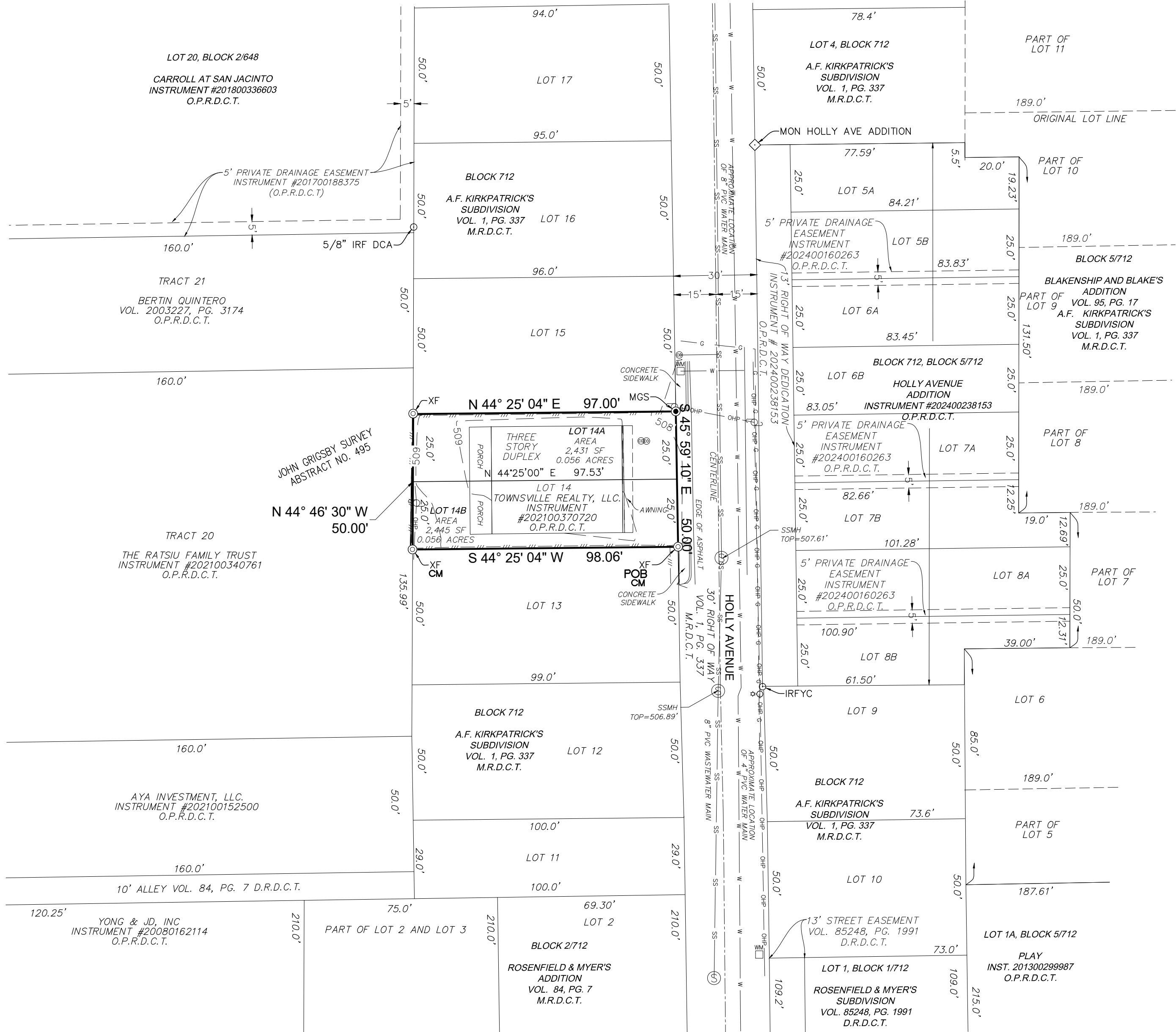


Plotted by: eesl Plot Date: 3/12/2025 4:25 PM

Drawing: G:\My Drive\Survey\24115-1505 Holly Ave Dallas-Uthman-Plat\05\_CAD\Civil3D\24115-1505 Holly Ave Dallas -Plat.dwg Saved By: eesl Save Time: 1/9/2025 2:18 PM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Townsville Realty, LLC, acting by and through it's duly authorized officer, Niji Uthman, does hereby adopt this plat, designating the herein described property as **HOLLYVILLE**, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of, \_\_\_\_\_, 2025.

