

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MMM STREET VILLAGE, LLC is the owner of a 1.479 acre tract being situated in the John W. Smith Survey, Abstract No. 1334, Dallas County, Texas and being a portion of Block T/2922, Interurban Hill, on addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 187, Deed Records, Dallas County, Texas; said 1.479 acre tract also being a portion of that tract of land conveyed to MMM Street Village, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 20230005784, Official Public Records, Dallas County, Texas; said 1.479 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC., RPS 4804" found at the southwest corner of said 1.479 acre tract; said point also being at the southeast corner of Lot 15, Block T/2922, Pine Tree Court Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201400035691, Official Public Records, Dallas County, Texas; said plat also being on the north line of Lot IA, Block U/2923, Glencrest No. 1 Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201500318845, Official Public Records, Dallas County, Texas;

THENCE, North 00 degrees 05 minutes 00 seconds West, leaving said north line and with the common line of said 1.479 acre tract and Block T/2922, passing, at a distance of 323.00 feet the northeast corner of Lot 21, Block T/2922 of said Pine Tree Court; said point also being on the south right-of-way line of Ellsworth Avenue (50 feet wide); continuing, in all, a total distance of 326.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC., RPS 4804" found at the northwest corner of said 1.479 acre tract;

THENCE, North 89 degrees 54 minutes 00 seconds East, with said south right-of-way line, a distance of 194.00 feet to a 3/4-inch aluminum monument stamped "M STREET VILLAGE, GSES, INC, RPLS 4804" set at the northern most northeast corner of said 1.479 acre tract; said point also being the northwest corner of said remainder of MMM Street Village, LLC tract;

THENCE, with the common line of said 1.479 acre tract and said remainder of said MMM Street Village, LLC tract, the following metes and bounds;

South 00 degrees 05 minutes 00 seconds East, leaving said south right-of-way line, a distance of 190.99 feet to a 3/4-inch aluminum monument stamped "M STREET VILLAGE, GSES, INC, RPLS 4804" set at an interior corner of said 1.479 acre tract; said point also being the southwest corner of said remainder of MMM Street Village, LLC tract;

North 89 degrees 54 minutes 00 seconds East, a distance of 37.43 feet to a 3/4-inch aluminum monument stamped "M STREET VILLAGE, GSES, INC, RPLS 4804" set at the easternmost northeast corner of said 1.479 acre tract; said point also being at the southeast corner of said remainder of MMM Street Village, LLC tract; said point also being on the northwest right-of-way line of McMillan Avenue (50 feet wide);

THENCE, South 23 degrees 00 minutes 11 seconds West, with said northwest right-of-way line, a distance of 146.78 feet to a "4" cut in concrete found at the southeast corner of said 1.479 acre tract;

THENCE, South 89 degrees 54 minutes 00 seconds West, continuing, with said northwest right-of-way line, passing, at a distance of 3.26 feet the northeast corner of said Lot IA, Block U/2923; continuing, leaving said northwest right-of-way line and with the common line of said 1.479 acre tract and Lot IA, Block U/2923, in all, a total distance of 173.87 feet to the POINT OF BEGINNING;

CONTAINING, 64,412 square feet or 1.479 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MMM STREET VILLAGE, LLC, do hereby adopt this plat, designating the herein described property as M STREET VILLAGE, an addition to the City of Dallas, Dallas County, Texas, and does 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 line 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 line 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 _____ day of _____, 2023.

MMM STREET VILLAGE, LLC
Mark Weatherford

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ 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 _____, 2023.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- INST. No.
- V.
- P.
- CM
- sq.ft.
- AMS
- GP

OWNER:

MMM STREET VILLAGE, LLC
Attn: Mark Weatherford
3811 Pine Tree Court
DALLAS, TEXAS 75206
markweatherford@att.net
Phone: 214-728-1281

ENGINEER - SURVEYOR:

Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

PRELIMINARY PLAT
M STREET VILLAGE
LOTS 1-17, BLOCK T/2922
SHARED ACCESS DEVELOPMENT

1.479 ACRE TRACT
BEING A REPLAT OF A PORTION
CITY BLOCK T/2922
INTERURBAN HILL
V. 1, P. 187, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS
JOHN W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-118
ENGINEERING NUMBER DP23-XXXX

Gonzalez & Schneeberg
engineers & surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX ENGINEERING FIRM REG. NO. 1-3376
DATE APRIL, 2023
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. 7332-22-04-21
DWG. NO. 7332 pre-plot.dwg
SCALE 1" = 30'

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	4,365	0.100
2	3,395	0.078
3	3,977	0.091
4	2,922	0.067
5	3,867	0.089
6	3,977	0.091
7	3,624	0.083
8	3,790	0.064
9	2,865	0.066
10	4,227	0.097
11	4,365	0.100
12	3,395	0.078
13	3,977	0.091
14	2,922	0.067
15	3,867	0.089
16	4,688	0.108
17	5,089	0.117



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. 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 _____, 2023.

