

WHEREAS TX PAVN 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. 589'21.50"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 104.00 FEET TO THE POINT CALLED "2.38 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS METAL CORPORATION, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 201400230693, OF SAID OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF HARRY HINES BOULEVARD.

THENCE N12°50'07"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD A DISTANCE OF 351.32 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. 589'21.50"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 S90°26'53"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.

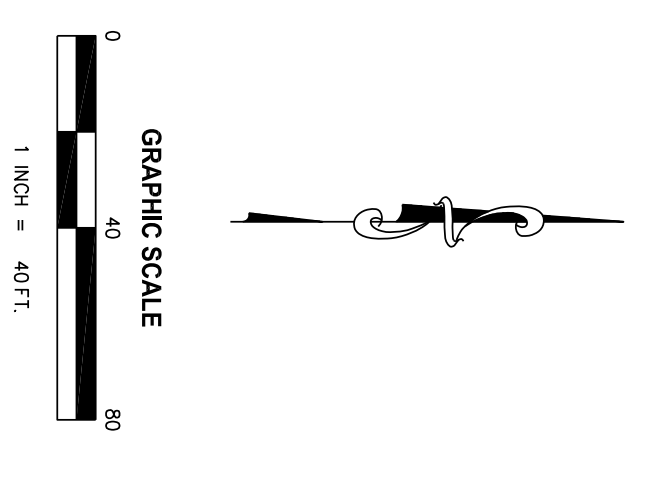
THENCE N89°20'31"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 166.93 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1.

THENCE S10°16'36"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 161.00 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1.

THENCE S89°21'50"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 198.14 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1.

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

GENERAL NOTES
1. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY RELIES ON THE TITLE SEARCH FROM STEWART TITLE GUARANTY COMPANY, OF NO. 20679963, 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 CHKS ARE SEARCHED FROM HD 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 ONLY. ANY REPRODUCTION OR TRANSMISSION OF THIS SURVEY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS SURVEY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS SURVEY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED.
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 ABOVE THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE FLOODING OR FLOOD DAMAGE.
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.

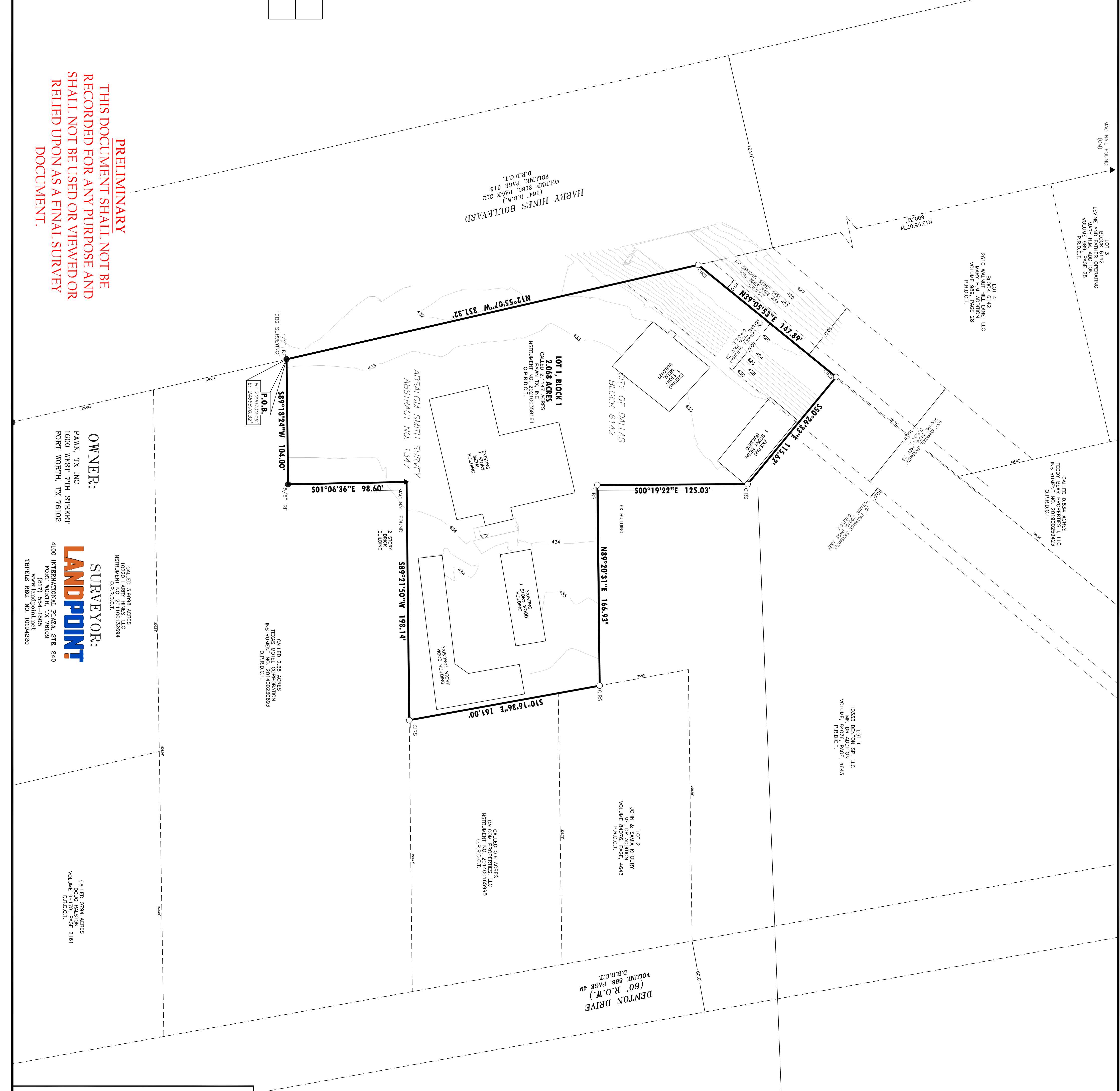


- LEGEND / ABBREVIATIONS
- ABSTRACT LINE
- ADJACENT LINE
- BUILDING LINE
- IRON ROD FOUND
- CAPTED IRON ROD SET
- BRASSAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- CHS. CAPTED IRON ROD FOUND
- CHS. CAPTED IRON ROD SET
- I.P.F. IRON PIPE FOUND
- O.P.R.D.C.T. OFFICIAL 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

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

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TDPRES REG. NO. 10194200

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 _____ A.D. _____ by said commission.
Attest:
Secretary

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

VICINITY MAP NOT TO SCALE
The vicinity map shows the location of the site relative to Harry Hines Blvd, Denton Drive, and Mable Street. The site is located at the intersection of Harry Hines Blvd and Denton Drive.

NOTICE TO THE PUBLIC
THE CITY OF DALLAS HAS A MUNICIPAL CORPORATION ACTING THROUGH ITS AUTHORIZED AGENT, THE SURVEYOR, WHO HAS BEEN DULY QUALIFIED AND LICENSED BY THE STATE OF TEXAS TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING SO QUALIFIED IN THE SAME, TO THE PUBLIC USE FOR THE PURPOSES OF THE PLAT. THE SURVEYOR HAS BEEN DULY QUALIFIED AND LICENSED BY THE STATE OF TEXAS TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING SO QUALIFIED IN THE SAME, TO THE PUBLIC USE FOR THE PURPOSES OF THE PLAT. THE SURVEYOR HAS BEEN DULY QUALIFIED AND LICENSED BY THE STATE OF TEXAS TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING SO QUALIFIED IN THE SAME, TO THE PUBLIC USE FOR THE PURPOSES OF THE PLAT.

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