

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011) Epoch 2010.00, as derived by Global Navigation Satellite System Observations utilizing RTN Network and Trimble VRS.
- The Vertical Datum is the North American Datum of 1988 (NAVD88), Geoid 18B, as derived by Global Navigation satellite Systems Observations Utilizing RTN Network.
- Coordinates shown hereon are grid coordinates values based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD83)n No Scale and No Projection
- Property lines shown outside the boundary of the subject tract may not have been surveyed on the ground and are shown as graphical depiction based on recorded information and available tax maps.
- This plat was prepared without the benefit of a title commitment and could be subject to other easements not listed in the deed of record or adjoining deeds.
- All buildings and structures are to remain.
- Lot to lot drainage will not be allowed without city of Dallas Paving and Drainage Engineering section approval.
- The purpose of this plat is to create one (1) lot out two (2) existing lots.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **Debleuchamp Holdings, LLC and Mockingbird Holdings, LLC** are the owners of that certain tract of land **BEING** a 0.6281 or 27,630 square feet tract of land situated in the G.W. Dooley Survey Survey, Abstract No. 390, Dallas County, Texas; said tract being Part of City of Dallas Block 7903, being all of Lots 9 and 10, Block 65 according to the plat of the Twentieth Installment of the Trinity Industrial District, an addition to the City of Dallas recorded in Volume 50, Page 21 Map Records of Dallas County, Texas (MRDCT) and being all of that certain tract of land described in Special Warranty Deed to Debleuchamp Holdings, LLC and Mockingbird Walcott Holdings, LLC recorded in Instrument Number 202100082471 Official Public Records of Dallas County, Texas (OPRDCT) and being more particularly described as follows:

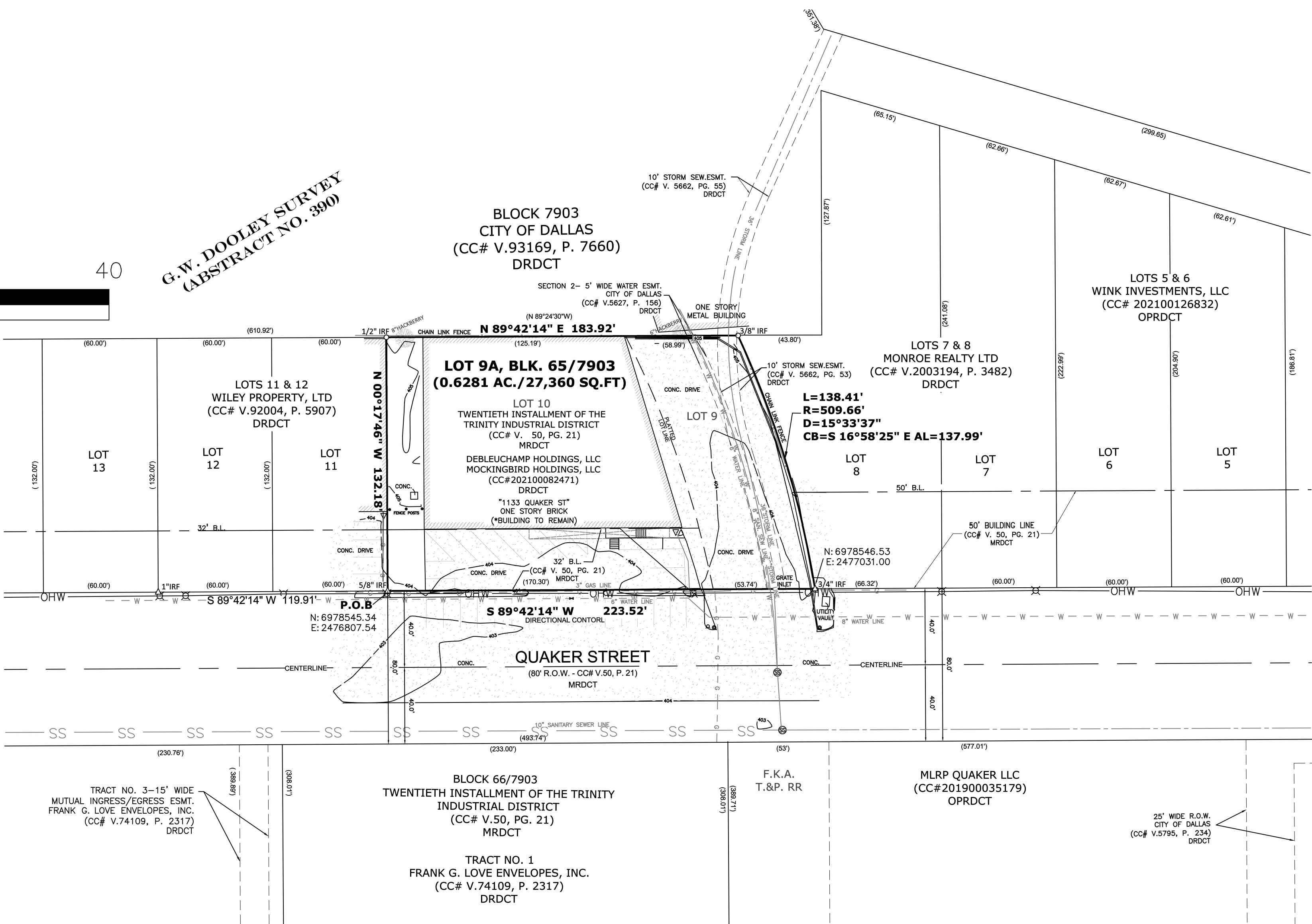
BEGINNING at a 5/8-inch iron found in the north right-of-way (ROW) line of Quaker Street, an 80-feet wide ROW according to said plat of the Twentieth Installment addition, being the southwest corner of said Lot 10 and said Holdings tract and being the southeast corner of Lot 11 of said Twentieth Installment addition and that certain tract of land described in Special Warranty Deed to Wiley Properties recorded in Volume 92004; Page 5907 DRDCT;

