

- SURVEY NOTES:
1. All bearing shown are based on grid north of the State Plane Coordinate System of Texas, North Central Zone (4202), North American Datum of 1983.
 2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 3. The purpose of this plat is to create 1 lot for development.
 4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval. 51A-8.611(e)
 5. No existing structures will remain on the lot.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Masa Design-Build, LLC is the owner of a tract of land situated in the Elizabeth Robertson Survey, Abstract Number 1211, City of Dallas, Dallas County, Texas and being part of Block 38 of the Original Town of Oak Cliff Addition, an addition to the City of Dallas as recorded in Volume 3, Page 516 of the Map Records of Dallas County Texas (M.R.D.C.T.), and being all of that tract of land described in deed to Masa Design-Build, LLC, as recorded in Instrument number 202400150457 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Block 38 and for the intersection of the north right-of-way line of Comal Street (a 60-foot wide right-of-way, Volume 3, Page 516, M.R.D.C.T. and Volume 2, Page 21, M.R.D.C.T.) with the east right-of-way line of North Marsalis Street (a 90-foot wide right-of-way, Volume 3, Page 516, M.R.D.C.T. and Volume 2, Page 21, M.R.D.C.T.), said corner being the southwest corner of said Masa Design-Build tract (hereinafter referred to as "Masa tract");

THENCE North 00 degrees 58 minutes 02 seconds West, along the common said east right-of-way line and the west line of said Masa tract, a distance of 100.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5633" found for the common northwest corner of said Masa tract and the southwest corner of that tract of land described in deed to Maria D. Flores, as recorded in Volume 202232, Page 7714, D.R.D.C.T.;

THENCE North 89 degrees 01 minutes 58 seconds East, departing said east right-of-way line and along the common north line of said Masa tract and south line of said Flores tract, a distance of 120.00 feet to a 1/2-inch iron rod found for the common northeast corner of said Masa tract and the northwest corner of that tract of land described in deed to Martin Wiggins and Rita V. White, as recorded in Volume 92044, Page 973, D.R.D.C.T.;

THENCE South 00 degrees 58 minutes 02 seconds East, departing said south line and along the common east lien of said Masa tract and the west line of said Wiggins tract, a distance of 100.00 feet to a 1/2-inch iron rod with an aluminum cap stamped "RPLS 6267" set for the common southeast corner of said Masa tract and southwest corner of said Wiggins tract, said corner being on the aforementioned north right-of-way line of Comal Street;

THENCE South 89 degrees 01 minutes 58 seconds West, along the common south line of said Masa tract and said north right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING AND CONTAINING 12,000 square feet or 0.2755 acres of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MASA DESIGN-BUILD LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 1, BLOCK 38/3019 800 N. MARSALIS AVE 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 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2025.

MASA DESIGN-BUILD LLC

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 _____ 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 _____, 2025.

