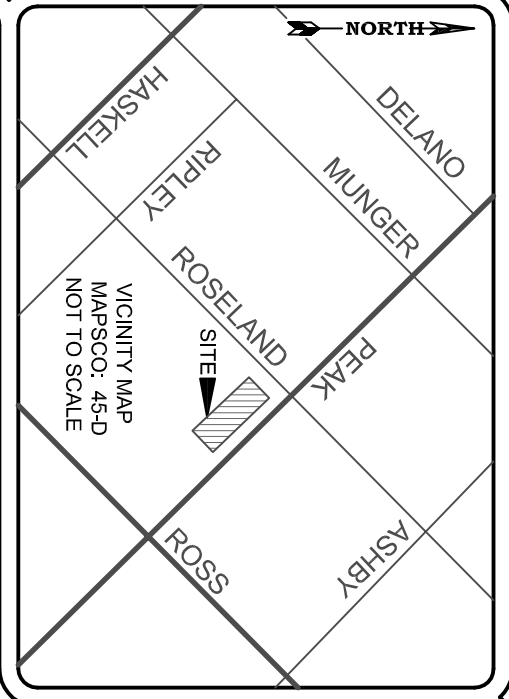


GRAPHIC SCALE
1 INCH = 30 FEET

LEGEND									
● 1/2" IR FOUND	☒ X-FOUND	☑ TELE. BOX	⌂ UTILITY POLE	— OH — OVERHEAD UTILITY LINE	▬ BRICK RET. WALL	■ CONCRETE			
○ 1/2" IR SET	✕ X-SET	☐ CABLE BOX	⌊ WATER METER	— GUY WIRE ANCHOR	▬ STONE RET. WALL	▨ GRAVEL			
● 3/8" IR FOUND	Ⓢ SAN. SEW. MH.	☒ ELECTRIC BOX	⌊ GAS METER	— X — BARBED WIRE FENCE	▬ BUILDING LINE	▨ BRICK			
● 3/8" IR FOUND	⚙ IRRIGATION VALVE	☐ BRICK COLUMN	⬤ A.C. PAD	— □ — IRON FENCE	▬ EASEMENT	▨ STONE			
● 60" MAIL FOUND	💧 WATER VALVE	☐ STONE COLUMN	⬤ TRANS. BOX	— □ — CHAINLINK FENCE	▬ BOUNDARY	▨ WOOD DECK			
● PR. NAIL SET	🔥 FIRE HYDRANT	Ⓢ STORM DRAIN MH.	⌊ POOL EQUIP.	— / — WOOD FENCE	▬ HIGH BANK LINE	▨ BUILDING WALL			
● 1/2" IR FOUND	☀ LIGHT POLE	Ⓢ SAN. SEW. CO.	⌊ POOL EQUIP.	▬ ASPHALT	▬ COVERED AREA	▨ TILE			

John Gregory Cherry
Shirley Mc. 495

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Geoffrey Waitlker is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, Dallas, Dallas County, Texas, and being Lot 10A, Block 3649, of Rose - Peak Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 94242, Dallas County, Texas, and being a part of Lot 10, Block 3649 of Ross Avenue Addition, according to the plat thereof recorded in Volume 190, Page 90, Map Records, Dallas County, Texas, and being the same tracts of land described in Warranty Deed with Vendor's Lien to Geoffrey Waitlker, recorded in Instrument No. 202300056274, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Rose - Peak Addition II, RPLS 5310", set at the Northwest corner of said Lot 10A and the "overhead right-of-way" between the Southwest line of Roseland Avenue, a 60' wide public right-of-way and the Southwest line of Peak Street, a 60' wide public right-of-way;

THENCE North 89°22'36" East, along said transitional right-of-way, a distance of 14.14' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Rose - Peak Addition II, RPLS 5310" set at the Northeast corner of said transitional right-of-way, in said Southwest line of Peak Street;

THENCE South 45°36'24" East, along said Southwest line, a distance of 151.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Rose - Peak Addition II, RPLS 5310" set in the Northwest line of a 15' wide alley right-of-way, at the East corner of said part of Lot 10;

THENCE South 44°21'36" West, along said Northwest line, a distance of 58.00' to a Meg Nail found at the South corner of said Lot 10 and the East corner of Lot 11, Block 3649 of 4230 Roseland, LLC, recorded in Instrument No. 201800131533, Official Public Records, Dallas County, Texas;

THENCE North 45°36'24" West, along the common line of said Lots 10 and 11, a distance of 161.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Rose - Peak Addition II, RPLS 5310" set in the said Southeast line of Roseland Avenue;

THENCE North 44°21'36" East, along said Southeast line, a distance of 0.213 of an acre of land, to the PLACE OF BEGINNING and containing 9,288 square feet or 0.213 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 Government Code, Chapter 21Z, (Further affirm that monummentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 57-43-617 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand this ____ day of _____, 20__.

THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

John S. Turner

Registered Professional Land Surveyor #63310

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State of Texas, on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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.

Given under my hand and seal of office,
This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Geoffrey Waitlker, does hereby adopt this plat, designating the herein described property as **ROSE - PEAK ADDITION II**, 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 the streets 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).

Notwithstanding the general easement language recited above, the dedication area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 line of sewer line, and description of such additional easement 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 _____, 20__.

By:

Geoffrey Waitlker

Owner

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State of Texas, on this day personally appeared, Geoffrey Waitlker, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

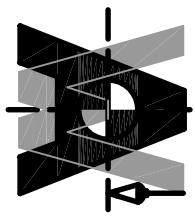
I, Tony Shildt, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____, A.D. 20__ and same was duly approved on the ____ day of _____, A.D. 20__ by said Commission.

Attest:

Secretary

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

A&W SURVEYORS, INC.



Professional Land Surveyors
TEXAS REGISTRATION NO. 10017440
P.O. BOX 87029, MESQUITE, TX 75187
PHONE: (972) 661-4679 FAX: (972) 661-4564
WWW.AANDWSURVEY.COM

~ PROPERTY ADDRESS: 1717 PEAK STREET & 4230 ROSELAND AVENUE -
~ OF ROSS AVENUE ADDITION
~ BEING LOT 10A, BLOCK 3649
~ OF ROSS AVENUE ADDITION
~ AND PART OF LOT 10, BLOCK 3649
~ JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
~ CITY OF DALLAS, DALLAS COUNTY, TEXAS
~ CITY PLAN FILE NO. 5234-482

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, DATUM OF 1983, ON GSD COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE ONE PLATTED LOT AND PART OF ANOTHER PLATTED LOT INTO ONE PLATTED LOT.
6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310". UNLESS OTHERWISE NOTED.
7. NO STRUCTURES TO REMAIN.

PRELIMINARY PLAT

ROSE - PEAK ADDITION II LOT 10B, BLOCK 3/649

BEING LOT 10A, BLOCK 3649
OF ROSS AVENUE ADDITION
AND PART OF LOT 10, BLOCK 3649
OF ROSS AVENUE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5234-482