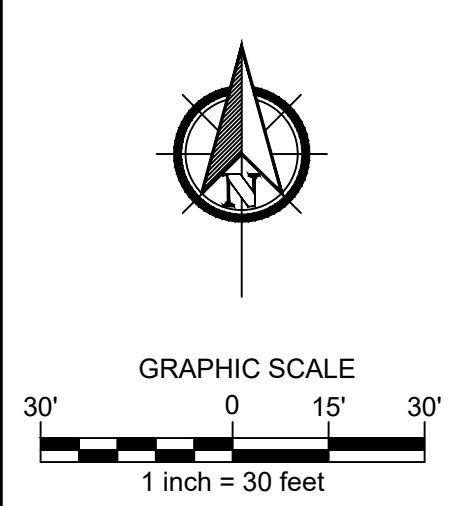
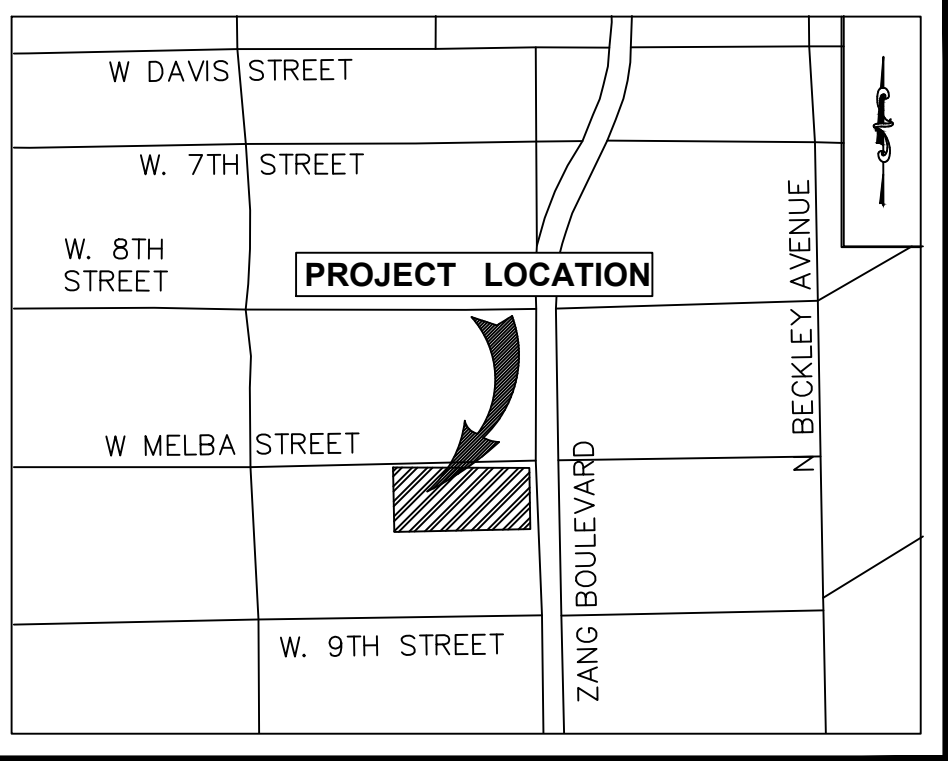




