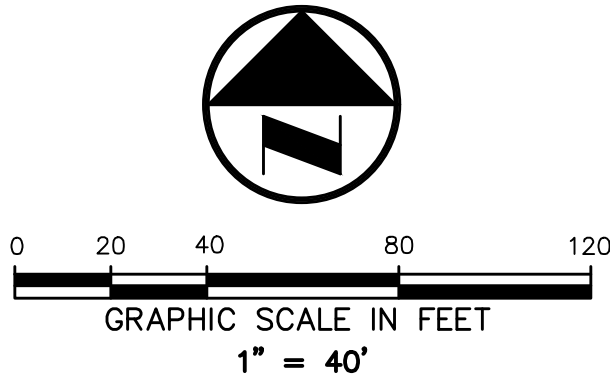
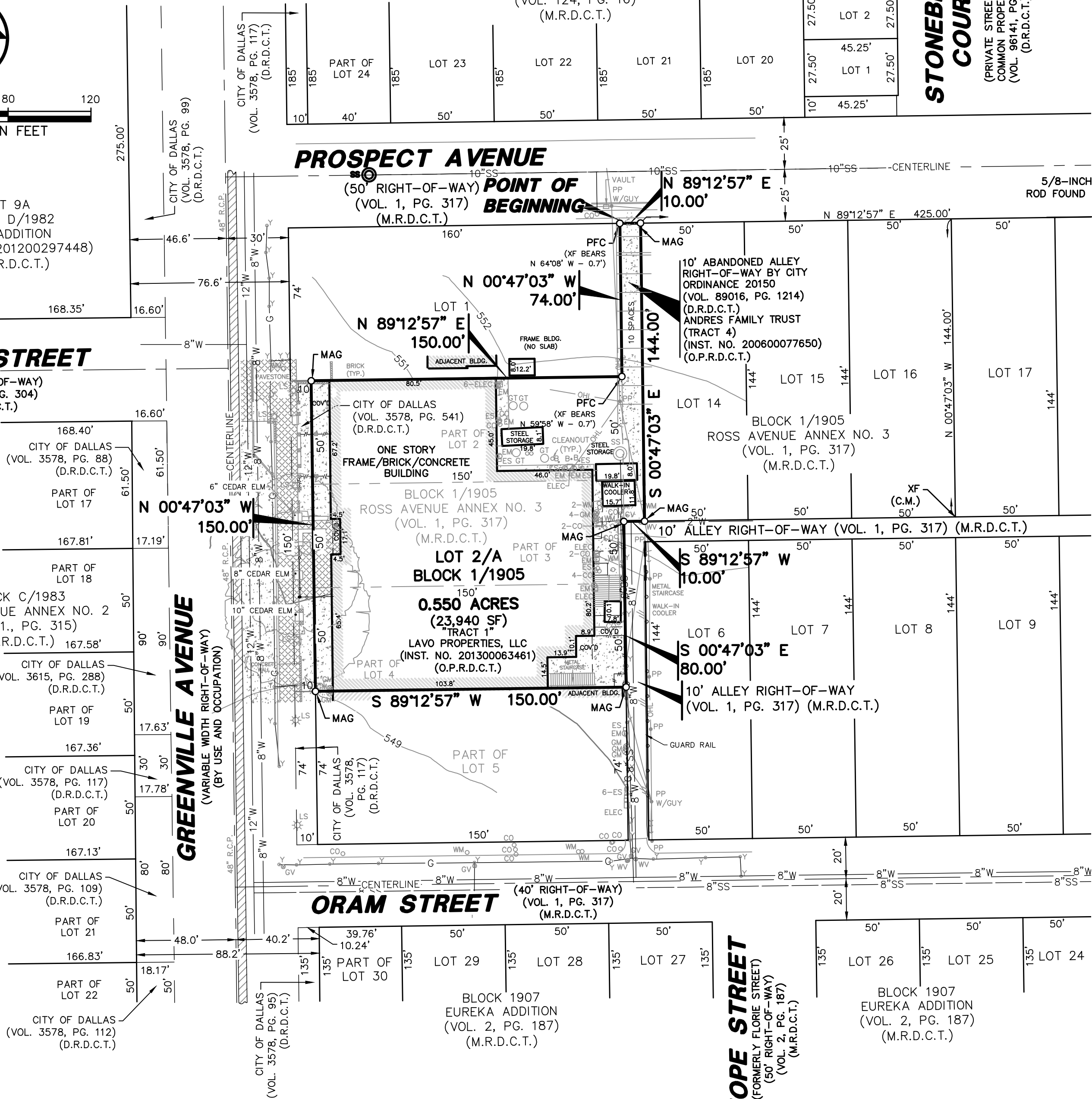


