

SITE INFORMATION

NF: MFT ENTERPRISES INC TR
& VALUE WASH
4716 ROSS AVENUE
APN: 0000012161600000
& 0000012161500000
19,101 ± SQUARE FEET, OR 0.438 ± ACRES

OWNER'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF DALLAS)(

WHEREAS, VALUE WASH, IS THE OWNER OF CERTAIN TRACTS OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLS COUNTY, TEXAS, FURTHER BEING DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 & 2, BLOCK 2701, OF HOLMES SUBDIVISION OF BLOCK 2, OF WORD AND MORGANS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, FILED MARCH 27, 1888, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91, PAGE 40 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG-NAIL WITH WASHER INSCRIBED "WINNICKI TX RPLS 7051" AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH PRAIRIE AVENUE (45' WIDTH PUBLIC RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSS AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF ROSS AVENUE ALONG SAID RIGHT-OF-WAY LINE OF NORTH PRAIRIE AVENUE SOUTH 44 DEGREES 43 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 190.64 FEET TO A SET MAG-NAIL WITH WASHER INSCRIBED "WINNICKI TX RPLS 7051" ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AN UNNAMED PUBLIC ALLEY;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 44 DEGREES 28 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 99.98 FEET TO A CORNER THAT FALLS IN A 12-INCH HACKBERRY TREE, SAID CORNER BEING SOUTH 38 DEGREES 04 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 1.05 FEET FROM A FOUND 3/4-INCH OPEN TOP PIPE (BENT);

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 44 DEGREES 55 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 190.24 FEET TO A FOUND 1/2-INCH REBAR WITH A CAP INSCRIBED "RPLS 8989" ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSS AVENUE;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 44 DEGREES 15 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 100.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,101 SQ.FT. AND/OR 0.438 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF TEXAS)(COUNTY OF DALLAS)(

WHEREAS, 4716 RP, LTD., IS THE OWNER OF CERTAIN TRACTS OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLS COUNTY, TEXAS, FURTHER BEING DESCRIBED AS FOLLOWS:

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CONTAINING 19,101 SQ.FT. AND/OR 0.438 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0345J, WHICH BEARS AN EFFECTIVE DATE OF 08/23/2001 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSS AVENUE. THE BEARING IS DENOTED AS N 44°15'12" E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83. LATITUDE = 32°48'17.8103" LONGITUDE = -96°46'36.8474" CONVERGENCE ANGLE = 00°58'23.1648"

SURVEYOR'S CERTIFICATE

I, ROBERT J. WINNICKI, 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 FROM 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 THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND IN PLACE OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51-A-8.917 (A)(B)(C)(D)(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED AND RECORDED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2025.

ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

NOTARY STATEMENT

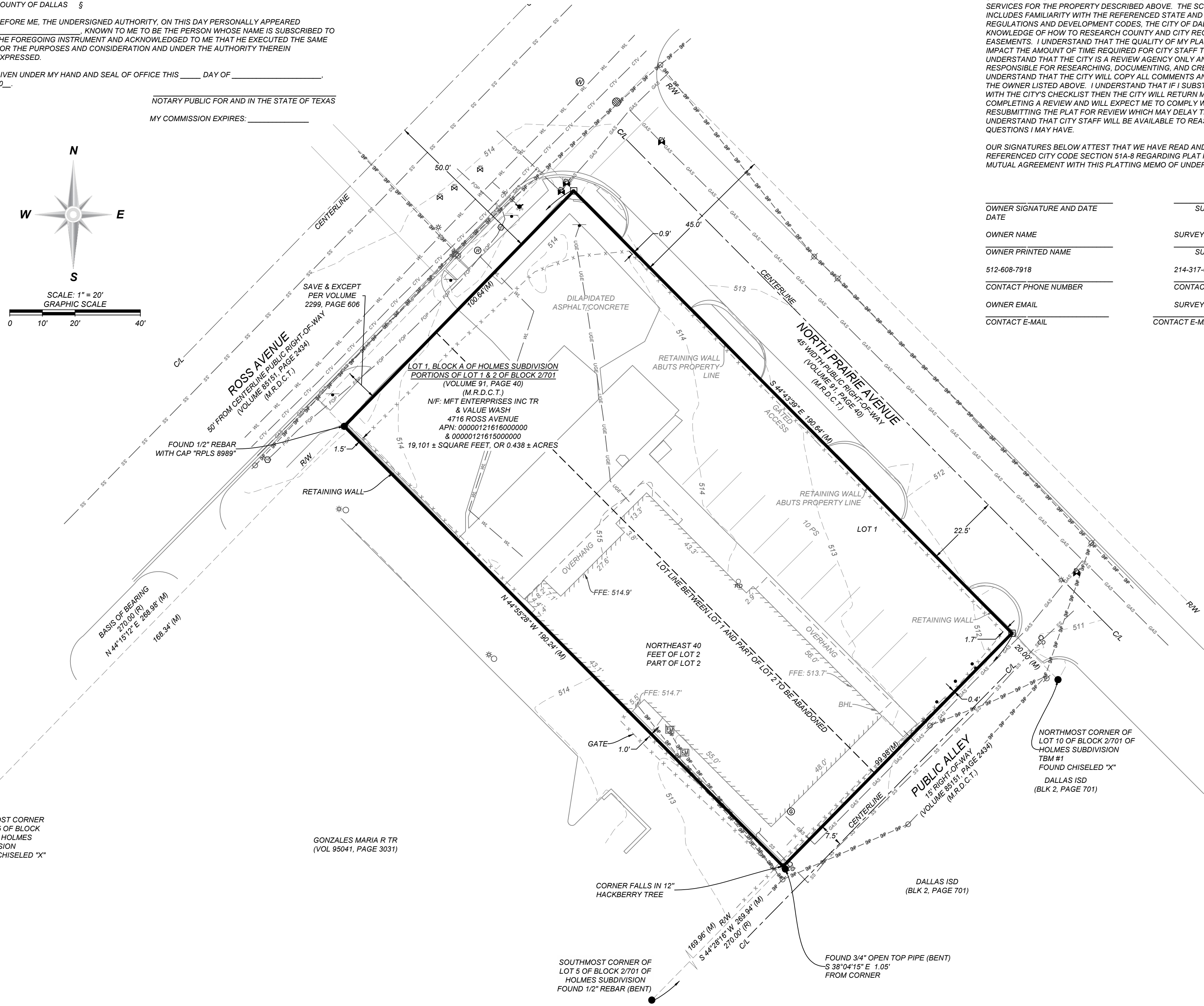
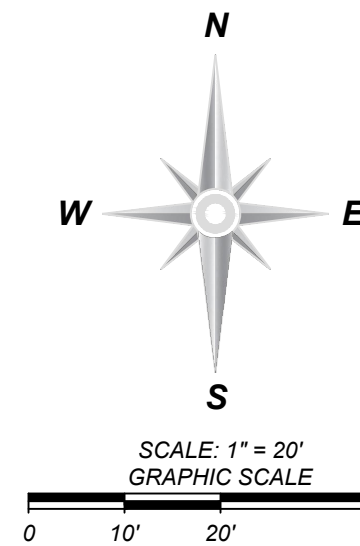
STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

| | |
|------------------------------------|--------------------------------------|
| SURVEYOR JOB NUMBER: 24-9202.01 | SURVEY DRAWN BY: AAF - 02/11/2025 |
| SURVEY REVIEWED BY: TS | SHEET: 1 OF 1 |

LEGEND & SYMBOLS

| | | | |
|-----|-------------------------------|--------------------------|------------------------------|
| ● | FOUND MONUMENT AS NOTED | N/F | NOW OR FORMERLY |
| ■ | SET MAG-NAIL WITH WASHER | BHL | BUILDING HEIGHT LOCATION |
| ⊕ | COMPUTED POINT | FFE | FINISHED FLOORING ENTRANCE |
| ✱ | FIRE HYDRANT | FL | FLOW LINE |
| ⊙ | LIGHT | TA | TOP OF ASPHALT |
| ⊙ | SANITARY MANHOLE | EC | EDGE OF CONCRETE |
| ⊙ | BOLLARD | NG | NATURAL GROUND |
| ⊙ | POWER POLE | CR | CROWN OF ROAD |
| ⊙ | ELECTRIC METER | --- | BOUNDARY LINE |
| ⊙ | ELECTRIC VAULT | --- | EASEMENT LINE |
| ⊙ | WATER MANHOLE | --- | RIGHT-OF-WAY LINE |
| ⊙ | WATER METER | --- | CENTERLINE OF ROAD |
| ⊙ | WATER VALVE | X - X - X - X | FENCE LINE |
| ⊙ | GAS VALVE | --- SF --- SF --- SF --- | OVERHEAD POWER LINE |
| ⊙ | GAS METER | --- SS --- SS --- | UNDERGROUND SEWER LINE |
| ⊙ | GAS MANHOLE | --- UGE --- | UNDERGROUND ELECTRIC LINE |
| ⊙ | ROOF DRAIN | --- WL --- WL --- | UNDERGROUND WATER LINE |
| ⊙ | SIGN | --- FOP --- | UNDERGROUND FIBER OPTIC LINE |
| ⊙ | CLEANOUT | --- GAS --- | UNDERGROUND GAS LINE |
| (M) | MEASURED/CALCULATED DIMENSION | --- CTY --- | UNDERGROUND TV LINE |
| (R) | RECORD DIMENSION | | |

