

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, OLIVE TREE REALTY SOLUTIONS LLC, is the owner of a 0.521 acre tract of land situated in DALLAS CITY BLOCK NO. G/874, City of Dallas, Dallas County, Texas, according to the Official Map of the City of Dallas, Dallas County, Texas, being that certain tract of land conveyed to Olive Tree Realty Solution LLC, by Warranty Deed recorded in Document Number 202100296133, Official Public Records, Dallas County Texas, said 0.521 acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the southwest corner of said 0.521 acre tract and the southeast corner of a called 0.246 acre tract described in Special Warranty Deed to Operation Relief Center, Inc., recorded in Volume 99176, Page 2294, Deed Records of said county, and in the Northwest line of Al Lipscomb Way (variable width right-of-way) formerly Grand Avenue;

THENCE North 46°34'04" West, with the southwest line of said 0.521 acre tract and the northeast line of said 0.246 acre tract, a distance of 141.42 feet to a 1/2 inch iron rebar with a plastic cap stamped "RPLS 6484" set for the northeast corner of said 0.246 acre tract, and in the southeast line of a 0.149 acre tract described in Warranty Deed to Deeper Life Christian Church, Inc., recorded in Volume 2001164, Page 6430, Deed Records of said county, and for the northwest corner of herein described;

THENCE North 43°59'15" East, with the northwest line of said 0.521 acre tract, the southeast line of said 0.149 acre tract, the southeast line of Lot 14, Block G/874 described in the Dallas Appraisal District to Alice J Park, passing at a distance of 73.95 feet, a 1/2 inch iron rebar found, continuing with the southeast line of a called 0.27 acre tract described in a General Warranty Deed to Sean Von Merveldt, recorded in Document Number 201500140653, Official Public Records of said county, passing at a distance of 150.18 feet, a 1/2 inch iron rebar with a plastic cap stamped "RHODES SURVEYING" found, continuing in all, a total distance of 161.20 feet to a 1/2 inch iron rebar found for the east corner of said 0.27 acre tract and the north corner described herein;

THENCE South 43°42'45" East, with the southwest line of a called 0.181 acre tract described in a deed recorded in Document Number 202100376349 of said Official Public Records, a distance of 11.27 feet to a 3/8 inch iron rebar found at the south corner of said 0.181 acre tract and the west corner of Lot 2 of the Grand & Riggs Addition recorded in Volume 9-3, Page 1-2 of said Deed Records;

THENCE South 42°14'47" East, with the northeast line of said 0.521 acre tract and the southwest line of said Lot 2, a distance of 138.37 feet to a point in the Northwest line of said Al Lipscomb Way and for the southeast corner of herein described, said point being the beginning of a non-tangent curve to the right with a radius of 2,833.95 feet and whose long chord bears South 46°21'16" West, 49.96 feet;

THENCE with the southeast line of said 0.521 acre tract and the northwest line of said Al Lipscomb Way, and along said curve to the right, with a central angle of 01°00'36", and an arc distance of 49.96 feet to a 1/2 inch iron rebar with a plastic cap stamped "CBG SURVEYING" found;

THENCE South 47°19'54" West, continuing with the southeast line of said 0.521 acre tract and the northwest line of said Al Lipscomb Way, a distance of 100.46 feet to the POINT OF BEGINNING and containing 0.521 acres (22,711 square feet) of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

OLIVE TREE REALTY SOLUTIONS LLC, does hereby adopt this final plat designating the herein above described property as LOT 1, BLOCK 1, AL LIPSCOMB WAY ADDITION of the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys 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 construction, 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, Texas

Witness, my hand, this the _____ day of _____, 2024.

