

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Invest Classic, LLC is the owner of a 0.531 acre tract situated in the G.S.C. Leonard Survey, Abstract No. 780, City of Dallas, Dallas County, Texas and being part of Block J/3374, Zang's Crystal Hill Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume I, Page 75, Deed Records, Dallas County, Texas; said 0.531 acre tract also being all of Tracts 8 and 9 conveyed to Invest Classic, LLC by Quitclaim Deed recorded in County Clerk's Instrument No. 20160002906, Official Public Records, Dallas County, Texas; said 0.531 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4-inch aluminum disk stamped MODERA ELDORADO ADDITION, RPLS 4125' found at the north corner of Lot 1, Block J/3374, Modera Eldorado Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 2020010019, Official Public Records, Dallas County, Texas; said point also being the west corner of a tract of land conveyed to Martha Cortez Gutierrez, et al by Executor's Special Warranty Deed recorded in County Clerk's Instrument No. 2020013848, Official Public Records, Dallas County, Texas; said point also being on the southeast right-of-way line of Eldorado Avenue (formerly Elsie Avenue) 160 feet wide;

THENCE, North 54 degrees 58 minutes 52 seconds East, with said southeast right-of-way line, a distance of 67.51 feet to a 1/2-inch iron rod found at the west corner of said 0.531 acre tract; said point also being at the north corner of said Outlier22 tract; said point also being the POINT OF BEGINNING;

THENCE, North 54 degrees 58 minutes 52 seconds East, continuing, with said southeast right-of-way line, a distance of 122.75 feet to a 3/4-inch iron pipe found at the north corner of said 0.531 acre tract; said point also being the west corner of a tract of land conveyed to Victor Ballas and VA Capital, LLC by deed recorded in County Clerk's Instrument No. 201200308231, Official Public Records, Dallas County, Texas;

THENCE, South 59 degrees 46 minutes 44 seconds East, leaving said southeast right-of-way and with the common line of said 0.531 acre tract and Ballas tract, a distance of 181.87 feet to a 3-1/4-inch aluminum disk stamped 17 ON ZANG, GSES INC, TX RPLS 4804' set at the east corner of said 0.531 acre tract; said point also being on the northwest right-of-way line of Zang Boulevard 115 feet wide;

THENCE, South 30 degrees 15 minutes 02 seconds West, with said northwest right-of-way line, a distance of 111.47 feet to a 1/2-inch iron rod with plastic cap stamped SURVEYING ASSOC. found at the south corner of said 0.531 acre tract; said point also being the east corner of a tract of land conveyed to Christopher J. Averite by General Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 200600329026, Official Public Records, Dallas County, Texas;

THENCE, North 59 degrees 46 minutes 44 seconds West, leaving said northwest right-of-way line and with the southwest line of said 0.531 acre tract, a distance of 233.22 feet to the POINT OF BEGINNING;

CONTAINING, 23,135 square feet or 0.531 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, INVEST CLASSIC, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as 17 ON ZANG, 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 as desired 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 indirectly 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.

INVEST CLASSIC, LLC

Ziad Dalal - Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Ziad Dalal, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

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
17 ON ZANG
LOTS 1 & 2, BLOCK J/3374
TRACTS 8 AND 9
PART OF BLOCK J/3374
ZANG'S CRYSTAL HILL ADDITION
V. I. P. 75, D.R.D.C.T.