Townsville Realty, LLC  
Niji Uthman  
Managing Member

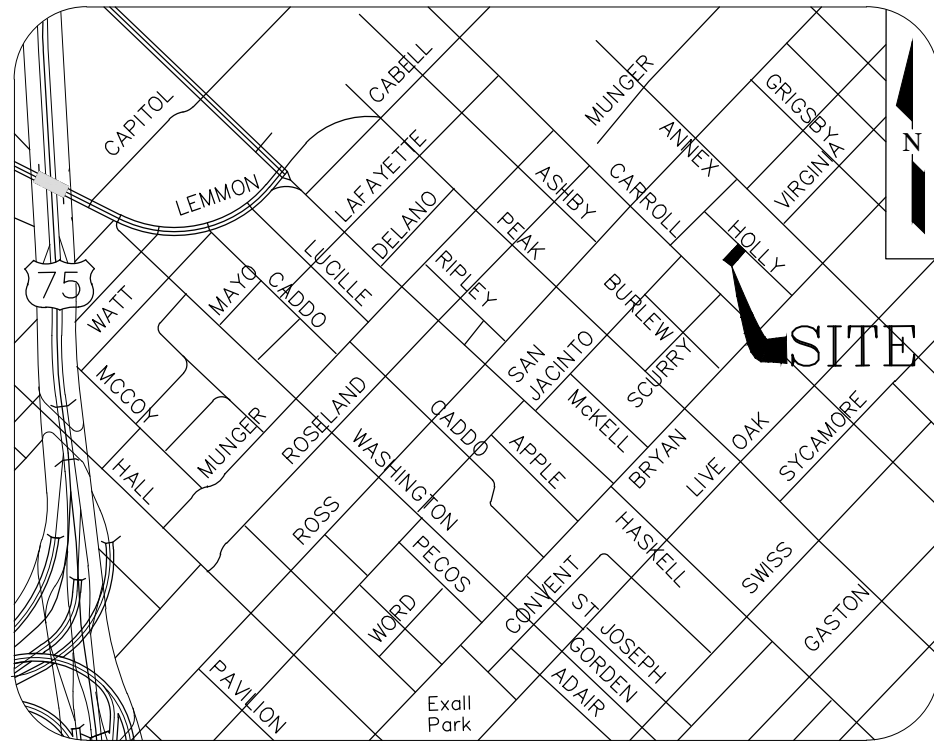
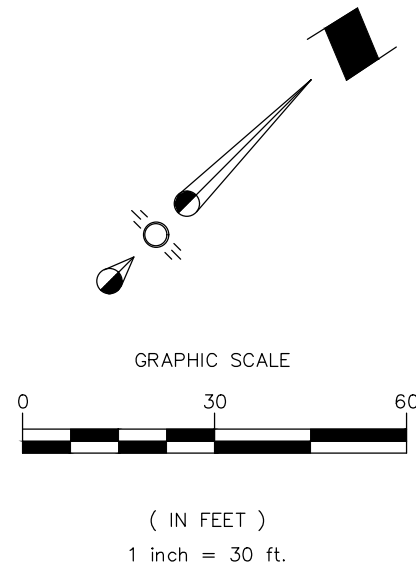
STATE OF TEXAS

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/she 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

**BEING** a 4,876 square foot or 0.112 acre tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, County of Dallas, Texas, being all of Lot 14, Block 712 of A.F. Kirkpatrick's Subdivision, an Addition to the City of Dallas, Texas, recorded in Volume 1, Page 137, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Townsville Realty, LLC, recorded in Instrument #202100370720, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at an "X" found (Controlling Monument) at the East corner of said Lot 14, and the North corner of Lot 13, said Block 712 of A.F. Kirkpatrick's Subdivision, same being in the Northwestern right of way line of Holly Avenue, a 30 foot right-of-way;

**THENCE** South 44 degrees 25 minutes 04 seconds West, with the common line between said Lot 14 and said Lot 13, a distance of 98.06 feet to an "X" found (Controlling Monument) at the South corner of said Lot 14, and the West corner of said Lot 13, same being in the Easterly line of a tract of land described in a Special Warranty Deed to The Ratsiu Family Trust, recorded in Instrument #202100370761 (O.P.R.D.C.T.);

**THENCE** North 44 degrees 46 minutes 30 seconds West, with the common line between said Lot 14 and said Ratsiu Family tract, a distance of 50.00 feet to an "X" found for the common corner between said Lot 14, said Ratsiu Family tract, and the West corner of Lot 15, said Block 712 of A.F. Kirkpatrick's Subdivision;

**THENCE** North 44 degrees 25 minutes 04 seconds East, with the common line between said Lot 14, and said Lot 15, a distance of 97.00 feet to a Magnail with washer set for the common East corner between said Lot 14, and said Lot 15, same being in the Northwestern right of way line of said Holly Avenue;

**THENCE** South 45 degrees 59 minutes 10 seconds East, with the Northwestern right of way line of said Holly Avenue, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 4,876 square feet or 0.112 acres of land more or less.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 \_\_\_\_\_, 2025.

**PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE**

Anel Rodriguez  
Texas Registered Professional  
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (2) lots from a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- A three story duplex under construction to remain.

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- P, m PLATTED, MEASURED
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- ⊙ XF "X" MARK FOUND
- MNS MAGNAIL WITH WASHER SET
- IRF 5/8 INCH IRON ROD FOUND STAMPED "DCA"
- ◇ MON ALUMINUM DISK FOUND STAMPED "HOLLY AVE ADDITION"
- ⌒ UTILITY POLE
- ⊙ SANITARY SEWER CLEANOUT
- WM WATER METER
- LIGHT POLE
- OHP— OVERHEAD POWER LINE
- /— WOOD FENCE
- G— GAS LINE
- SS— SANITARY SEWER LINE
- W— WATER LINE

OWNER:  
TOWNSVILLE REALTY, LLC  
4730 MARCH AVE  
SUITE 13350  
DALLAS, TX 75209

SURVEYOR

**ARA SURVEYING**  
3815 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 946-4172  
TBPELS NO. 10194713  
ANEL RODRIGUEZ, RPLS  
arodriguez@arasurveying.com

PRELIMINARY PLAT  
HOLLYVILLE  
LOT 14A AND 14B, BLOCK 712

A REPLAT OF LOT 14, BLOCK 712  
A.F. KIRKPATRICK'S SUBDIVISION  
0.112 ACRES SITUATED IN THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S245-118

<b>CERTIFICATE OF APPROVAL</b>	
I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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.	
Attest:	_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
	_____ Secretary