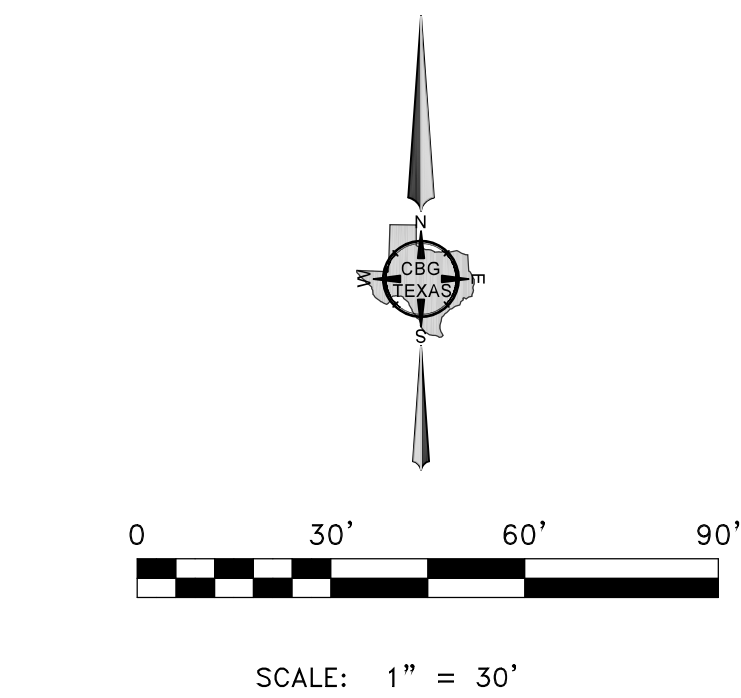


VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	N 09°44'54" E	4.65'
L2	N 11°41'46" E	13.34'
L3	N 01°16'04" W	13.00'

LINE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	185.30'	11399.10'	00°55'53"	S 71°39'21" E	185.30'



JACK KEY
VOL. 97024, PG. 1575
D.R.D.C.T.

LEGEND
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. PG. = VOLUME, PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 W/YC = WITH YELLOW CAP
 PFC = POINT FOR CORNER
 B.L. = BUILDING LINE

GENERAL NOTES
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT OUT OF ONE LOT AND ONE TRACT OF LAND.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mid-Cities Services, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **GRANT SYMNS 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 roadway 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS Mid-Cities Services, LLC, is the owner of a 36,147 square foot tract of land situated in the S.A. AND M.G. Railroad. CO. Survey, Abstract No. 1406 in the City of Dallas, Dallas County, Texas, and being Lot 6 of Block 7791, Gross Brothers Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Volume 99145, Page 3437, of the Plat Records of Dallas County, Texas, same being the tracts of land conveyed to Mid-Cities Services, LLC, by General Warranty Deed, recorded in Instrument Nos. 201700355405 and 202100130411, Official Public Records, Dallas County, Texas and being more particularly described by Metes and Bounds as follows:

COMMENCING at 1/2-inch iron rod found for corner, said corner being the Southeast line of a tract of land conveyed to White and Parks Auto Company, Inc, by Deed recorded in Volume 2002027, Page 2219, Deed Records of Dallas County, Texas and being in the North Right-of-Way line of Rylie Crest Drive (a 45 feet width Right-of-Way) Formerly Known as Wild Horse Road, by Ordinate number 8914;

THENCE North 01 degrees 16 minutes 04 seconds West, along the East Line of said Parks Auto Tract, a distance of 13.00 feet to POINT OF BEGINNING, of the tract herein Described;

THENCE North 01 degree 16 minutes 04 seconds West, a distance of 150.16 to a 1/2-inch iron rod found for corner, said corner being in the East line of Parks Auto tract and the South Right-of-Way line U. S. Highway 175 (C.F. Hawn Freeway a Variable Right-of-Way) by Deed recorded in Volume 2019, Page 332, by Deed Records, Dallas County, Texas and being a non-tangent curve to the left having a radius of 11399.10, a delta of 00 degree 55 minutes 53 seconds, a chord bearing and distance of South 71 degrees 39 minutes 21 seconds East, 185.30 feet;

THENCE along the South Right-of-Way line of said U. S. Highway 175, an arc length of 185.30 feet to a point for corner, said corner being a south ell corner of said Highway 175;

THENCE North 09 degrees 44 minutes 54 seconds East, along the South Right-of-Way line of said Highway 175, a distance of 4.65 feet to a point for corner;

