

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

BEING a tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in Dallas County, Texas, being all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201000302371, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 20080384196, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201000296212, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201200336157, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201000296212, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 20110052176, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201100097408, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201000342580, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201100253852, O.P.R.D.C.T., all of a tract of land described in Warranty Deed with Vendor's Lien to South Dallas/Fair Park Innersity Community Development Corporation, as recorded in Inst. No. 201200108767, O.P.R.D.C.T., and being all of Lots 31-39 and Lots 44-53 and part of Lot 54, City Block 2421, of Parks & Friedman Spring Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 4, Page 176, Map Records of Dallas County, Texas (M.R.D.C.T.), being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with 3-inch aluminum cap stamped "MILL CITY TOWNHOMES ADDITION RPLS 5504" set at the north corner of said Parks & Friedman Spring Avenue Addition, being in the southeast line of Brashear Street (30 foot width Street Right-of-Way, Vol. 4, Pg. 176, M.R.D.C.T.) and the southwest line of Troy Street (38 foot width Street Right-of-Way, Vol. 4, Pg. 176);

THENCE South 51 degrees 04 minutes 01 second East, with the northeast line of said Parks & Friedman Spring Avenue Addition and the southwest line of said Troy Street, a distance of 168.85 feet to a mag nail with washer stamped "RPLS 5504" set at the east corner of said Parks & Friedman Spring Avenue Addition, being in the northwest line of Spring Avenue (variable width Street Right-of-Way, Vol. 4, Pg. 176);

THENCE South 41 degrees 34 minutes 43 seconds West, with the southeast line of said Parks & Friedman Spring Avenue Addition and the northwest line of said Spring Avenue, a distance of 335.05 feet to a mag nail with washer stamped "RPLS 5504" set at the south corner of Lot 39 and the east corner of Lot 40 of said Parks & Friedman Spring Avenue Addition;

THENCE North 49 degrees 42 minutes 59 seconds West, departing the northwest line of said Spring Avenue, with the southwest line of said Lot 39 and the northeast line of said Lot 40, at a distance of 90.98 feet passing the west corner of said Lot 39, the north corner of said Lot 40, the south corner of Lot 53 and the east corner of Lot 54, of said Parks & Friedman Spring Avenue Addition, continuing a total distance of 151.27 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "MILL CITY TOWNHOMES ADDITION RPLS 5504" set;

THENCE South 73 degrees 37 minutes 27 seconds West, departing the southwest line of said Lot 53 and the northeast line of said Lot 54, a distance of 21.48 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "MILL CITY TOWNHOMES ADDITION RPLS 5504" set in the southeast line of said Brashear Street and the northwest line of said Parks & Friedman Spring Avenue Addition;

THENCE North 40 degrees 35 minutes 08 seconds East, with the northwest line of said Parks & Friedman Spring Avenue Addition and the southeast line of said Brashear Street, a distance of 348.93 feet to the POINT OF BEGINNING, containing 1.2703 acres of land.

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**  
I, Tony Shiddi, 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.  
  
\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
  
Attest:  
  
\_\_\_\_\_  
Secretary

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, South Dallas Fair Park ICDC, acting by and through its duly authorized agent, AUTHORIZED AGENT, does hereby adopt this plat designating the herein above described property as **MILL CITY VILLAGE TOWNHOMES 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 Firelane 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 the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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 and upon 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 the 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 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, Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2024.  
South Dallas Fair Park ICDC

By: AUTHORIZED AGENT, Authorized Agent

STATE OF TEXAS )  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared AUTHORIZED AGENT, 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 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  
State of Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

SURVEYOR'S STATEMENT:

I, Patrick J. Baldasaro, 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 the 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. 51-A8.617 (a) (b) (c) (d) (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

STATE OF TEXAS )  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Patrick J. Baldasaro, 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 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  
State of Texas

**OWNERSHIP TABLE**

LOT 31, 32 & 44	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201000302371
LOT 34 EAST LOT 33	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 20080384196
LOT 34 WEST	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 200900212686
LOTS 35-38	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201000296212
LOT 39	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201200115010
LOT 46	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201200336157
LOT 47	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201100052176
LOTS 48-49	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201100253852
LOT 50	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201100097408
LOT 51	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201600342580
LOTS 52-53	South Dallas/Fair Park Innersity Community Dev. Corp	Inst. No. 201200108767

**LOT TABLE**

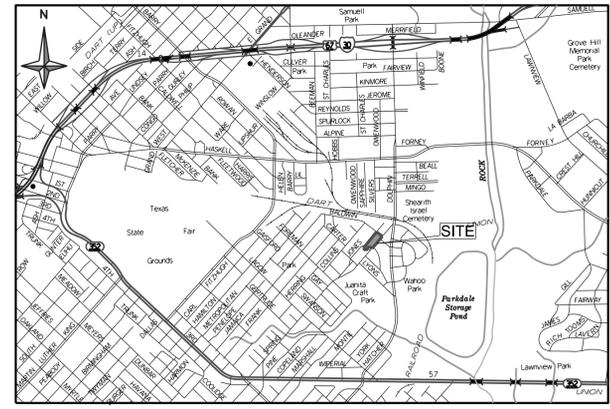
LOT	ACRES	SQ. FT.
LOT 1	0.078	3,394
LOT 2	0.047	2,024
LOT 3	0.047	2,024
LOT 4	0.068	2,996
LOT 5	0.068	2,996
LOT 6	0.047	2,025
LOT 7	0.047	2,025
LOT 8	0.076	3,321
COMMON AREA "B"	0.158	6,876
COMMON AREA "A"	0.284	12,374

LEGEND

- Monument Found (as noted)
- 5/8" Set Iron Rod w/ 3-inch Alum. Cap. "MILL CITY VILLAGE TOWNHOMES ADDITION RPLS 5504"
- FIR Unless otherwise noted
- FIP Found Iron Rod (as noted)
- FX Found Iron Pipe (as noted)
- (C.M.) Found "X" cut in concrete
- O.P.R.D.C.T. Controlling Monument
- D.R.D.C.T. Official Public Records Of Dallas County Texas
- M.R.D.C.T. Deed Records Of Dallas County Texas
- INST. NO. Map Records Of Dallas County Texas
- VOL. Instrument Number
- PG. Page
- R.O.W. Right-of-Way
- FH Fire Hydrant
- WV Water Valve
- WWMH Wastewater Manhole
- STMH Storm Manhole

General Notes:

1. The purpose of this plat is to create ten (10) lots out of nineteen (19) previously platted lots.
2. Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011
3. All coordinates shown are grid values, no scale, no projection.
4. Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.



VICINITY MAP  
NOT TO SCALE

PRELIMINARY REPLAT  
**MILL CITY VILLAGE  
TOWNHOMES ADDITION**

CITY BLOCK 2421  
LOT 1, BLOCK 1/2421  
BEING A PLAT OF  
1.2703 ACRES

SITUATED IN THE  
WILLIAM O'GWINN SURVEY, ABSTRACT NO. 1044  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-195

SEPTEMBER 12, 2024

SURVEYOR  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-8669

OWNERSUBDIVIDER  
South Dallas Fair Park ICDC  
DALLAS, TEXAS 75210

ENGINEER  
Design Principles  
3100 Commerce Street 100  
Dallas, TX 75226  
214-321-1111  
www.designprinciples.biz