 02 sec. East, with said Southeast line, a distance of 115.00 feet to a 1/2 inch iron rod found at the West corner of a tract of land described in deed to Sycamore Developments LLC, recorded in Instrument No. 202400003115, Official Public Records, Dallas County, Texas;

THENCE South 44 deg. 54 min. 16 sec. East, a distance of 66.23 feet to a 3-1/4 inch aluminum disc stamped "Sycarrolmore Addition, RPLS 3691" set for corner and being a distance of 3.77 feet from the original North corner of a tract of land described in deed to Paul Sanders, recorded in Instrument No. 201800228969, Official Public Records, Dallas County, Texas;

THENCE South 44 deg. 30 min. 02 sec. West, a distance of 115.10 feet to a 13-1/4 inch aluminum disc stamped "Sycarrolmore Addition, RPLS 3691" set for corner in the said Northeast line of N. Carroll Avenue;

THENCE North 44 deg. 49 min. 12 sec. West, with said Northeast line, a distance of 66.23 feet to the PLACE OF BEGINNING and containing 7,619 square feet or 0.175 of an acre of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sycamore Developments LLC, acting here and by its duly authorized agent, does hereby adopt this plat, designating the herein described property as: **LOT 1, BLOCK 737, SYCARROLMORE 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 roadway 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 systems 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.)

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Name: \_\_\_\_\_  
Title: 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**PRELIMINARY NOT FOR RECORDING PURPOSES**

**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 Planning Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

**SURVEYOR'S NOTES**

- ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0345J DATED 08/23/2001, ZONE X.

**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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
ADS	ALUMINUM DISC STAMPED "SYCARROLMORE ADDITION, RPLS 3691"

PROPERTY ADDRESS: 4502 SYCAMORE ST., DALLAS, TX 75204  
OWNER: SYCAMORE DEVELOPMENTS LLC  
ADDRESS: 4071 BEECHWOOD LN., DALLAS, TEXAS 75220  
PHONE: 214-295-0043



**PROFESSIONAL LAND SURVEYORS**  
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090  
JOB NO.: 20240608 PREPARATION DATE: 09/26/2024 DRAWN BY: TD

**PRELIMINARY PLAT  
LOT 1, BLOCK 737  
SYCARROLMORE ADDITION**  
7,619 SQUARE FEET OR 0.175 ACRES OF LAND  
BEING A PART OF BLOCK 737  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY PLAN FILE NO. S245-028  
ENGINEERING FILE NO. \_\_\_\_\_