

(NOT TO SCALE)

required or ordinarily performed by that utility).

**OWNER'S DEDICATION** 

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

**LINETYPES** — STREET CENTERLINE OVERHEAD ELECTRIC LINE WASTEWATER LINE STORM SEWER WATER LINE —— ss ———— SANITARY SEWER E ELECTRIC

**GRAPHIC SCALE** 

1 inch = 40 feet

THAT, Apple Street Investments, LLC., acting by and through their duly authorized agent, \_\_\_\_ , and NH Dallas, LLC., acting by and through \_, do hereby adopt this plat, designating the herein described property as **SLATE APPLE ADDITION**, an their duly authorized agent, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling,

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

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2025 Apple Street Investments, LLC. \*\*Representative\*\* 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 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 \_ **Notary Signature** NH Dallas, LLC., \*\*Representative\*\* 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 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 \_\_\_\_\_\_, 2025.

**SURVEYOR'S CERTIFICATE** STATE OF TEXAS COUNTY OF DALLAS §

STATE OF TEXAS

COUNTY OF DALLAS §

**Notary Signature** 

I, Mark A. Nace, 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 | PURPOSE NOTE: this plat substantially complies with the rules and regulations of the Texas board of professional land surveying and the city of Dallas, Texas | The purpose of this plat is to replat eleven (11) lots, development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and into one (1) lot of record from existing platted lots. supervision.

SURVEY DOCUMENT.

dated this the day of , 2025. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT Mark A. Nace BE USED OR VIEWED OR Registered Professional Land Surveyor no. 5539 RELIED UPON AS A FINAL

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 \_\_\_\_\_\_, 2025.

Notary Public, in and for the State of Texas

**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

(XX° XX' XX") RECORD BEARING (XX.XX) RECORD DISTANCE P.O.B. POINT OF BEGINNING (C.M.) CONTROLLING MONUMENT A.D.S. 3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" "SAA" IRF IRON ROD FOUND ROSS AVE. WAREHOUSE, LP (INST. NO. 200600196582)

CIRF CAPPED IRON ROD FOUND IPF IRON PIPE FOUND SWB MON. SOUTH WESTERN BELL **TELEPHONE COMPANY** PROPERTY CORNER" R.O.W. RIGHT OF WAY

BLOCK 642 KNOX ADDITION (VOL. 277, PG,  $361 \nu$ 

LOT 15

**COORDINATES** N:6,977,619.8152 E:2,495,738.8720

CADDO WASHINGTON

*ADDITION* (INST. NO, 201700126587) (O.P.R.D.C.T.) EX. 27" VCP WW

(BUILT PRE-1960 -411Q-337A SH. 8)

SWB MON. FÖ. (CM) BEARS N 45°27'45" W, 11.74'

"US PLUS SURVEY"

SWB MON. FD.

(O.P.R.D.C.T.) 20-FOOT DRAINAGE ESMT (INST. NO. 201700126587) O.P.R.D.C.T.)

AND UTILITY ESMT.

(VOL. 2004085, PAGE 0022)

O.P.R.D.C.T

15' WASTE WATER ESMT

(INST. NO. 201700126587)

in graphically according to existing as-builts.

LOTS 25-27 & 34, KNOX ADD.

APPLE STREET INVESTMENTS, LLC LOT 35. KNOX ADD.

LOTS 7-9, CONVENT ADD.

Bearings are based on 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.

All existing underground utilities shown are approximate location and/or scaled

OWNERSHIP INFORMATION INSTRUMENT NO RECORDING NAME NH DALLAS, LLC INST. NO. 202400026064 O.P.R.D.C.T.

INST. NO. 202100172983

Line # Direction L1 N 00°58'12" W 34.79'

CONVENT ADDITION

(VOL. 93, PG. 628)

(D.R.D.C.T.)

