

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MMM STREET VILLAGE, LLC is the owner of a 0.343 acre tract being situated in the John W. Smith Survey, Abstract No. 1334, Dallas County, Texas and being a portion of Block T/2922, Interurban Hill, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume I, Page 187, Deed Records, Dallas County, Texas; said 0.343 acre tract also being a portion of that tract of land conveyed to MMM Street Village, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 202300005784 recorded in County Clerk's Instrument No. 2022xxx, Official Public Records, Dallas County, Texas; said 0.343 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod found at the northeast corner of said 0.343 acre tract; said point also being at the intersection of the south right-of-way line of Ellsworth Avenue (50 feet wide) and the northwest right-of-way line of McMillan Avenue (50 feet wide);

THENCE, South 23 degrees 00 minutes 11 seconds West, with said northwest right-of-way line, a distance of 207.64 feet to a 3/4-inch aluminum monument stamped "McMILLAN ADDITION, GSES, INC, RPLS 4804" set at the southeast corner of said 0.343 acre tract; said point also being the easternmost northeast corner of the remainder of said MMM Street Village, LLC tract;

THENCE, with the common line of said 0.343 acre tract and said remainder of MMM Street Village, LLC tract, the following metes and bounds;

North 89 degrees 54 minutes 00 seconds East, leaving said northwest right-of-way line, a distance of 37.43 feet to a 3/4-inch aluminum monument stamped "McMILLAN ADDITION, GSES, INC, RPLS 4804" set at the southwest corner of said 0.343 acre tract; said point also being an interior corner of said remainder of MMM Street Village, LLC tract;

North 00 degrees 05 minutes 00 seconds West, a distance of 190.99 feet to a 1/4-inch aluminum monument stamped "McMILLAN ADDITION, GSES, INC, RPLS 4804" set at the northwest corner of said 0.343 acre tract; said point also being the northernmost northeast corner of said remainder of MMM Street Village, LLC tract; said point also being on the said south right-of-way line of Ellsworth Avenue;

THENCE, North 89 degrees 54 minutes 00 seconds East, with said south right-of-way line, a distance of 118.85 feet to the POINT OF BEGINNING;

CONTAINING, 14,923 square feet or 0.343 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MMM STREET VILLAGE, LLC, do hereby adopt this plat, designating the herein described property as **M STREET VILLAGE**, an addition to the City of Dallas, Dallas County, Texas, and does 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 of 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 _____, 2023.

MMM STREET VILLAGE, LLC
Mark Weatherford

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ known 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 the _____ day of _____, 2023.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- INST. No.
- V.
- P.
- CM
- Sq.ft.
- AMS

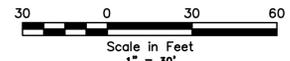
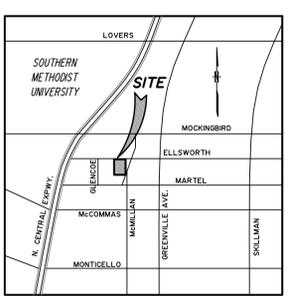
OWNER:
MMM STREET VILLAGE, LLC
Attn: Mark Weatherford
3811 Pine Tree Court
DALLAS, TEXAS 75206
markweatherford@att.net
Phone: 214-728-1281

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

LOT AREA TABLE

18	4,298	0.099
19	5,999	0.138
20	4,626	0.106

**LOT 1A, BLOCK U/2923
GLENCREST NO. 1 ADDITION
INST. NO. 201500318845
O.P.R.D.C.T.**



**TRACT E, BLOCK M/2918
INTERURBAN HILL ADDITION
V. 12, P. 187
M.R.D.C.T.**

SURVEYOR'S NOTES

- Bearing system for this survey is based on the south right-of-way line of Ellsworth Avenue bearing North 89 degrees 54 minutes 00 seconds East, according to the plat of Pine Tree Court Addition.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create 3 lots out of Block T/2922.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing structures to be removed.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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, 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.

Released this the _____ day of _____, 2023.

RELEASED 04/03/23 FOR REVIEW - 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

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 the _____ day of _____, 2023.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
McMILLAN ADDITION
LOTS 18-20, BLOCK T/2922
0.343 ACRE TRACT
BEING A REPLAT OF A PORTION
CITY BLOCK T/2922
INTERURBAN HILL
V. 1, P. 187, M.R.D.C.T.**

AN ADDITION TO THE CITY OF DALLAS
**JOHN W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-119
ENGINEERING NUMBER DP23-XXX**

Gonzalez & Schneeberg
engineers & surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX SURVEYING FIRM REG. NO. 100752-00
TX ENGINEERING FIRM REG. NO. F-3376
SCALE: APRIL, 2023
PROJ. NO. 7351-22-05-01
DWG. NO. 7351 pre-plat.dwg
1" = 30'