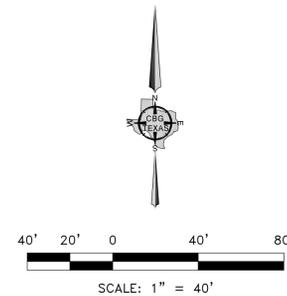


VICINITY MAP  
NOT TO SCALE



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PNYX Limited Partnership, acting by and through their duly authorized agent Thanasi Mantas, do hereby adopt this plat, designating the herein described property as **PNYX MOCKINGBIRD ADDITION** 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 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.

By: \_\_\_\_\_  
Thanasi Mantas (Representative)  
PNYX Limited Partnership (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thanasi Mantas known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RELEASED FOR REVIEW 04/07/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS PNYX Ltd. is the owner of a 1.56 acre tract of land situated in the Eli Chandler Survey, Abstract No. 356, Dallas County, Texas, being a portion of Mockingbird Business Park Revised, thereof recorded in Volume 797, Page 99, Map Records, Dallas County, Texas, in City Block D/7937, Dallas County, Texas, same being a tract of land conveyed to PNYX Ltd. A Texas Limited Partnership, by Warranty Deed recorded in Instrument No. 200600389428, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being a Southwest corner of City Block D/7937 in Mockingbird Business Park, recorded in Volume 426, Page 1266, Map Records, Dallas County, Texas, same lying along the North Right-of-Way line of W. Mockingbird Lane (100' Right-of-Way) (Volume 426, Page 1266 Map Records, Dallas County, Texas);

THENCE South 89 degrees 55 minutes 38 seconds West, along the North Right-of-Way line of said W. Mockingbird Lane, a distance of 300.40 feet to a point for corner, said corner being in the East line of Elm Fork Trinity River, same lying along the North Right-of-Way line of said W. Mockingbird Lane, from which a 5/8 inch iron rod found bears North 04 degrees 59 minutes 52 seconds East, a distance of 0.81 feet, for witness;

THENCE along the East line of said Elm Fork Trinity River the following bearings and distances:

North 16 degrees 28 minutes 37 seconds West, a distance of 98.08 feet, to a point for corner;

North 19 degrees 49 minutes 07 seconds West, a distance of 96.08 feet, to a point for corner;

THENCE North 33 degrees 56 minutes 24 seconds West, a distance of 24.66 feet, to a point for corner, said corner lying along the East line of said Elm Fork Trinity River, same being the Southwest corner of a tract of land conveyed to Glacier Holdings LP, a Texas limited partnership, by deed recorded in Volume 2004002, Page 8503, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 55 minutes 35 seconds East, along the South line of said Glacier Holdings tract, passing at a distance of 32.73 feet an "X" found, and continuing a total distance of 373.90 feet to an "X" found for corner, said corner being the Southeast corner of a tract of land conveyed to Nice Ventures TH, LLC, a Texas limited liability company, by deed recorded in Instrument No. 202200140159, Official Public Records, Dallas County, Texas, same lying along the West line of a tract of land conveyed to MCKNG property owner, LLC, a Texas limited liability company, by deed recorded in Instrument No. 201800308273, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 11 minutes 08 seconds East, along the West line of said MCKNG property tract, a distance of 205.00 feet to the POINT OF BEGINNING and containing 68,147 square feet or 1.56 acres of land.

LINE	BEARING	DISTANCE
L1	N 19°49'07" W	96.08'
L2	N 33°56'24" W	24.66'

CCD-RC, A TEXAS  
NON-PROFIT CORPORATION,  
INST. NO. 202100246725  
O.P.R.D.C.T.

