

WHEREAS TX PAWN INC IS THE OWNER OF A TRACT OF LAND BEING A 2.068 ACRE TRACT AND BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF DALLAS, BLOCK NUMBER 6142, AND IN THE ABSALOM SMITH SURVEY, ABSTRACT NUMBER 1347, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 2.1147 ACRE TRACT OF LAND DESCRIBED IN THE DEED OF MARY H.M. ADDITION AS RECORDED IN COUNTY CLERK'S RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR CORNER BEING IN E. 58°07'15.32"W, A DISTANCE OF 800.32 FEET;

THE BEGINNING AT A 1/2" IRON ROD STAMPED "CBS SURVEYING" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1 A DISTANCE OF 115.62 FEET TO THE POINT FOR CORNER; SAID 2.068 ACRE TRACT OF LAND CALLED "2.068 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS METAL CORPORATION, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 201400230683, OF SAID OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF HARRY HINES BOULEVARD;

THENCE N12°59'07"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD A DISTANCE OF 51.32 FEET TO A POINT FOR CORNER AT THE SOUTH CORNER OF LOT 4 OF MARY H.M. ADDITION, AS RECORDED IN VOLUME 989, PAGE 28 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR CORNER BEING IN E. 58°07'15.32"W, A DISTANCE OF 800.32 FEET;

THENCE N89°05'53"E ALONG THE SOUTHEAST LINE OF SAID LOT 4, A DISTANCE OF 147.89 FEET TO A POINT FOR CORNER AT THE WEST CORNER OF LOT 1 OF MF DR ADDITION, TEXAS;

THENCE S89°26'33"E, ALONG THE SOUTHWEST LINE OF SAID LOT 1 A DISTANCE OF 115.62 FEET TO A POINT FOR CORNER;

THENCE S00°19'22"E, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 125.03 FEET TO A POINT FOR CORNER;

THENCE N89°26'33"E, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 166.93 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1 AND IN THE WEST LINE OF LOT 2 OF SAID MF, DR ADDITION;

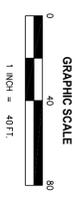
THENCE S10°16'39"E, A DISTANCE OF 161.00 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 0.6 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DALCOM PROPERTIES, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 201400165995, SAID OFFICIAL PUBLIC RECORDS, AND IN THE NORTH LINE OF SAID 2.38 ACRE TRACT;

THENCE ALONG SAID 2.38 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S89°21'50"W, A DISTANCE OF 198.14 FEET TO A MAG NAIL FOUND FOR CORNER;

S01°06'39"E, A DISTANCE OF 98.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S89°18'24"W, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.068 ACRES OF LAND.



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOINER LINE
- BUILDING LINE
- IRON ROD FOUND
- CAPED IRON ROD SET
- BRASS OR BRASS EQUIVALENT
- U.T.I. UTILITY EASEMENT
- BL. BUILDING LINE
- R.O.W. RIGHT-OF-WAY FOUND
- C.R.F. CAPED IRON ROD FOUND
- C.R.S. CAPED IRON ROD SET
- I.P.F. IRON PIPE FOUND
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

