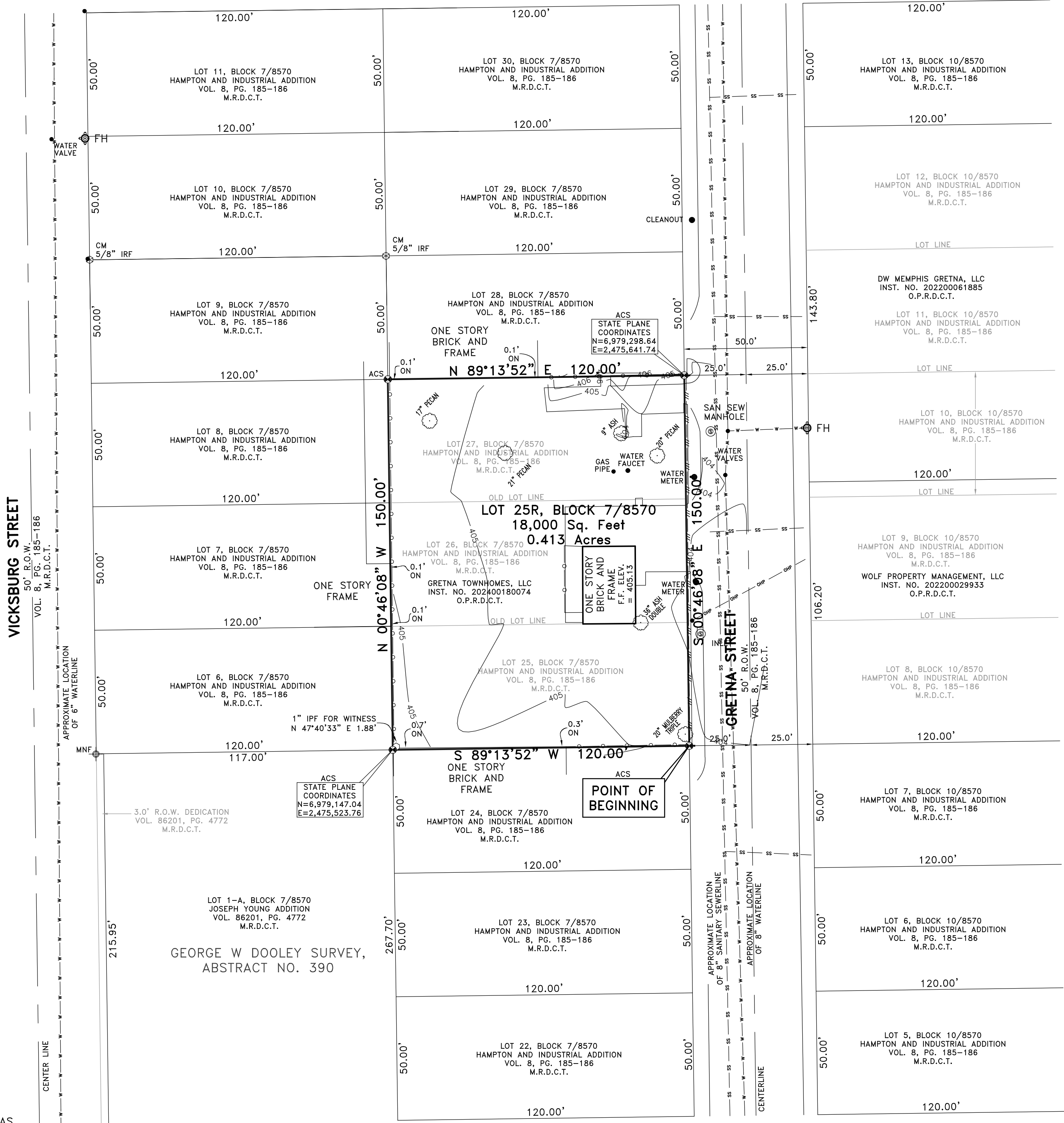
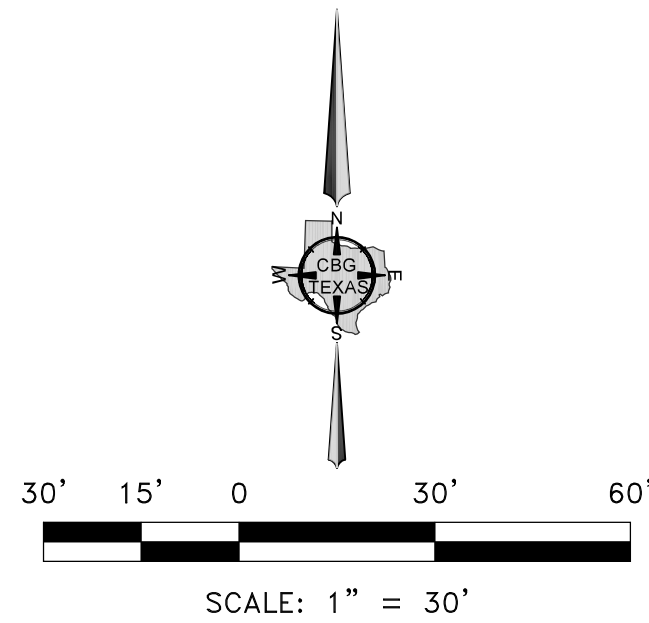