STATE PLANE COORDINATES  
N = 6,986,254.94  
E = 2,471,585.08

STATE PLANE COORDINATES  
N = 6,986,244.49  
E = 2,471,596.85

STATE PLANE COORDINATES  
N = 6,986,080.04  
E = 2,471,657.25

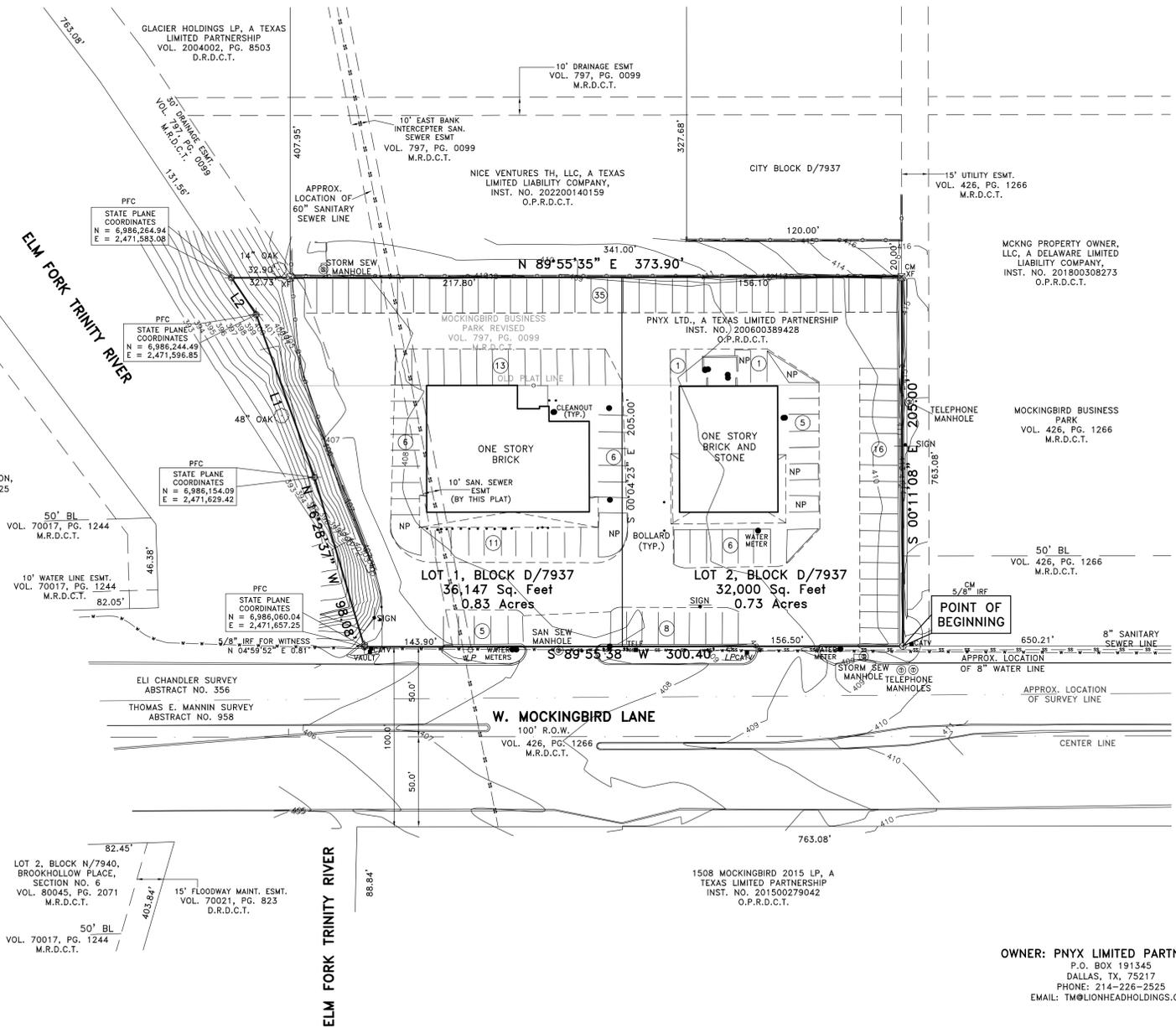
STATE PLANE COORDINATES  
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STATE PLANE COORDINATES  
N = 6,986,080.04  
E = 2,471,657.25

STATE PLANE COORDINATES  
N = 6,986,254.94  
E = 2,471,585.08

- LEGEND**
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - INST. NO. = INSTRUMENT NUMBER
  - ESMT. = EASEMENT
  - CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - 1/2" IRF = 1/2 INCH IRON ROD FOUND
  - PFC = POINT FOR CORNER
  - XF = "X" FOUND
  - 5/8" IRF = 5/8 INCH IRON ROD FOUND

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



OWNER: PNYX LIMITED PARTNERSHIP  
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DALLAS, TX, 75217  
PHONE: 214-226-2525  
EMAIL: TWM@LIONHEADHOLDINGS.COM

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