LOCK 1/645

LOT 4

L2 N 13°32'13" E 69.77' L3 N 43°44'48" E | 45.55' L4 N 48°27'29" E 8.30' L5 | S 56°12'16" W | 8.53' L6 | S 45°27'45" E | 11.74'

Line Table

Length

SOUTHWESTERN BELL

SBC COMMUNICATIONS

(VOL. 864, PG. 263)

(D.R.D.C.T.)

4222 MAIN ST. **DALLAS, TX 75226** DOUGLASB@URBANSTRATEGY.US 214-396-2339 MARK A. NACE. RPLS **TEXAS LICENSE NO 5539** 

DOUGLAS BARRILLEAUX

**URBAN STRATEGY** 

**URBAN STRATEGY** 1100 E. CAMPBELL, STE 210 469-283-0083 MARKN@URBANSTRATEGY.US TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER APPLE STREET INVESTMENTS, LLC 8235 DOUGLAS AVENUE SUITE 620 DALLAS, TX 75225 PHONE: 214-228-8844 EMAIL: REID@SLATEPROP.COM

OWNER'S CERTIFICATE

**LEGEND** 

C LIGHT POLE

POWER POLE

**™** ELECTRIC VAULT

**©** GAS MANHOLE

GAS MARKER

-Ó- FIRE HYDRANT

WATER METER

WATER VALVE

WATER MANHOLE

WATER MARKER

MONITORING WELL

UNKNOWN MANHOLE

BOLLARD

⊸ SIGN

EX. TUNNEL MAIN

LOT 6A, BLOCK 1/645

91,672 SQ. FT.

2.105 ACRES

WATER IRRIGATION BOX

■ ELECTRIC BOX

GUY WIRE

○ GAS METER

AC UNIT

O BOUNDARY/LOT CORNER

WASTEWATER MANHOLE

■ ELECTRIC TRANSFORMER

D STORM DRAIN MANHOLE

TELECOMMUNICATION MARKER

TELECOMMUNICATION PEDESTAL

CO WASTEWATER CLEANOUT

© ELECTRIC MANHOLE

STATE OF TEXAS COUNTY OF DALLAS

LOT 40

COORDINATES

BLOCK 1/645 T.J. SMITH SÚBDIVISION (VOL.250, PG. 286) (M.R.D.C.T.)

E:2,496,160.6744

LOT 13

BLOCK 2/645

CONVENT ADDITION (VOL.93, PG. 628)

(M.R.D.C.T.)

WHEREAS Apple Street Investments LLC. and NH Dallas LLC are the owners of a 91,672 square foot or a 2.105 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lots 7, 8, and 9, of Block 1/645 out of the Convent Addition, an addition to the City of Dallas recorded in Volume 93, Page 628, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and all of Lots 6, 7, and 8, of Block 645 out of the T.J. Smith Addition, an addition to the City of Dallas recorded in Volume 250, Page 286 (D.R.D.C.T.), and all of Lot 35, Block 4/642 out of the W.H. Knox Subdivision, an addition to the City of Dallas recorded in Volume 277, Page 361, (D.R.D.C.T.) and being all of that certain tract of land as described in Special Warranty Deed to Apple Street Investments LLC recorded in Instrument Number 202100172983 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of Lots 25, 26, 27, and 34, of Block 4/642 of said W.H. Knox Subdivision, and being all of that certain tract of land described in Special Warranty Deed to NH Dallas LLC, recorded in Instrument Number 202400026064 (O.P.R.D.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the northeast corner of Lot 7 of said Convent Addition, being the north corner of Lot 6 of said T.J. Smith Subdivision, and being in the southwest Right-of-Way (R.O.W.) line of Apple Street, formerly known as Lucille Street, a 50-foot-wide R.O.W., according to Volume 93, Page 628, D.R.D.C.T., from which a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" bears North 20 degrees 14 minutes 01 seconds East, a distance of 0.44 feet;

