

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 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, Section 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.

Dated this the ___ day of _____, 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AJ Real Estate Investments Inc, acting by and through it's duly authorized officer, Arleen Macias, does hereby adopt this plat, designating the herein described property as AJ EASY 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 the ___ day of _____, 2024.

AJ Real Estate Investments, LLC
Arleen Macias
Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.

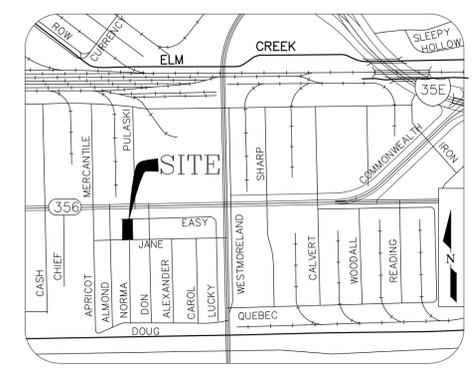
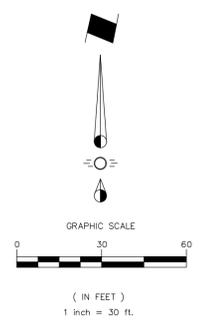
Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to combine 4 lots into 1 lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

Table with 3 columns: Symbol, Description, and Symbol. Includes items like C.M. CONTROLLING MONUMENT, O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, UTYLITY POLE, ELECTRIC METER, MAILBOX, SANITARY SEWER CLEANOUT, WATER METER, WATER VALVE, FIRE HYDRANT, SANITARY SEWER MANHOLE, CHAIN LINK FENCE, METAL FENCE, LIGHT POLE, GUY ANCHOR, W WATER LINE, SS SANITARY SEWER LINE, OHP OVERHEAD POWER LINE, G GAS LINE.



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

BEING a 24,656 square foot or 0.566 acre tract of land, situated in the James McLaughlin Survey, Abstract Number 845, in the City of Dallas, County of Dallas, Texas, being all of Lots 1, 11, 12 and 17, Block A/6364 of Industrial Acres Addition (Revised), an Addition to the City of Dallas, Texas, recorded in Volume 12, Page 317, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Special Warranty Deed to AJ Real Estate Investments, Inc., recorded in Instrument # 201600146045, Instrument # 201600146046, Instrument # 201600146047, and Instrument # 201600146048, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "5310" found (Controlling Monument) at the Southeast corner of said Lot 1, same being the Southwest corner of Lot 2, said Block A/6364, and being in the North right of way line of Jane Lane, a 58 foot right of way, created by said Industrial Acres Addition (Revised);

THENCE South 89 degrees 41 minutes 01 seconds West, with the North right of way line of said Jane Lane, a distance of 98.77 feet (platted 100') to a 3" Aluminum Disk stamped "AJ Easy Addition and ARA 6671", set on a 1/2 inch iron rod, for the Southwest corner of said Lot 17, Block A/6364, said Industrial Acres Addition (Revised);

THENCE North 00 degrees 34 minutes 28 seconds West, with the common line between said Lots 16 and 17, at 125.00 feet passing the common corner between said Lot 16, 17, 12 and Lot 13, Block A/6364, said Industrial Acres Addition (Revised), continuing for a total distance of 249.64 feet (platted 250') to a 3" Aluminum Disk stamped "AJ Easy Addition and ARA 6671", set on a 1/2 inch iron rod, for the common North corner between said Lots 12 and 13, same being in the present South right of way line of Easy Street, a variable width right of way, (53 feet at this point), created by said Industrial Acres Addition (Revised);

THENCE North 89 degrees 41 minutes 01 seconds East, with the South right of way line of said Easy Street, a distance of 98.77 feet (platted 100') to a 3" Aluminum Disk stamped "AJ Easy Addition and ARA 6671", set on a 1/2 inch iron rod for the Northeast corner of said Lot 11, same being the Northwest corner of Lot 10, Block A/6364, said Industrial Acres Addition (Revised), from which a 1/2 inch iron rod found (Controlling Monument) at the Northeast corner of Lot 7A, Block A/6364, Marissa Acres Addition, an Addition to the City of Dallas, recorded in Volume 88208, Page 215, Deed Records, Dallas County, Texas, bears North 89 degrees 41 minutes 01 seconds East, a distance of 250.00 feet;

THENCE South 00 degrees 34 minutes 28 seconds East, with the East line of said Lots 1 and 11, a distance of 249.64 feet (platted 250') to the POINT OF BEGINNING, containing 24,656 square feet or 0.566 acres of land more or less.

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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
Secretary

SURVEYOR
ARA SURVEYING
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ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
AJ EASY ADDITION
LOT 12A, BLOCK A/6364

A REPLAT OF LOTS 1, 11, 12, AND 17, BLOCK A/6364 INDUSTRIAL ACRES ADDITION 0.566 ACRES SITUATED IN THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: 5234-067

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