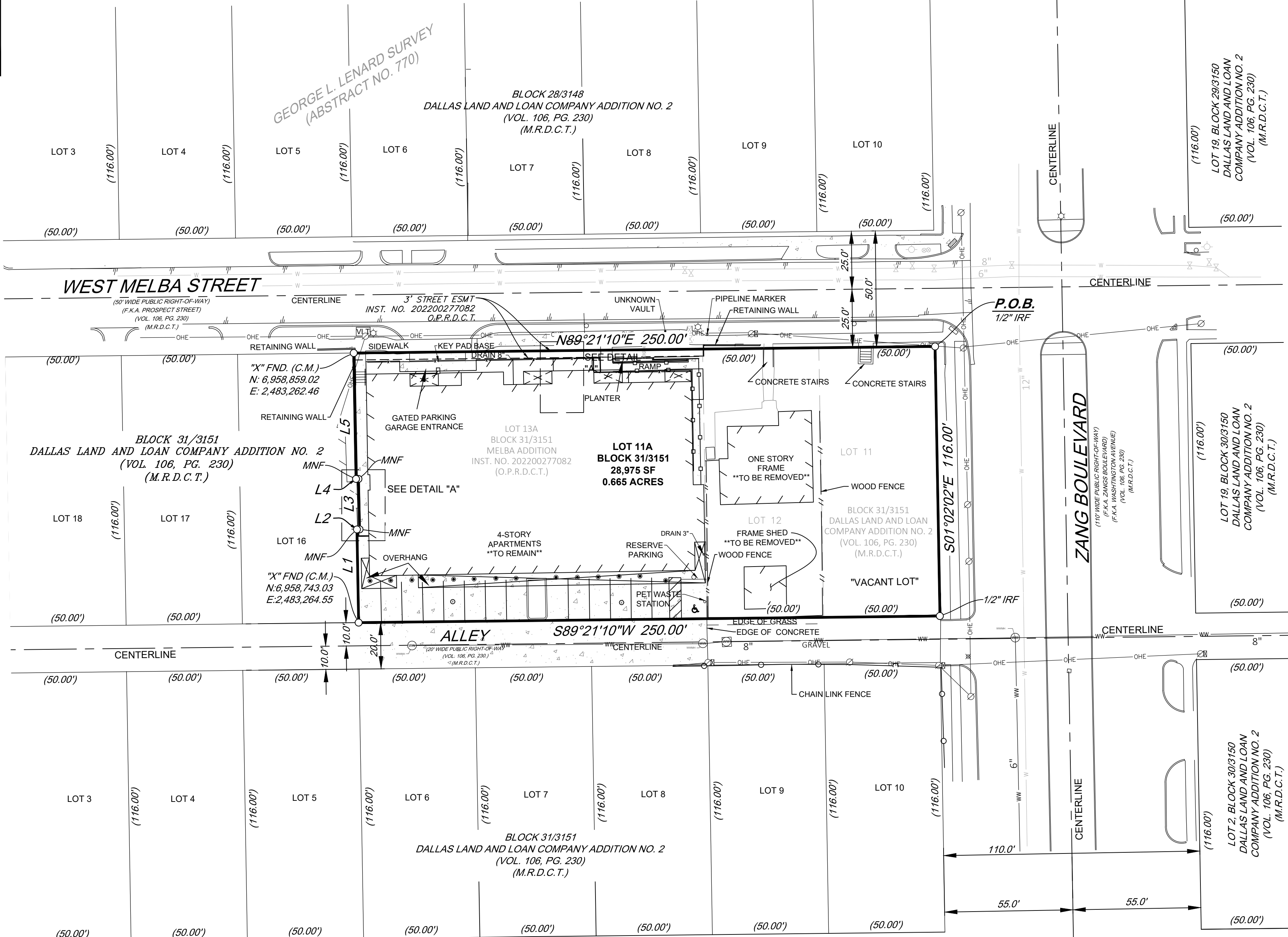
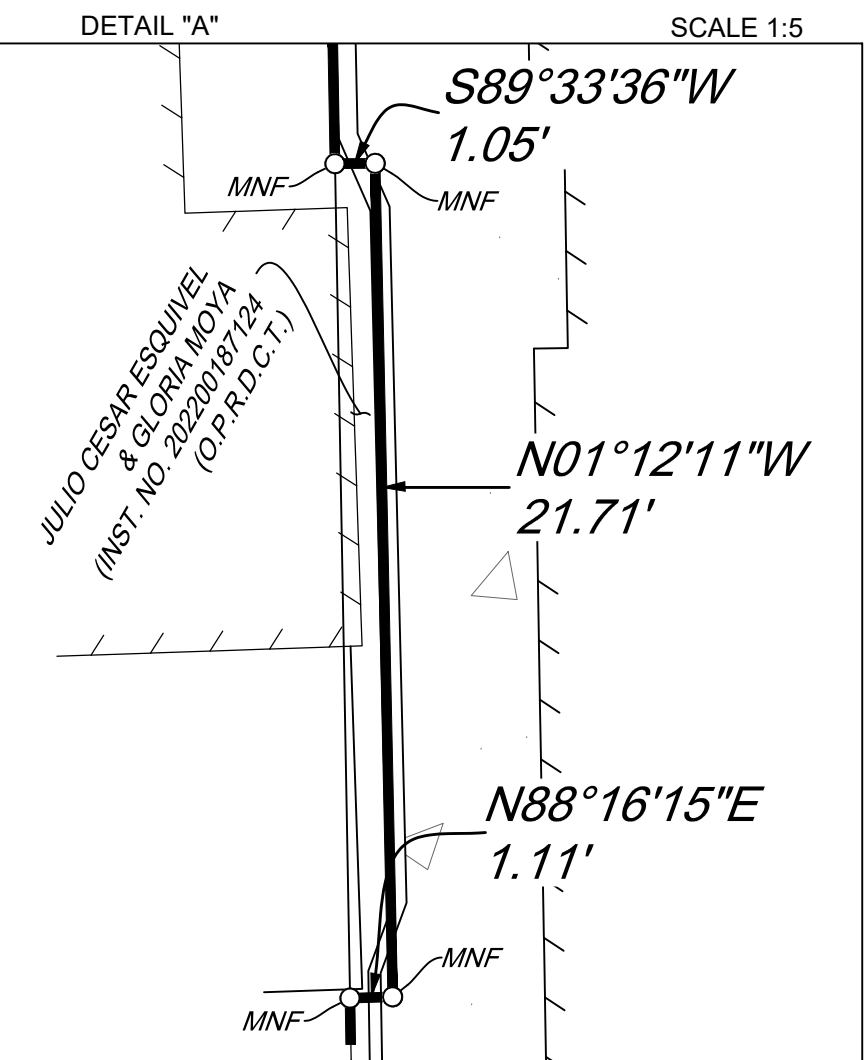
- LEGEND**
- BOUNDARY/LOT CORNER
 - ☆ LIGHT POLE
 - ⊙ TRAFFIC LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ POWER POLE w/ LIGHT
 - ⊙ POWER POLE w/ XFORMER
 - ⊙ POWER POLE w/ METER BOX
 - ⊙ ELECTRIC BOX
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC VAULT
 - ⊙ GAS METER
 - ⊙ GAS MANHOLE
 - ⊙ GAS VALVE
 - ⊙ GAS MARKER
 - ⊙ WASTEWATER MANHOLE
 - ⊙ WASTEWATER CLEANOUT
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ TELECOMMUNICATION MANHOLE
 - ⊙ TELECOMMUNICATION MARKER
 - ⊙ TELECOMMUNICATION PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊙ WATER IRRIGATION BOX
 - ⊙ WATER MARKER
 - ⊙ MAILBOX
 - ⊙ BOLLARD
 - ⊙ SIGN
 - ⊙ MONITORING WELL
 - ⊙ UNKNOWN MANHOLE
 - ⊙ UNKNOWN VAULT