RELEASED 04/03/23 FOR REVIEW - PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

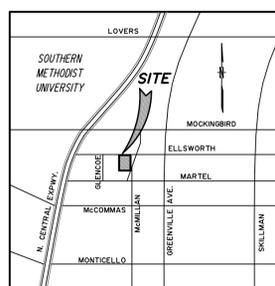
- Bearing system for this survey is based on the south right-of-way line of Ellsworth Avenue bearing North 89 degrees 54 minutes 00 seconds East, according to the plat of Pine Tree Court Addition.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create 17 lots out of Block T/2922.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing structures to be removed.

WATER AND WASTEWATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
WE-1	N 89°54'00" E	20.00'	WE-17	S 23°00'11" W	20.00'
WE-2	S 00°05'00" E	8.00'	WE-18	N 67°00'27" W	15.68'
WE-3	N 89°54'00" E	19.00'	WE-19	S 89°54'00" W	129.31'
WE-4	S 00°05'00" W	8.00'	WE-20	N 00°05'00" E	20.00'
WE-5	S 89°54'00" W	19.00'	WE-21	N 89°54'00" E	23.00'
WE-6	S 00°05'00" E	63.12'	WE-22	N 00°05'00" W	8.00'
WE-7	N 89°54'00" E	19.00'	WE-23	N 89°54'00" E	19.00'
WE-8	S 00°05'00" E	8.00'	WE-24	N 00°05'00" W	97.87'
WE-9	S 89°54'00" W	19.00'	WE-25	S 89°54'00" W	19.00'
WE-10	S 00°05'00" E	92.06'	WE-26	N 00°05'00" W	8.00'
WE-11	N 89°54'00" E	19.00'	WE-27	N 89°54'00" E	19.00'
WE-12	S 00°05'00" E	19.00'	WE-28	N 00°05'00" W	63.12'
WE-13	S 89°54'00" W	19.00'	WE-29	S 89°54'00" W	19.00'
WE-14	S 00°05'00" E	5.81'	WE-30	N 00°05'00" W	8.00'
WE-15	N 89°54'00" E	71.39'	WE-31	N 89°54'00" E	19.00'
WE-16	S 67°00'27" E	19.77'	WE-32	N 00°05'00" W	80.00'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
AE-1	N 89°54'00" E	20.00'	AE-17	S 23°00'11" W	20.00'
AE-2	S 00°05'00" E	8.00'	AE-18	N 67°00'27" W	15.68'
AE-3	N 89°54'00" E	19.00'	AE-19	S 89°54'00" W	129.31'
AE-4	S 00°05'00" W	8.00'	AE-20	N 00°05'00" E	20.00'
AE-5	S 89°54'00" W	19.00'	AE-21	N 89°54'00" E	23.00'
AE-6	S 00°05'00" E	63.12'	AE-22	N 00°05'00" W	8.00'
AE-7	N 89°54'00" E	19.00'	AE-23	N 89°54'00" E	19.00'
AE-8	S 00°05'00" E	8.00'	AE-24	N 00°05'00" W	97.87'
AE-9	S 89°54'00" W	19.00'	AE-25	S 89°54'00" W	19.00'
AE-10	S 00°05'00" E	92.06'	AE-26	N 00°05'00" W	8.00'
AE-11	N 89°54'00" E	19.00'	AE-27	N 89°54'00" E	19.00'
AE-12	S 00°05'00" E	19.00'	AE-28	N 00°05'00" W	63.12'
AE-13	S 89°54'00" W	19.00'	AE-29	S 89°54'00" W	19.00'
AE-14	S 00°05'00" E	5.81'	AE-30	N 00°05'00" W	8.00'
AE-15	N 89°54'00" E	71.39'	AE-31	N 89°54'00" E	19.00'
AE-16	S 67°00'27" E	19.77'	AE-32	N 00°05'00" W	80.00'



LOT IA, BLOCK U/2923
GLENCREST NO. 1 ADDITION
INST. NO. 201500318845
O.P.R.D.C.T.

Point of Beginning
15" DALLAS POWER AND LIGHT COMPANY AND, SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT V. 5253, P. 636 D.R.D.C.T.
15" ONCOR ELECTRIC DELIVERY CO. EASEMENT INST. NO. 201400085315 O.P.R.D.C.T.
TEXAS STATE PLANE COORDINATES N= 6990289.53 E= 2499056.92
UTILITY EASEMENT INST. NO. 201500318845 O.P.R.D.C.T.
3' RIGHT-OF-WAY DEDICATION INST. NO. 201500318845 O.P.R.D.C.T.

BLOCK S/2905
REVISION OF TRACT B, BLOCK S/2905
INTERURBAN HILLS ADDITION
V. 13, P. 189
M.R.D.C.T.

BLOCK S/2905
INTERURBAN HILLS
SECOND INSTALLMENT
V. 23, P. 219
M.R.D.C.T.

BLOCK K/2992
V. 5, P. 237
M.R.D.C.T.

BLOCK L-M/2917
FRICK'S SUBDIVISION
V. 8, P. 455
M.R.D.C.T.

BLOCK L-M/2917
WHEELERS SUBDIVISION
V. 11, P. 289
M.R.D.C.T.

TRACT E, BLOCK M/2918
INTERURBAN HILL ADDITION
V. 1, P. 187
M.R.D.C.T.