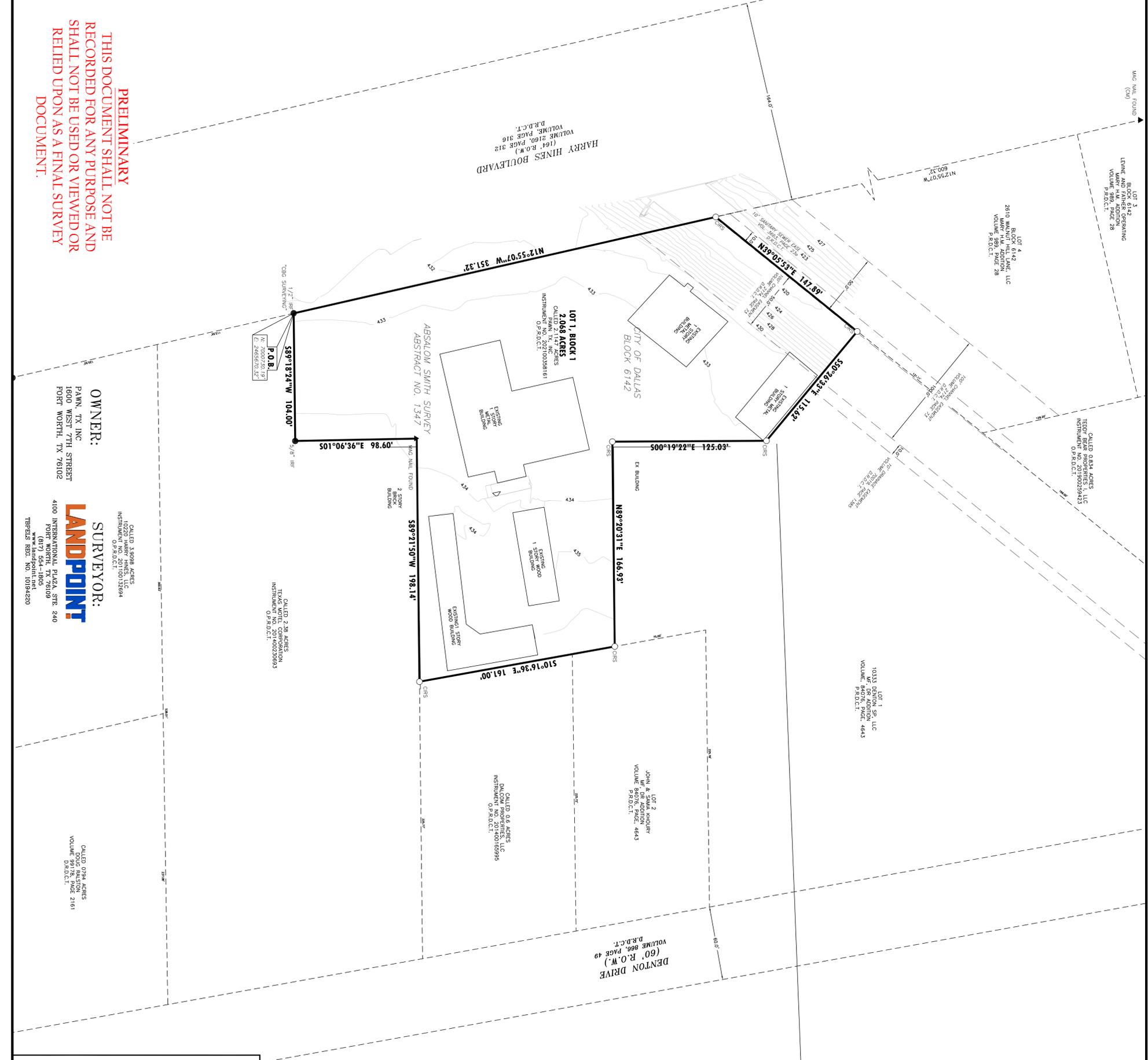
AREA TABLE

LOT	ACRES	SQ. FOOT
LOT 1, BLOCK 1	2.068 ACRES	900094

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY RELIES ON THE TITLE SEARCH FROM STEWART TITLE GUARANTY COMPANY, OF NO. 206079863, EFFECTIVE DATE: JUNE 3, 2020, ISSUE DATE: JUNE 16, 2020.
2. BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 2011, NAD83 SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND MOSS GPS SOLUTIONS.
3. ALL CURBS ARE SEARCHED FROM HOOD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
4. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VARIATIONS WILL BE PROTECTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED TO YOU FOR YOUR INFORMATION AND USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJOACENT TO THE SIGNATURE LINE HEREIN.
5. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" AND ZONE "AE" AND IN THE CITY OF DALLAS, STATEMENT DOES NOT MEAN THAT THE PROPERTY AROUND THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODING MAP FROM THE CITY OF DALLAS. THIS DETERMINATION IS BASED ON THE FLOODING MAP FROM THE CITY OF DALLAS. THIS DETERMINATION IS BASED ON THE FLOODING MAP FROM THE CITY OF DALLAS. THIS DETERMINATION IS BASED ON THE FLOODING MAP FROM THE CITY OF DALLAS.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 2.068 ACRE TRACT OF LAND.
7. THE EXISTING STRUCTURES ON THIS PROPERTY ARE INTENDED TO REMAIN ON THE PROPERTY.
8. ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON.

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.



OWNER:
 PAWN, TX INC
 1600 WEST 7TH STREET
 FORT WORTH, TX 76102

SURVEYOR:
 HARRY HINES, LLC
 10220 HARRY HINES, LLC
 INSTRUMENT NO. 20110132694
 O.P.R.C.T.

OWNER:
 ABSALOM SMITH SURVEY
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 554-1805
 www.landpoint.net
 TBPRES REG. NO. 10194220

VICINITY MAP NOT TO SCALE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF DALLAS TEXAS A MUNICIPAL CORPORATION, ACTING THROUGH ITS FULLY AUTHORIZED AGENT, JAY ROBERTSON, HAS ADOPTED AND PASSED AN ORDINANCE, TO BE KNOWN AS AN ORDINANCE TO BE ENFORCED BY THE CITY OF DALLAS TEXAS, AND HERBY DO DECLARE IN THE SAME, TO THE PUBLIC USE FOR THE BENEFIT AND COMFORT OF THE CITY OF DALLAS TEXAS, AND HERBY DO GRANT TO 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 AND IN THE CAPACITY GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

CITY OF DALLAS MUNICIPAL CORPORATION

WITNESSES MY HAND AT DALLAS, TEXAS THIS _____ DAY OF _____, 2022.

SIGNATURE: _____

NAME: _____

TITLE: _____

COUNTY OF DALLAS

STATE OF TEXAS

WATER MAIN AND WASTEWATER SEWERAGE SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR MAINTENANCE OF MANHOLE CASINGS, FIRE HYDRANTS, WATER SEWER, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREBY GRANTED SHALL BE SET FORTH IN THE SPECIFICATIONS ATTACHED.

THIS PLAT APPROVED SUBJECT TO ALL PAVING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESSES MY HAND AT DALLAS, TEXAS THIS _____ DAY OF _____, 2022.

CITY OF DALLAS

STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9891

COUNTY OF DALLAS

STATE OF TEXAS

REVOKE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY AFFIRED

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 AND IN THE CAPACITY GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
 LOT 1, BLOCK 1
 HARRY HINES ADDITION
 BEING 2.068 ACRES
 SITUATED IN BLOCK 6142
 AND IN THE
 ABSALOM SMITH SURVEY
 ABSTRACT NO. 1347
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 PROJECT # S223-247

CERTIFICATE OF APPROVAL

I, Tony Shildt, Chairperson of 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. _____ and same was duly approved on the _____ day of _____, 20____ by said commission.

Attest:

 Secretary