

**OWNERS CERTIFICATE:**

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS**, Holly Avenue Development LLC, is the owner of that certain tract or land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being Part of Lot 7, 8, and 10, Block 5712, BLANKENSHIP AND BLAKE'S ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 95, Page 17, Deed Records of Dallas County, Texas (D.R.D.C.T.), and all of Lots 5, 6, 7, and 8, Block 712, A.F. KIRKPATRICK'S SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 1, Page 337, Map Records of Dallas County, Texas (M.R.D.C.T.), being the same tract, described as "Tracts 1, 2, 3 & 4" in the deed to Holly Avenue Development LLC, as recorded in Instrument Number 2024000109, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), the subject tract is more particularly described as follows:

**BEGINNING** at a swamp nail with washer stamped "TEXTERRA SURVEYING" set at south lot corner of Lot 4 of said A.F. KIRKPATRICK'S SUBDIVISION, being a subdivided property corner of the tract described in the deed to Holly Avenue Rental Holding, LLC, as recorded in Instrument Number 202000015184, O.P.R.D.C.T., said being a point on the northeast right-of-way line of Holly Avenue, being a called 30 foot right of way;

**THENCE** departing the said right-of-way line, with the southwest property lines of said Holly Avenue, to the following bearings and distances:

NORTH 44° 49' 15" EAST, a distance of 77.84 feet to a found 1/2 inch rebar;

SOUTH 44° 28' 45" EAST, a distance of 5.50 feet to a found 1/2 inch rebar;

NORTH 44° 49' 15" EAST, a distance of 20.00 feet to a found 1/2 inch pipe;

SOUTH 44° 28' 45" EAST, a distance of 131.50 feet to a set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

NORTH 44° 49' 15" EAST, a distance of 19.00 feet to a set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

SOUTH 44° 28' 45" EAST, a distance of 50.00 feet to a set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

SOUTH 44° 49' 15" WEST, a distance of 39.00 feet to a set 1/2 inch capped rebar stamped "TEXTERRA SURVEYING";

SOUTH 44° 28' 45" EAST, a distance of 12.65 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the north lot corner of Lot 9 of aforementioned A.F. KIRKPATRICK'S SUBDIVISION;

**THENCE** SOUTH 44° 32' 56" WEST, departing the said Holly Avenue Rental trust property lines, with the northwest lot line of said Lot 9, a distance of 73.20 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the west lot corner of said Lot 9, being a point on the aforementioned northeast right-of-way line of Holly Avenue;

**THENCE** NORTH 45° 48' 34" WEST, with the said right-of-way line, a distance of 200.00 feet to the **POINT OF BEGINNING** and enclosing 0.4515 acres (±19,669 square feet).

**DEDICATION STATEMENT:**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That Holly Avenue Development LLC, acting by and through its duly authorized agent, Jordan Love, does hereby adopt this plat, designating the herein described property as **HOLLY AVENUE 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 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 encroach 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 provide 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 located.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By:   
 Jordan Love  
 (Corporate title of authorized agent)

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jordan Love, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for Dallas County, Texas

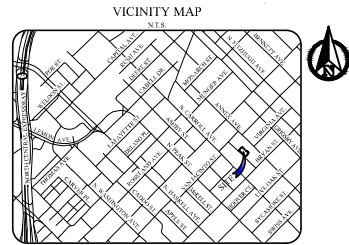
**CERTIFICATE OF APPROVAL**

I, Janey Shedd, Chairperson or Janey Shedd, 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. 2024, and same was \_\_\_\_\_

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:  
Secretary

**SHEET 1 OF 1  
PRELIMINARY PLAT  
HOLLY AVENUE ADDITION**  
BEING LOTS 5A, 5B, 6A, 6B, 7A, 7B, 8A & 8B, BLOCK 712, 19,669 SQ. FT., 0.4515 ACRES  
BEING A REPLAT OF PARTS OF LOTS 7, 8, 9 AND 10, BLOCK 5712, BLANKENSHIP AND BLAKE'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOL. 95, PG. 17, D.R.D.C.T. & ALL OF LOTS 5, 6, 7, AND 8, BLOCK 712, A.F. KIRKPATRICK'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOL. 1, PG. 337, M.R.D.C.T. BEING IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS.



I, Jose B. Najero III, 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 Land Surveying, 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.

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Jose B. Najero III  
Registered Professional Land Surveyor No. 6736  
DATE: TBD

**TEXTERRA SURVEYING**  
P.O. BOX 202165  
ARLINGTON, TX 76066  
Telephone (817) 235-7126  
FAX (817) 235-7126  
www.texterrasurveying.com

- NOTES:**
- Bearings are based on the State Plane Coordinated System, Texas North Central Zone, North American Datum of 1983 (2011).
  - The purpose of this Plat is to create 8 lots.
  - Let-to-let drainage will not be allowed without Engineering Section approval.
  - Any structure new or existing may not extend across new property lines.
  - 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.

**MONUMENTS/DATUMS/BEARING BASIS**  
Measurements are found if not marked MNS or CRS.  
CRS = 1/2" rebar stamped "TEXTERRA SURVEYING" set  
MNS = Mag nail & washer stamped "TEXTERRA SURVEYING" set

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C(045), dated August 23, 2001, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://nfhl.ndbc.fema.gov>.

**LEGEND OF ABBREVIATIONS**  
M.R.D.C.T. = Map Records of Dallas County, Texas  
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas  
D.R.D.C.T. = Deed Records of Dallas County, Texas  
VOL/PAGE/INST# = Volume/Page/Instrument Number  
P.O.B./P.C. = Point of Beginning/Point of Commencing  
ESMT/BL = Easement/Building Line