

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FENTON DALLAS, LLC, acting by and through its duly authorized agent, Chris Aaron, does hereby adopt this plat, designating the herein described property as Lot 1, Block 8/768, PSA ADDITION, in 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 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 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).

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 _____, 2024.

By: _____
Chris Aaron, Owner Representative.

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 Chris Aaron, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2024.

By: _____
Chris Aaron, Owner Representative.

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 Chris Aaron, 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 _____, 2024.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FENTON DALLAS LLC, is the sole owner of a 48,788 square foot (1.1200 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lot 8, Block 8/768, Peak's Suburban Addition, according to the plat recorded in Volume 45, Page 56, Map Records, Dallas County, Texas, a portion of Lot 7, Block 8/768, said Peak's Suburban Addition, a portion of a called 1.12 acre tract of land described in a Special Warranty Deed to Fenton Dallas LLC, recorded in Instrument Number 202400235778, Official Public Records, Dallas County, Texas, being more particularly described as follows:

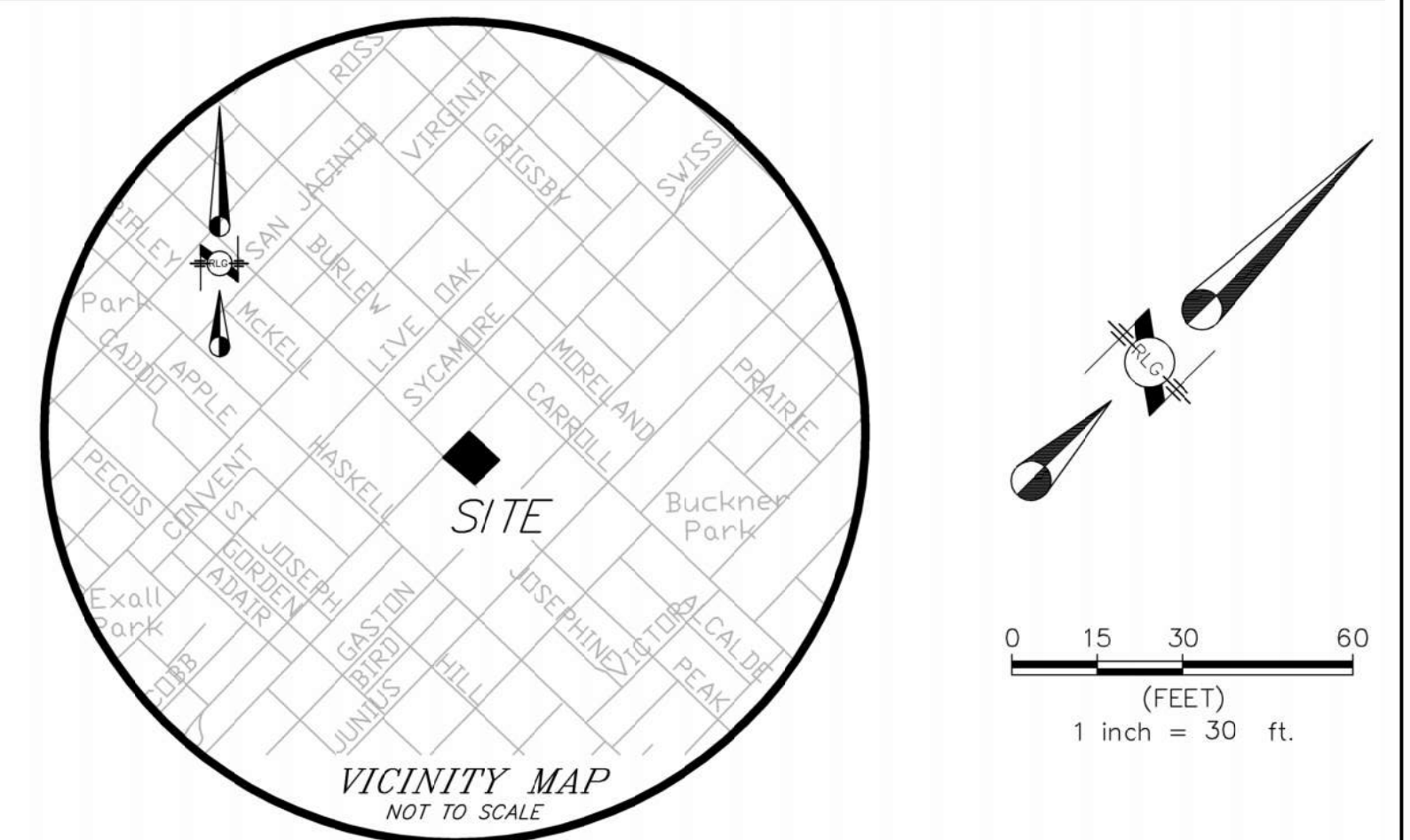
BEGINNING at a 1/2" iron rod with yellow plastic cap found in the southeast right-of-way line of Swiss Avenue (a 80 foot right-of-way, as recorded in said Volume 45, Page 56), the northeast right-of-way line of Peak Street (formerly known as Martha Street, a variable width right-of-way, as recorded in said Volume 45, Page 56), for the west corner of said Lot 8, the west corner of said 1.12 acre tract;

THENCE North 44°26'28" East, along the common line between said Swiss Avenue and said 1.12 acre tract, a distance of 193.00 feet to a point in the northwest line of said Lot 7, for the north corner of said 1.12 acre tract, from which a found 1/2" iron rod bears North 06°52'35" West, a distance of 1.85 feet;

THENCE South 45°33'32" East, over and across said Lot 7, passing at a distance of 252.50 feet a 1/2" iron rod found, and continuing for a total distance of 193.44 feet to a point in the southwest line of said Lot 7, the northwest line of Lot 2, Block 8/768, said Peak's Suburban Addition, for the east corner of said 1.12 acre tract;

THENCE South 44°26'28" West, along common line between said Lot 7 and said Lot 2, and in part the common line between said Lot 8 and Lot 1, Block 8/768, said Peak's Suburban Addition, passing at a distance of 165.44 feet a point for an ell interior corner of said 1.12 acre tract of land, from which a found 1/2" iron rod with yellow plastic cap stamped "CBG SURVEYING" bears South 25°55'38" West, a distance of 0.48 feet, and continuing for a total distance of 193.44 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the northeast right-of-way line of said Peak Street, and the southwest line of said 1.12 acre tract, for the west corner of said Lot 1, and the south corner of said Lot 8;

THENCE North 45°27'32" West, along the common line between said Peak Street and said 1.12 acre tract, a distance of 252.50 feet to the POINT OF BEGINNING containing 48,788 square feet or 1.1200 acres of land, more or less.



SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 _____, 2024.

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.

Brian R. Wade RPLS No. 6098
Date: XX/XX/2024

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the ___ day of _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
Secretary

PRELIMINARY PLAT
OF
PSA ADDITION
LOT 1, BLOCK 8/768
REPLAT
OF
PEAK'S SUBURBAN ADDITION
LOT 8 & PART OF LOT 7, BLOCK 8/768
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-052
ENGINEERING NO. DP-____

SCALE: 1" = 30' DATE: NOVEMBER 11th, 2024

OWNER:	FENTON DALLAS, LLC 13747 MONTFORT DR, SUITE 205 DALLAS, TEXAS 75240 214-739-8100 C/O CHRIS AARON	SURVEYOR:	RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-489 TBPELS REG #100341-00		
RECORDED	INST#	JOB NO.	E-FILE	DWG NO.	SHEET 1 OF 1