VICINITY MAP
(NOT TO SCALE)



SEARS STREET
(50' RIGHT-OF-WAY)
(VOL. 51, PG. 304)
(M.R.D.C.T.)



LEGEND

PFC	POINT FOR CORNER	B+	BOLLARD
MAG	MAG NAIL WITH WASHER STAMPED "HSGS" SET	CO	CLEANOUT
IRF	1/2-INCH IRON ROD FOUND	ELEC	ELECTRIC BOX
XF	"+" CUT IN CONCRETE FOUND	ES	ELECTRIC SWITCH
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	EM	ELECTRIC METER
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	GM	GAS METER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	GT	GREASE TRAP
O.R.D.C.T.	OFFICIAL RECORDS DALLAS COUNTY, TEXAS	GV	GAS VALVE
(C.M.)	CONTROLLING MONUMENT	LS	LIGHT STANDARD
---	PROPERTY LINE	PP	POWER POLE
---	EASEMENT LINE	PP W/ GUY ANCHOR	
---	CENTERLINE	PP (X) PP W/ CROSS ARM (LENGTH IN FEET)	
---	STORM SEWER LINE	SS	SAN. SEWER MANHOLE
		WM	WATER METER
		WV	WATER VALVE
		PF	PIN FLAG YELLOW
		W	WATER LINE
		SS	SANITARY SEWER LINE
		G	GAS LINE

- GENERAL NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
 - All coordinates shown are State Plane Coordinate System, Texas North Central Zone, North American Datum 1983, no scale and no projection.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
 - The purpose of this replat is to combine three (3) existing lots and a portion of a 10' Abandoned Alley into one (1) lot.
 - The existing building on the subject property will remain.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Lavo Properties LLC and Andres Family Trust are the owners of a 0.550 acre (23,940 square foot) tract of land situated in the Robert Ray Survey, Abstract No. 1242, Dallas County, Texas; said tract being Part of Lots 2, 3, and 4, Block 1/1905, Ross Avenue Annex No. 3, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 1, Page 317 of the Map Records of Dallas County, Texas; said tract being all of that certain tract of land described as "Tract 1" in Special Warranty Deed to Lavo Properties LLC recorded in Instrument No. 201300063461 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described as "Tract 4" in Special Warranty Deed to Andres Family Trust recorded in Instrument No. 200600077650 of said Official Public Records; said 0.550 acre (23,940 square foot) tract being more particularly described as follows:

BEGINNING, at a point for corner in the south right-of-way line of Prospect Avenue (a 50' wide right-of-way) recorded in Volume 1, Page 317 of said Map Records; said point being the northeast corner of Lot 1, Block 1/1905 of said Ross Avenue Annex No. 3 and the northwest corner of said Andres Family Trust "Tract 4"; from which an "+" cut in concrete bears North 62 degrees, 59 minutes West, a distance of 0.7 feet;

THENCE, North 89 degrees, 12 minutes, 57 seconds, East, along said south line of Prospect Avenue, a distance of 10.00 feet to a mag nail with washer stamped "HSGS" set for corner; said point being the northeast corner of said Andres Family Trust "Tract 4" and the northwest corner of Lot 14, Block 1/1905 of said Ross Avenue Annex No. 3;

THENCE, South 00 degrees, 47 minutes, 03 seconds, East, departing said south line of Prospect Avenue, and along the west line of said Lot 14, a distance of 144.00 feet to a mag nail with washer stamped "HSGS" for corner in the north line of a 10-foot wide alley recorded in Volume 1, Page 317 of said Map Records; said point being the southeast corner of said Andres Family Trust "Tract 4" and the southwest corner of said Lot 14;

