

OWNER'S CERTIFICATE

SURVEYOR'S STATEMENT

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS 3 G-SPOT, LLC, a Texas limited liability company, is the owner of a tract of land situated in the William Jones Survey, Abstract No. 686, in the City of Dallas Block 2700, Dallas County, Texas, and being that tract of land described in Warranty Deed to 3 G-SPOT, LLC, a Texas limited liability company, recorded in Instrument Number 202300098987 of the Official Public Records of Dallas County, Texas, together with that tract of land described in Quitclaim Deed to 3 G-SPOT, LLC recorded in Instrument Number 202500018225 of the Official Public Records of Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

I, J. R. January, 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.

northwest corner of that tract of land 88083, Page 4905 of the Deed Records of ht-of-way line of Garland Road (State

Dated this the

day of

2025

ginning at a 1/2 inch iron rod found for corner, said corner being a scribed in deed to Dallas Area Rapid Transit recorded in Volume 8 allas County, Texas, said corner being in the existing southeast rightyway No. 78)(variable width right-of-way);

J. R. January Texas Registered Professional Land Surveyor No. 5382

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. (3/12/2025)

STATE OF TEXAS COUNTY OF DALLAS

ence South 11 degrees 26 minutes 11 seconds East, along the westerly line of said Dallas Area Rapid Transit et, a distance of 249.05 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said ner being the northeasterly corner of that tract of land described in Special Warranty Deed to MCREF IV ilhead Apartments Owner LP, a Delaware limited partnership, recorded in Instrument Number 202200053797 he Official Public Records of Dallas County, Texas;

hence North 44 degrees 21 minutes 31 seconds West, along the northeasterly line of said MCREF IV Trailhead partments Owner LP tract, passing a mag nail with washer stamped "TXHS" found at a distance of 218.70 feet or the north corner of said MCREF IV Trailhead Apartments Owner LP tract, continuing for a total distance of 47.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the xisting southeasterly right-of-way line of East Grand Avenue (variable width right-of-way);

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

Thence continuing along the existing southeasterly right-of-way line courses and distances: of said East Grand Avenue the following

Thence North 47 degrees 50 minutes 56 seconds East, a dist yellow plastic cap stamped "TXHS" found for corner; ance of 6.16 feet to a 1/2 inch iron rod with

Thence North 42 degrees 08 minutes 52 seconds West, yellow plastic cap stamped "TXHS" found for corner; tance of 8.40 feet to a 1/2 inch iron rod with

Thence South 41 degrees 30 minutes 33 seconds East, yellow plastic cap stamped "TXHS" found for corner; Thence North 45 degrees 58 minutes 51 seconds East, a dis yellow plastic cap stamped "TXHS" found for corner; ance of 74.69 feet to a 1/2 inch iron rod with ance of 10.90 feet to a 1/2 inch iron rod with

Thence North 47 degrees 48 minutes 31 seconds East, yellow plastic cap stamped "TXHS" found for corner; ance of 26.96 feet to a 1/2 inch iron rod with

Thence South 42 degrees 07 minutes 25 seconds East, found for corner; ance of 32.42 feet to an "X" cut in concete

Thence North 49 degrees 42 minu line of said East Grand Avenue, a square feet or 0.432 acres of land. utes 59 seconds East, continuing along the existing southeasterly right-of-way distance of 29.13 feet to the POINT OF BEGINNING and containing 18,807

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE

THAT, 3 G-SPOT, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **THREE-G SPOT**, 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 constructing, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 ine, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordir ns and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS DAY OF 2025

STATE OF TEXAS COUNTY OF DALLAS Jeff Fairey, Owner

BEFORE ME, the undersigned authority, a Notary Public in and personally appeared Jeff Fairey, known to me to be the person instrument and acknowledged to me that he executed the same foath stated that the statements in the forgoing certificate are true. d for the said County and State, on n whose name is subscribed to the to for the purposes therein expressed a e foregoing and under

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.

___day of ___by said Commission.

PLACE COUNTY RECORDING LABEL HERE

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

OWNER 3 G-SPOT, LLC 2605 WINSTED DALLAS, TEXAS 75214









LOT 1, BLOCK 2700

PART OF BLOCK 2700 &

A TRACT OF LAND SITUATED IN THE
WILLIAM JONES SURVEY, ABSTRACT NO. 686
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-119