OWNER'S DEDICATION

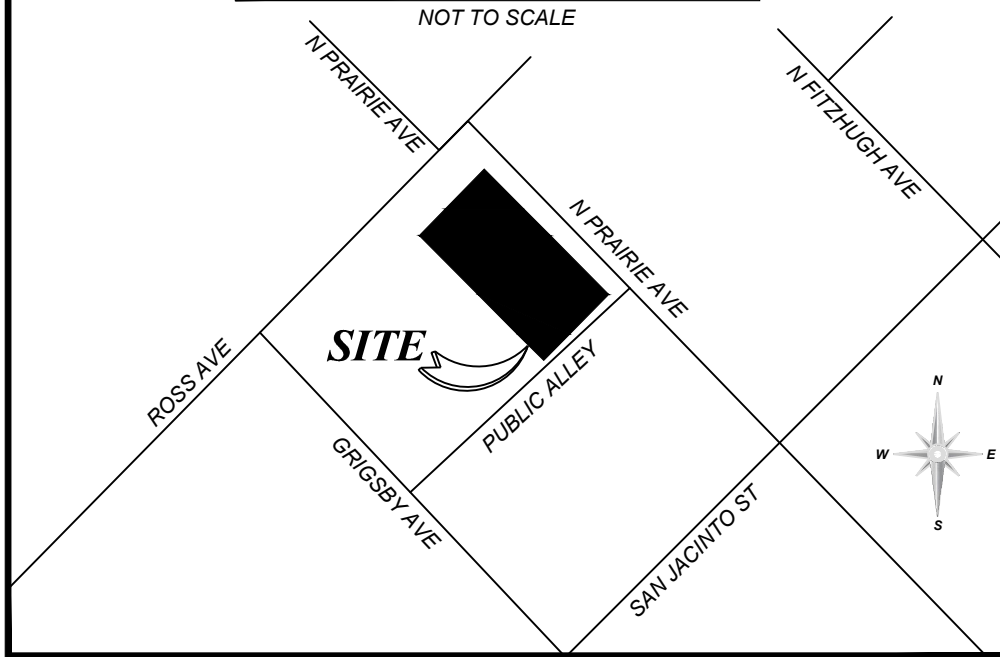
I, TY UNDERWOOD OF 4716 RP, LTD. AM THE OWNER OF THE PROPERTIES LOCATED AT 1621 N. PRAIRIE AVENUE AND 4716 ROSS AVENUE. I AM MAKING APPLICATION TO PLAT THIS PROPERTY FOR THE GENERAL PURPOSE OF CREATING A LEGAL BUILDING SITE FOR TWO (2) LOTS AND COMBINING THEM INTO ONE (1) LOT. TO ACCOMPLISH THIS PURPOSE, I MUST EMPLOY THE SERVICES OF A KNOWLEDGEABLE PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF TEXAS. THE SURVEYOR WILL BE RESPONSIBLE TO CERTIFY, WITH THEIR PROFESSIONAL SURVEY SEAL, ON THE OWNER'S BEHALF AND TO THE CITY'S SATISFACTION THAT THE SUBMITTED PLAT MEETS THE REFERENCED STATE AND CITY STANDARDS AND REQUIREMENTS FOR PLATTING. THEREFORE, I HAVE HIRED THE SERVICES OF BLEW & ASSOCIATES, INC. AND I UNDERSTAND THAT A PLAT ESTABLISHES A LEGAL BUILDING SITE AND IS GENERALLY REQUIRED BEFORE A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY CAN BE ISSUED. I UNDERSTAND THAT PLATTING GENERALLY OCCURS IN TWO MAIN STEPS, FIRST THE SUBMITTAL OF A PRELIMINARY PLAT, AND SECOND THE RECORDING OF AN APPROVED FINAL PLAT AT THE COUNTY RECORDING OFFICE. ONCE A PRELIMINARY PLAT IS SUBMITTED AND ACCEPTED BY THE CITY FOR REVIEW, IT MUST BE ACTED UPON BY THE CITY PLAN COMMISSION (CPC) WITHIN 30 DAYS. GENERALLY, THE CPC WILL APPROVE A PRELIMINARY PLAT WITH A LIST OF CONDITIONS THAT MUST BE MET PRIOR TO THE APPROVAL OF A FINAL PLAT FOR RECORDING. UP TO FIVE YEARS MAY BE ALLOWED TO MEET THE CONDITIONS OF A MAJOR FINAL PLAT APPROVAL AND TWO YEARS FOR A MINOR. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVING AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. FURTHERMORE, I UNDERSTAND THAT I WILL NOT BE ABLE TO OBTAIN A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY UNTIL THESE IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY THE CITY. I UNDERSTAND THAT A SURETY IN THE FORM OF A BOND OR CASH DEPOSIT WILL BE REQUIRED BY THE CITY TO RELEASE A FINAL PLAT FOR RECORDING PRIOR TO THE ACCEPTANCE OF ANY REQUIRED IMPROVEMENTS.