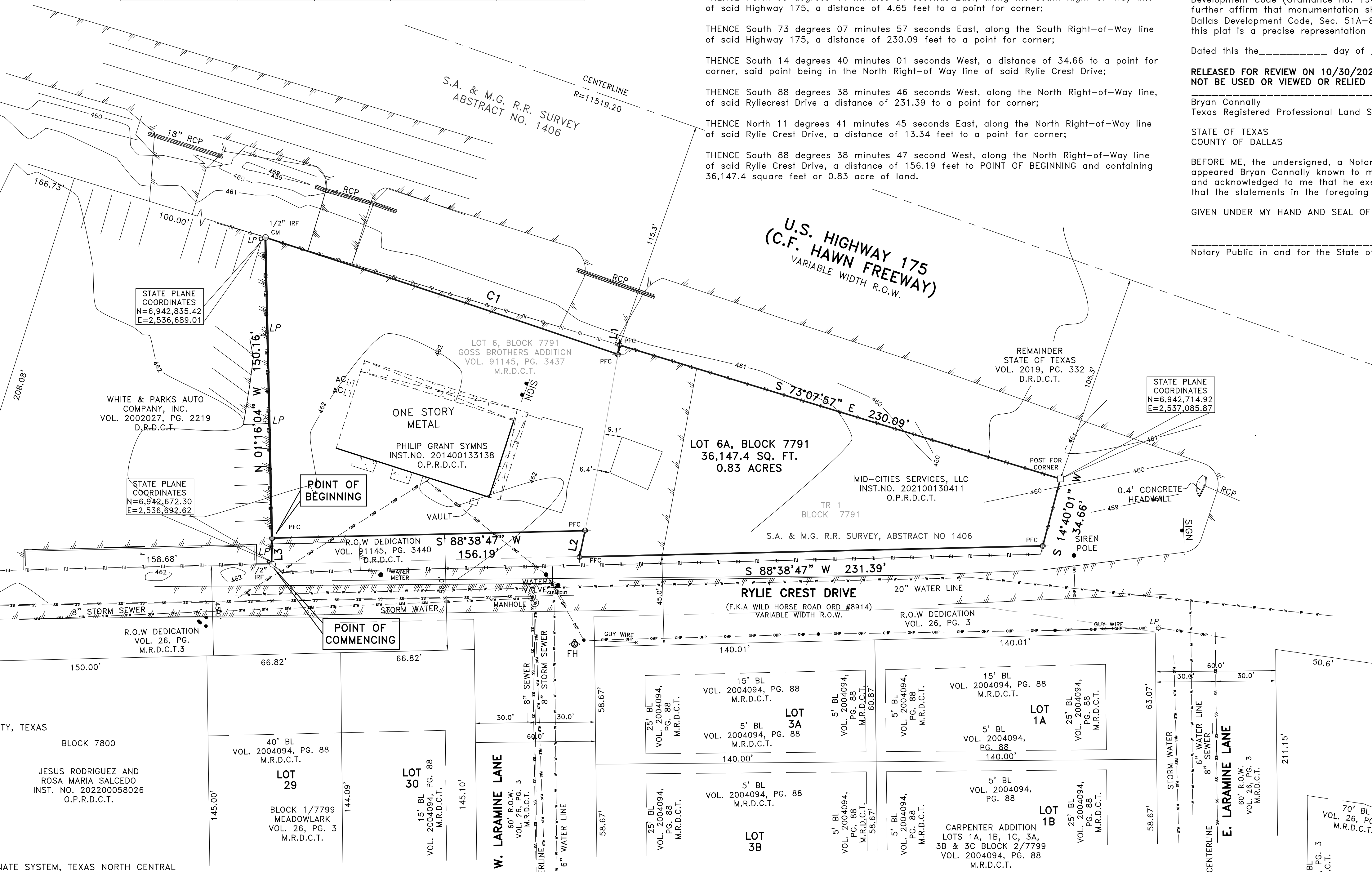
THENCE South 73 degrees 07 minutes 57 seconds East, along the South Right-of-Way line of said Highway 175, a distance of 230.09 feet to a point for corner;

THENCE South 14 degrees 40 minutes 01 seconds West, a distance of 34.66 to a point for corner, said point being in the North Right-of-Way line of said Rylie Crest Drive;

THENCE South 88 degrees 38 minutes 46 seconds West, along the North Right-of-Way line, of said Ryliecrest Drive a distance of 231.39 to a point for corner;

THENCE North 11 degrees 41 minutes 45 seconds East, along the North Right-of-Way line of said Rylie Crest Drive, a distance of 13.34 feet to a point for corner;

THENCE South 88 degrees 38 minutes 47 second West, along the North Right-of-Way line of said Rylie Crest Drive, a distance of 156.19 feet to POINT OF BEGINNING and containing 36,147.4 square feet or 0.83 acre of land.



**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
 I, Tony Shidid, Chairperson or Brent Ruben, 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

**PRELIMINARY PLAT
GRANT SYMNS ADDITION
LOT 6A, BLOCK 7791
36,147.4 Sq. Ft. / 0.83 ACRES
A REPLAT OF LOT 6,
CITY BLOCK 7791, GOSS BROTHERS ADDITION
S.A. & M.G. RAILROAD CO. SURVEY,
ABSTRACT NO. 1406
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-023
ENGINEERING PLAN NO.: _____**

OWNER: MID-CITIES SERVICES, LLC
AGENT: PHILIP GRANT SYMNS
 P.O. BOX 1462
 CANTON, TEXAS 75103
 214-957-5560
 amysymns@gmail.com

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