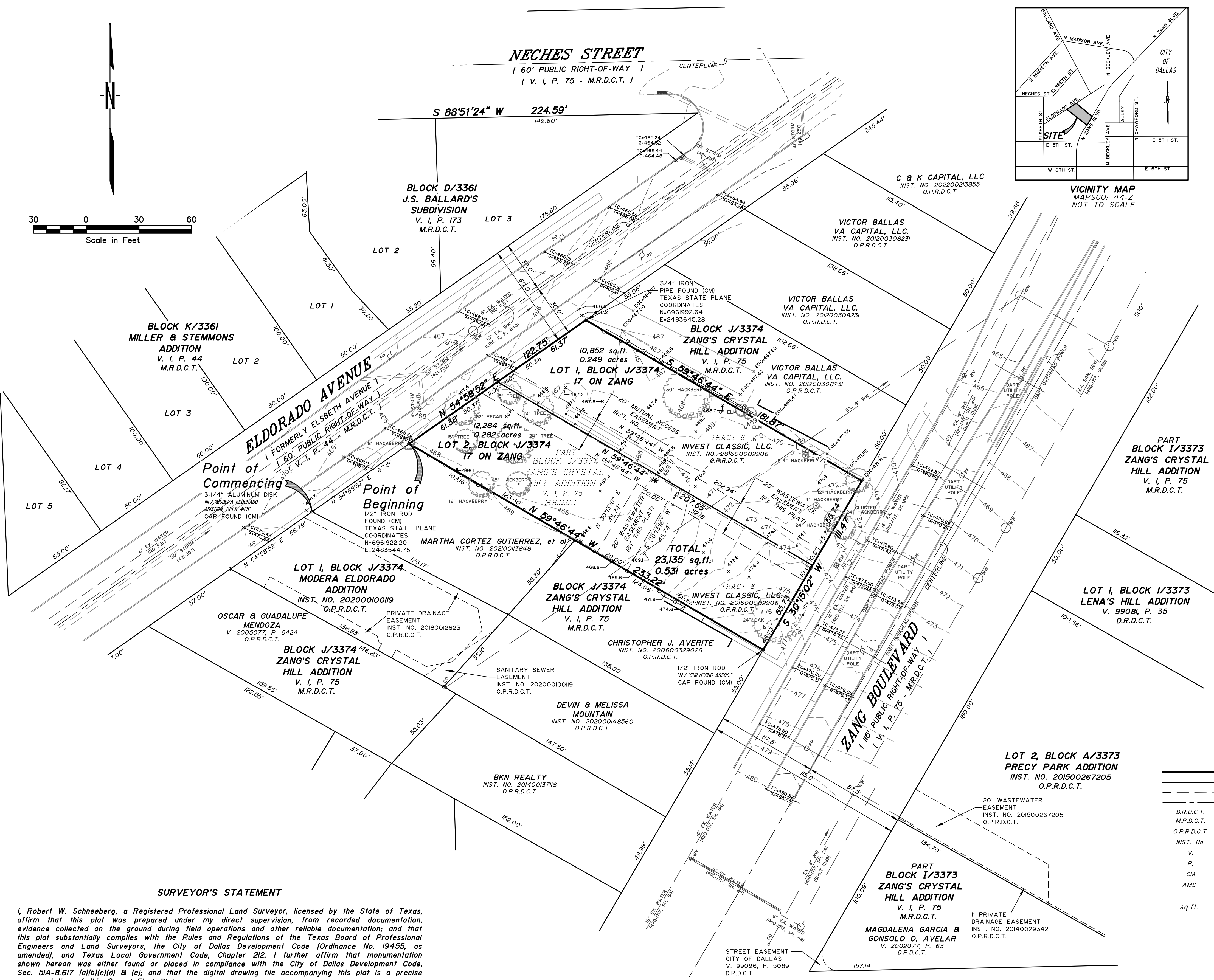
G.S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-137
ENGINEERING NO. DP24-XXXX

Gonzalez & Schneberg
engineers & surveyors
801 East Campbell Road
Suite 330, Richardson, Texas 75081
(972) 516-8855

OWNER:
INVEST CLASSIC, LLC
ZIAD DALAL
101 W. RENNER RD., SUITE 270
RICHARDSON, TEXAS 75082
DALLAS, TEXAS 75225
214-850-4491

ENGINEER - SURVEYOR:
ROBERT SCHNEEBERG, P.E., R.P.L.S.
robert.schneberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
801 East Campbell Road
Richardson, Texas 75081
Phone: 972-516-8855

TX ENGINEERING FIRM REG. NO. F-3376
DATE: JUNE, 2024
SCALE: 1" = 30'
PROJ. NO.: 7609-24-04-07
DWG. NO.: 7609 pre-plot.dwg



SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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. 13455, 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 6/12/2024 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearings are based on the southeast right-of-way line of Eldorado Avenue bearing North 54 degrees 58 minutes 52 seconds East, according to the plat of Lot 1, Block J/3374, Modera Eldorado Addition.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create 2 lots out of 2 tracts of land.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on site.