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - 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. INSTRUMENT
 - NO. NUMBER
 - (XX° XX' XX") RECORD BEARING
 - (XX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - MNF MAG NAIL FOUND WITH WASHER STAMPED "URBAN STRUCTURE + SURVEY, PLLC"
 - FND. FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - ESMT EASEMENT

- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - WASTEWATER LINE
 - STORM-RAIN LINE
 - WATER LINE
 - GAS LINE
 - TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING
 - OVERHANG

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO 3 PLATTED LOTS INTO 1 LOT.
- COORDINATE SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, **Daniel Chase O'Neal**, 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 and the City of DALLAS, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set in compliance with the City of DALLAS and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Dated this ____ day of ____, 2026.

Daniel Chase O'Neal
Registered Professional Land Surveyor no. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **Daniel Chase O'Neal**, 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 and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of ____, 2026.

Notary Public, in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

WHEREAS, 212 Melba, LLC, are the owners of a 0.665 acre tract of land situated in the George L. Lenard Survey, Abstract Number 770, City of Dallas, Dallas County, Texas, being all of Lots 11 & 12, Block 31/3151 of Dallas Land and Loan Company Addition No. 2, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 106, Page 230, Map Records of Dallas County, Texas (M.R.D.C.T.) and being all of Lot 13A, Block 31/3151 of Melba Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument Number 202200277082, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) as described in Special Warranty Deed to 212 Melba, LLC, recorded in Instrument Number 202500229932, 202500232953, and 202600110468, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner said Lot 11, Block 31/3151, and being the intersection of the south right-of-way (R.O.W.) line of West Melba Street, a 50 foot wide R.O.W., and the west R.O.W. line of Zang Boulevard, a 110 foot wide R.O.W., both dedicated by said Dallas Land and Loan company addition No. 2;