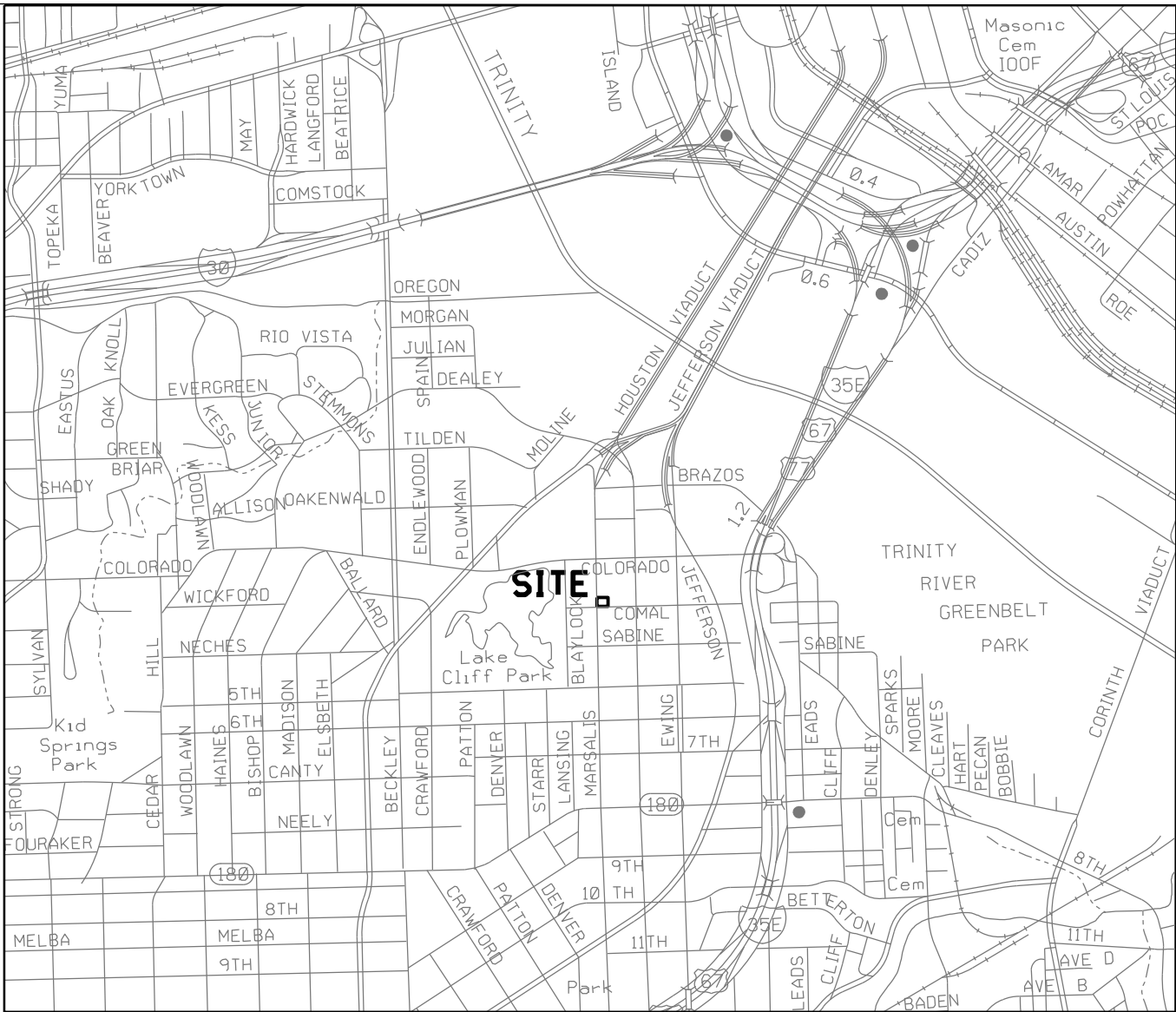
Notary Public in and for the State of Texas
My commission expires:

M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
SMON
FIR(C)
SIR
INST.
NO.
VOL.
PG.
CM
+
SS

LEGEND:

MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267"
FOUND IRON ROD (WITH CAP)
SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INSTRUMENT
NUMBER
VOLUME
PAGE
CONTROLLING MONUMENT
EXISTING WATER LINE
EXISTING SEWER LINE
CENTERLINE ROAD RIGHT-OF-WAY

0' 15' 30' 60'
1" = 30'



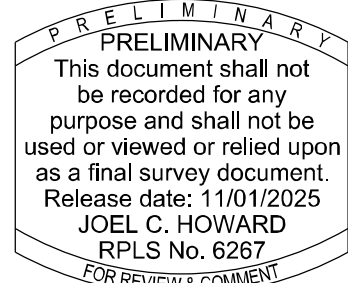
VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 _____, 2025.

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267



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 Joel C. Howard 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 _____, 2025.

Notary Public in and for the State of Texas
My commission expires:

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 ____ day of _____, 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

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3814
TBPLS FIRM NO. 10194205

DATED: NOVEMBER 09, 2025 DRAWN BY: MHJR

OWNER/DEVELOPER
MASA DESIGN-BUILD, LLC
1801 ROYAL LN STE 912
DALLAS, TEXAS 752297503
CONTACT:
PHONE:
EMAIL:

PRELIMINARY PLAT
LOT 1, BLOCK 38/3019
800 N. MARSALIS AVE
ADDITION
0.2755 ACRES
(12,000 SQ. FT.)
CITY BLOCK 38/3019
SITUATED IN THE
ELIZABETH ROBERTSON SURVEY,
ABSTRACT NO. 1211
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FIRE NO. PLAT-25-000176
ENGINEERING FILE NO.