By: _____
Authorized Signature or Owner

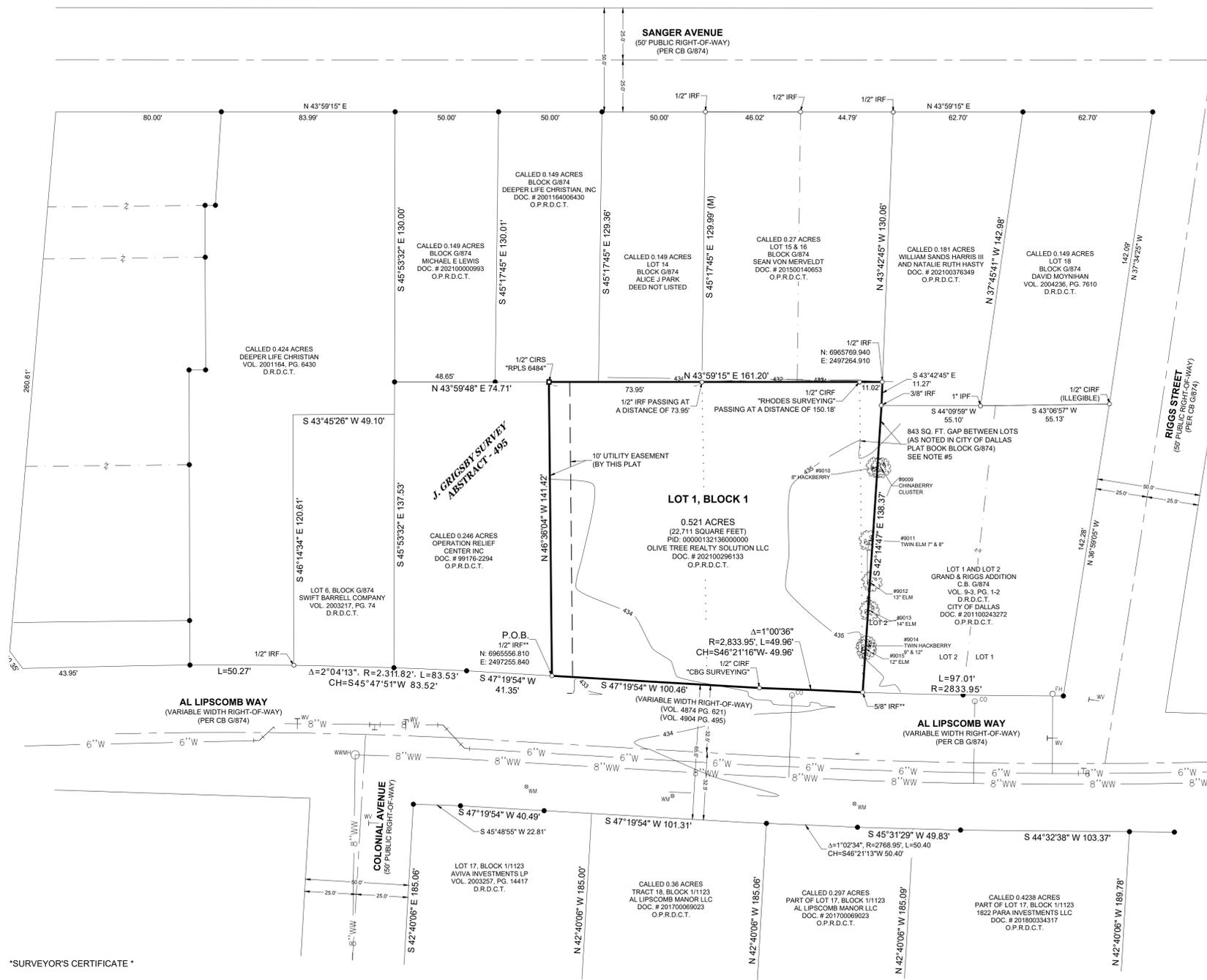
Printed name and title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for 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 executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Anthony Ray Crowley, 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 Surveying, 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, Sec. 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.

Anthony Ray Crowley, RPLS 6484
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Anthony Ray Crowley, 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas



FLOOD INFORMATION

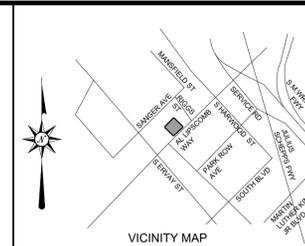
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property is located in Zone "X" which is not in a Special Flood Hazard Area, Flood Insurance Rate Map Number 48113C0345J, which bears an effective date of 08/23/2001

GENERAL NOTES

- 1. BEARINGS, COORDINATES AND DISTANCES LISTED ARE BASED ON U. S. STATE PLANE NAD 1983 GRID COORDINATES (2011), TEXAS NORTH CENTRAL ZONE - 4202 ON GRID COORDINATE VALUES, NO SCALE AND NO OTHER PROJECTION.
2. THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD, IF ANY.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 0.521 ACRE TRACT OF LAND.
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. 843 SQ. FT. GAP BETWEEN LOTS IS BEING INCLUDED IN THE PLATTED AREA TO CLEAN UP THE LOT LINES BETWEEN LOT 2 AND THE SUBJECT TRACT PER INSTRUCTIONS FROM THE CITY OF DALLAS PLANNING DEPARTMENT.
6. BEARINGS AND DISTANCES SHOWN OUTSIDE OF THE SUBJECT TRACT ARE SHOWN PER PLATTING STANDARDS. IF THERE IS NO MONUMENT FOUND, THE BEARINGS AND DISTANCES SHOWN ARE FOR GENERAL REFERENCE ONLY AND DO NOT REPRESENT ACTUAL MEASURED DISTANCES.



LEGEND table with symbols for property line, adjoining property, easement line, water lines, waste water lines, elevation line, official public records, monument found, monument set, monument not found, iron rod with cap found, iron pipe found, iron rod found, measured, clean out, water meter, fire hydrant, water valve, controlling monument.



PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shadid, 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., 2024 and same was duly approved on the _____ day of _____, A.D., 2024 by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

CITY PLAN FILE NO. S234-111

PRELIMINARY PLAT
AL LIPSCOMB WAY ADDITION
LOT 1, BLOCK 1
0.521 ACRES
CITY BLOCK G/874
J. GRIGSBY SURVEY, ABSTRACT 495
DALLAS COUNTY, TEXAS

Table with columns: Date, Drawn, Checked, Scale, Sheet. Includes owner information (Olive Tree Realty Solutions LLC), developer information (Simply Custom Kevin Brown Jeanette Sneed), and surveyor information (Anthony Ray Crowley).