① TELECOMMUNICATION MANHOLE THENCE South 44 degrees 27 minutes 30 seconds West, with the southeast line of Lot 7 of said Convent Addition and the southeast line of Lot 6 of said T.J. Smith Subdivision, a distance of 280.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the south corner of Lot 6 of said T.J. Smith Subdivision, and being in the northeast R.O.W. line of Caddo Street, formerly known as Vera Street, a 45-foot-wide right-of-way, from which a 5/8 inch iron rod found bears North 24 degrees 31 minutes 40 seconds East, 0.33 feet;

**THENCE**, with the northeast R.O.W. line of said Caddo Street, the following bearings and distances:

North 45 degrees 27 minutes 45 seconds West, a distance of 140.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for corner, from which a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found bears North 45 degrees 27 minutes 45

North 00 degrees 58 minutes 12 seconds West, a distance of 34.79 feet to a 1/2 inch iron rod with orange plastic cap stamped "US PLUS SURVEY" found for corner;

North 13 degrees 32 minutes 13 seconds East, a distance of 69.77 feet to a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found for corner;

North 43 degrees 44 minutes 48 seconds East, a distance of 45.55 feet to an X-cut in concrete found for corner;

LOT 9

North 48 degrees 27 minutes 29 seconds East, a distance of 8.30 feet to a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found for corner;

North 45 degrees 59 minutes 48 seconds West, passing a "S.W.B TEL. CO. PROPERTY CORNER" found at a distance of 244.33 feet for reference, and continuing a total distance of 249.33 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the northwest corner of Lot 25 of said W.H. Knox Subdivision, and being at the intersection of the northeast R.O.W. line of said Caddo Street and the southeast R.O.W. line of San Jacinto Street, a called 50' R.O.W.;

THENCE North 44 degrees 00 minutes 59 seconds East, with the southeast R.O.W. line of said San Jacinto Street, a distance of 150.00 feet to a "X" found in concrete for the north corner of Lot 27 of said W.H. Knox Subdivision and being at the intersection of the southeast R.O.W. line of said San Jacinto Street and the southwest R.O.W.

THENCE South 45 degrees 59 minutes 48 seconds East, with the southwest R.O.W. line of said Apple Street, passing a "S.W.B TEL. CO. PROPERTY CORNER" found for reference at a distance of 5.00 feet, and continuing a total distance of 281.73 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the east corner of Lot 35 of said W.H. Knox Subdivision;

THENCE South 56 degrees 12 minutes 16 seconds West, with the south line of Lot 35 of said W.H. Knox Subdivision, a distance of 8.53 feet to a 4-inch brass disk LOT 39 stamped "S.W.B TEL. CO. PROPERTY CORNER" found for the north corner of Lot 9 of said Convent Addition, and being in the southwest of said Apple Street;

**THENCE** South 45 degrees 28 minutes 55 seconds East, with the southwest line of said Apple Street, a distance of 171.13 feet to the **POINT OF BEGINNING**, and containing 91,672 square feet or 2.105 acres.

> PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

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 \_\_\_\_\_, 20\_\_. by said Commission

> Chairperson or Vice Chairperson City Plan Commission

Dallas, Texas

Secretary

Attest:

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081 Firm Registration #10194610, 214.396.2339 www.urbanstrategy.us

PRELIMINARY PLAT

SLATE APPLE ADDITION

LOT 6A, BLOCK 1/645

BEING A REPLAT OF LOTS 7, 8 & 9, BLK. 1/645, CONVENT ADDITION RECORDED IN VOL. 93, PG. 628, MAP RECORDS OF DALLAS COUNTY, TEXAS

LOTS 6, 7 & 8, BLK. 645, T.J. SMITH ADDITION RECORDED IN VOL. 250, PG. 286, MAP RECORDS OF DALLAS COUNTY, TEXAS

LOTS 25, 26, 27, 34 & 35, BLK. 4/642, W.H. KNOX SUBDIVISION RECORDED IN VOL. 277, PG. 631, MAP RECORDS OF DALLAS COUNTY, TEXAS

2.105 ACRES / 91,672 SQUARE FEET

OUT THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-049

ENGINEERING PLAN FILE NO.

ISSUE DATE: 12/23/2024 | PROJECT NO.: 20573 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1