THENCE, South 89 degrees, 12 minutes, 57 seconds, West, along the north line of said 10-foot wide alley and the south line of said Andres Family Trust "Tract 4", a distance of 10.00 feet to a mag nail with washer stamped "HSGS" for corner in the east line of said Lot 3;

THENCE, South 00 degrees, 47 minutes, 03 seconds, East, along the east line of said Lots 3 and 4, and along the west line of said 10-foot wide alley, a distance of 80.00 feet to a mag nail with washer stamped "HSGS" for corner; said point being the southeast corner of said Lot 4, the southeast corner of said Lavo Properties tract, and the northeast corner of Lot 5, Block 1/1905 of said Ross Avenue Annex No. 3;

THENCE, South 89 degrees, 12 minutes, 57 seconds, West, departing the west line of said 10-foot wide alley, and along the south line of said Lot 4 and the north line of said Lot 5, a distance of 150.00 feet to a mag nail with washer stamped "HSGS" for corner in the east right-of-way line of Greenville Avenue (a variable width right-of-way, 87.5 feet wide at this point); said point being the southwest corner of said Lavo Properties tract;

THENCE, North 00 degrees, 47 minutes, 03 seconds, West, along said east line of Greenville Avenue, a distance of 150.00 feet to a mag nail with washer stamped "HSGS" in the north line of said Lot 2 and the south line of said Lot 1; said point being the northwest corner of said Lavo Properties tract;

THENCE, North 89 degrees, 12 minutes, 57 seconds, East, departing said east line of Greenville Avenue and along said north line of Lot 2 and said south line of Lot 1, a distance of 150.00 feet to a point for corner in the west line of said Andres Family Trust "Tract 4"; said point being the northeast corner of said Lot 2 and the southeast corner of said Lot 1; said point being the northeast corner of said Lavo Properties tract, from which an "+" cut in concrete found bears North 59 degrees, 10 minutes West, a distance of 0.7 feet;

THENCE, North 00 degrees, 47 minutes, 03 seconds, West, along said west line of Andres Family Trust "Tract 4" and the east line of said Lot 1, a distance of 74.00 feet to the POINT OF BEGINNING and CONTAINING 23,940 square feet or 0.550 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Luis M. Gonzalez, 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 Preliminary Plat.

Dated this the ____ day of _____, 2025.

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. RELEASED 5/14/25.

Luis M. Gonzalez
Registered Professional Land Surveyor,
No. 6793
luis.gonzalez-gonzalez@westwoodps.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS

OWNER:

ANDRES FAMILY TRUST
2800 N HENDERSON #200
DALLAS, TEXAS 75206
PHONE: (214) 702-5051
CONTACT: RL ANDRES

OWNER:

LAVO PROPERTIES, LLC
2800 N HENDERSON #200
DALLAS, TEXAS 75206
PHONE: (214) 702-5051
CONTACT: RL ANDRES

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANDRES FAMILY TRUST and LAVO PROPERTIES, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **LOT 2A, BLOCK 1/1905, ROSS AVENUE ANNEX NO. 3**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2025.

ANDRES FAMILY TRUST

By: RL Andres

Title: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

LAVO PROPERTIES, LLC

By: RL Andres

Title: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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
ROSS AVENUE ANNEX NO. 3

LOT 2A, BLOCK 1/1905

BEING A REPLAT OF
PART OF LOTS 2-4, BLOCK 1/1905,
ROSS AVENUE ANNEX NO. 3

AND BEING OUT OF THE
ROBERT RAY SURVEY, ABSTRACT NO. 1242,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S245-171
CITY FILE: PLAT-25-000002

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

westwoodps.com

DRAWN BY

JRM

CHECKED BY

LGM

SCALE

1"=40'

DATE

MAY 2025

JOB NUMBER

0057783.00

TBPELS. ENGINEERING FIRM NO. 11756

TBPELS SURVEYING FIRM NO. 10074301