THENCE South 01 degrees 02 minutes 02 seconds East, a distance of 116.00 feet along the west right-of-way of said Zang Boulevard, to a 1/2 inch iron rod found for the Southeast corner of said Lot 11, and being the intersection of the west R.O.W. line of said Zang Boulevard, and the North R.O.W. line of a 20 foot-wide alley dedicated by said Dallas Land and Loan Company addition No. 2;

THENCE South 89 degrees 21 minutes 10 seconds West, with the south line of said Lot 11, 12, and 13A and the North R.O.W. line of said 20 foot-wide alley, a distance of 250.00 feet to a X-Cut found for the southwest corner of said Lot 13A;

THENCE North 01 degrees 02 minutes 02 seconds West, a distance of 40.06 feet with common line of Lot 13A and Lot 16 of said Dallas Land and Loan Company Addition No. 2 to a mag nail with washer stamped "Urban Structure + Survey, PLLC," found, hereinafter referred to as "mag nail found", for the southwest corner of that certain tract of land as described by Quitclaim Deed to Julio Cesar Esquivel & Gloria Moya recorded in instrument Number 202200187124, O.P.R.D.C.T.;

THENCE North 88 degrees 16 minutes 15 seconds East, a distance of 1.11 feet to a mag nail found at the southeast corner of said Quitclaim tract;

THENCE North 01 degrees 12 minutes 11 seconds West, a distance of 21.71 feet to a mag nail found at the Northeast corner of said Quitclaim tract;

THENCE South 89 degrees 33 minutes 36 seconds West, a distance of 1.05 feet to a mag nail found at the Northwest corner of said Quitclaim tract;

THENCE North 01 degrees 02 minutes 02 seconds West, a distance of 54.20 feet with common line of said Lot 13A and Lot 16 to a X-Cut found at Northwest corner said Lot 13A and being in the South R.O.W. line of said West Melba Street;

THENCE North 89 degrees 21 minutes 10 seconds East, with the North line of said Lot 11, 12, and 13A and the South R.O.W. line of said West Melba Street a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 0.665 acres, or 28,975 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **212 Melba, LLC**, acting by and through its duly authorized agent, Jeff Birdwell does hereby adopt this plat, designating the herein described property as **212 Melba 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 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 ____ day of ____, 2026.

212 Melba Owner, LLC,

By: **Jeff Birdwell**
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **Jeff Birdwell**, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of ____, 2026.

Notary Public, in and for the State of Texas

Line Table		
Line #	Bearings	Distance
L1	N01° 02' 02"W	40.06'
L2	N88° 16' 15"E	1.11'
L3	N01° 12' 11"W	21.71'
L4	S89° 33' 36"W	1.05'
L5	N01° 02' 02"W	54.20'

SURVEYOR
DANIEL CHASE O'NEAL, RPLS
TEXAS LICENSE NO 6570
214-396-2339
DANIELO@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
HARTMAN TRANSACTIONS, LLC,
CONTACT: JEFF BIRDWELL
212 MELBA ST., DALLAS, TX
650-644-5238
JEFF.BIRDWELL@HARTMANDEV.COM

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 _____,
20____, by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

**URBAN
STRATEGY**
4222 Main Street, Dallas, Texas 75226
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

212 MELBA ADDITION

0.665 ACRES / 28,975 SQUARE FEET

LOT 11A, BLOCK 31/3151

BEING REPLAT OF LOTS 11 & 12, BLOCK 31/3151

DALLAS LAND AND LOAN ADDITION

VOLUME 106, PAGE 230 IN THE

MAP RECORDS OF DALLAS COUNTY, TEXAS &

LOT 13A, BLOCK 31/3151

MELBA ADDITION, INSTRUMENT NUMBER 202200277082

OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

BEING IN THE GEORGE L. LENARD SURVEY, ABSTRACT NUMBER 770

CITY OF DALLAS, DALLAS COUNTY, TEXAS

RECORD NUMBER PLAT-26-000174

ENGINEERING PLAN No. _____