VICINITY MAP
NOT TO SCALE



- LEGEND**
- 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
INST. NO. = INSTRUMENT NUMBER
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
MNF = MAG NAIL FOUND
ACS = ALUMINUM CAP STAMPED "AFA RPLS 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 3 LOTS FOR COMMERCIAL DEVELOPMENT .
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Gretna Townhomes, LLC, is the owner of a 0.413-acre tract of land situated in the George W Dooley Survey, Abstract Number 390, Dallas County, Texas, being Lots 25, 26 and 27, Block 7/8570, Hampton and Industrial Addition, an Addition to the City of Dallas, according to the Plat thereof recorded in Volume 2003219, Page 14380, Map Records, Dallas County, Texas, and being a tract of land conveyed to Gretna Townhomes, LLC, by Special Warranty Deed recorded in Instrument No. 202400180074, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disk stamped "GTA RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being along the West right-of-way line of Gretna Street (a 50-foot right-of-way) recorded in Volume 8, Page 185-186, Map Records, Dallas County, Texas, same being the Northeast corner of Lot 24, Block 7/8570, of said Hampton and Industrial Addition;

THENCE South 89 degrees 13 minutes 52 seconds West, along the North line of said Lot 24, a distance of 120.00 feet to an aluminum disk stamped "GTA RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being the Northwest corner of said Lot 24, same being Southeast corner of Lot 6, Block 7/8570, of said Hampton and Industrial Addition, from which a 1-inch iron pipe found bears North 47 degrees 40 minutes 33 seconds East, a distance of 1.88 feet for witness;

THENCE North 00 degree 46 minutes 08 seconds West, along the East line of said Lot 6, a distance of 150.00 feet to an aluminum disk stamped "GTA RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being the Northeast corner of Lot 8, Block 7/8570, of said Hampton and Industrial Addition, same being the Southwest corner of Lot 28, Block 7/8570, of said Hampton and Industrial Addition;

THENCE North 89 degrees 13 minutes 52 seconds East, along the South line of said Lot 28, a distance of 120.00 feet to an aluminum disk stamped "GTA RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being the Southeast corner of said Lot 28, same being along the West line of said Gretna Street;

THENCE South 00 degree 46 minutes 08 seconds East, along the West line of said Gretna Street, a distance of 150.00 feet to the POINT OF BEGINNING and containing 18,000 square feet and or 0.413 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gretna Townhomes, LLC, acting by and through their duly authorized agent Steven Berman, do hereby adopt this plat, designating the herein described property as **GRETNA TOWNHOMES 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.

By: _____
Gretna Townhomes, LLC (Owner)
Steven Berman (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steven Berman 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 the _____ day of _____, 2024.

RELEASED FOR REVIEW 07/19/2024 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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

CERTIFICATE OF APPROVAL

I, Tony Shidio, 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

FINAL REPLAT
GRETNA TOWNHOMES ADDITION
LOT 25R, CITY BLOCK 7/8570
BEING A REPLAT OF LOTS 25-27, BLOCK 7/8570
HAMPTON AND INDUSTRIAL ADDITION
SITUATED IN THE GEORGE W DOOLEY SURVEY,
ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-201
ENGINEERING PLAN NO.: _____

OWNER: GRETNA TOWNHOMES, LLC
1900 PRESTON ROAD, UNIT 267, PMB 242
PLANO, TX, 75093
PHONE: 469-222-3312
EMAIL: SBERMAN@JBDEVELOPMENTLLC.COM



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 07/02/2024 / JOB NO. 2407985-01 / DRAWN BY: JLA