I, ROBERT WINNICKI, AM A REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS) IN THE STATE OF TEXAS AND HAVE BEEN HIRED TO PROVIDE LAND SURVEYING AND PLATTING SERVICES FOR THE PROPERTY DESCRIBED ABOVE. THE SCOPE OF MY SERVICES INCLUDES FAMILIARITY WITH THE REFERENCED STATE AND LOCAL PLATTING REGULATIONS AND DEVELOPMENT CODES, THE CITY OF DALLAS SURVEY CHECKLIST, AND KNOWLEDGE OF HOW TO RESEARCH COUNTY AND CITY RECORDS, INCLUDING DEEDS AND EASEMENTS. I UNDERSTAND THAT THE QUALITY OF MY PLAT SUBMITTAL(S) WILL DIRECTLY IMPACT THE AMOUNT OF TIME REQUIRED FOR CITY STAFF TO REVIEW MY WORK. I UNDERSTAND THAT THE CITY IS A REVIEW AGENCY ONLY AND THAT I AM THE ONE RESPONSIBLE FOR RESEARCHING, DOCUMENTING, AND CREATING THE PLAT. I UNDERSTAND THAT THE CITY WILL COPY ALL COMMENTS AND REVIEWS OF MY WORK TO THE OWNER LISTED ABOVE. I UNDERSTAND THAT IF I SUBSTANTIALLY FAIL TO COMPLY WITH THE CITY'S CHECKLIST THEN THE CITY WILL RETURN MY SUBMITTAL WITHOUT COMPLETING A REVIEW AND WILL EXPECT ME TO COMPLY WITH THE CHECKLIST BEFORE RESUBMITTING THE PLAT FOR REVIEW WHICH MAY DELAY THE PLAT REVIEW PROCESS. I UNDERSTAND THAT CITY STAFF WILL BE AVAILABLE TO REASONABLY ASSIST WITH ANY QUESTIONS I MAY HAVE.

OUR SIGNATURES BELOW ATTEST THAT WE HAVE READ AND UNDERSTAND THE REFERENCED CITY CODE SECTION 51A-8 REGARDING PLAT REGULATIONS AND ARE IN MUTUAL AGREEMENT WITH THIS PLATTING MEMO OF UNDERSTANDING.

| | |
|--------------------------|-----------------------------|
| OWNER SIGNATURE AND DATE | SURVEYOR SIGNATURE AND DATE |
| OWNER NAME | SURVEY NAME |
| OWNER PRINTED NAME | SURVEYOR PRINTED NAME |
| 512-608-7918 | 214-317-0685 |
| CONTACT PHONE NUMBER | CONTACT PHONE NUMBER |
| OWNER EMAIL | SURVEYOR EMAIL |
| CONTACT E-MAIL | CONTACT E-MAIL |

VICINITY MAP



OWNER INFORMATION

OWNER 1: VALUE WASH
4311 WEST LOVERS LANE STE 200
DALLAS, TEXAS 75209
PHONE
OWNER 2: 4716 RP, LTD.
4311 WEST LOVERS LANE STE 200
DALLAS, TEXAS 75209
PHONE

GENERAL NOTES

- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) LOT FROM A PORTION OF TWO (2) EXISTING LOTS.
- EXISTING STRUCTURES ON THIS PROPERTY ARE TO BE DEMOLISHED.
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT THE CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4802, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF 100-YEAR FLOOD ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48113C0345J, DATED AUGUST 23, 2001. PROPERTY IS IN ZONE X.

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 plot 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

HOLMES SUBDVISION

BEING A REPLAT OF
A PORTION OF LOTS 1 & 2, BLOCK 2701,
OF HOLMES SUBDIVISION OF BLOCK 2, OF WORD AND MORGANS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, FILED MARCH 27, 1888, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91, PAGE 40 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-179
PROJECT NO. PLAT-25-000006
ENGINEERING FILE NO. _____