THENCE **North 00 Degrees 17 Minutes 46 Seconds West**, departing the said north ROW line of Quaker Street, along the common line of said Lot 10, said Holdings tract and Lot 11, said Wiley tract, **a distance of 132.18 feet** to a 1/2-iron rod found for northwest corner of said Lot 10, said Holdings tract and the northeast corner of said Lot 11, said Wiley tract, being in the north line of said Twentieth Installment addition and the south line of that certain tract of land described in Special Warranty Deed to the City of Dallas recorded in Volume 93169, Page 7660 Deed Records of Dallas County, Texas (DRDCT);

THENCE **North 89 Degrees 42 Minutes14 Seconds East**, with said north line of Twentieth Installment addition, same being the north line of said Lots 10 and 9, said Holdings tract and said south line of the City of Dallas tract, **a distance of 183.92 feet** to a 3/8-inch iron rod found for the northeast corner of said Lot 9,said Holdings tract and the northwest corner of Lot 8 of said Twentieth Installment addition and that certain tract of land described in Special Warranty Deed to Monroe Realty, LTD recorded in Volume 2003194, Page 3482 DRDCT and being the beginning of a non-tangent curve to the right having a Central Angle of 15 Degrees 33 Minutes37 Seconds, having a Radius of 509.66 feet, an Arc Length of 138.41 feet, with a Chord bearing and distance of South 16 Degrees 58 Minutes 25 Seconds East -137.99 feet;

THENCE departing said south line of the City of Dallas tract, said north line of the Twentieth Installment addition, with the common line of said Lot 9, said Holdings tract and the west line of said Lot 8, said Monroe tract an Arc Length of 138.41 feet to a 3/4-inch iron rod found in the said north ROW line of Quaker Street, being the southeast corner of said Lot 9, said Holdings tract and the southwest corner of said Lot 8, said Monroe tract;

THENCE **South 89 Degrees 42 Minutes 14 Seconds West**, with the said north ROW of Quaker Street, and the south line of said Lots 9, 10 and said Holdings tract, **a distance of 223.52 feet to POINT OF BEGINNING** and containing **0.6281 acres or 27,360 square feet** of land more or less.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Debleuchamp Holdings, LLC and Mockingbird Holdings, LLC** acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as the **Artistic Tile Addition, Lot 9A, Block65/7903** an addition to the City of Dallas, Dallas County, Texas 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).

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.

BEFORE ME, the undersigned authority, a Notary Public in and the said County and State, on this day personally appeared (Authorized Agent) 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022

Notary Public in and for the State Of Texas

WITNESS, my hand at Dallas, Texas, this the this _____ day of _____, 2022

Debleuchamp Holdings, LLC

By: _____
(Authorized Agent/Title)

BEFORE ME, the undersigned authority, a Notary Public in and the said County and State, on this day personally appeared (Authorized Agent) 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022

Notary Public in and for the State Of Texas

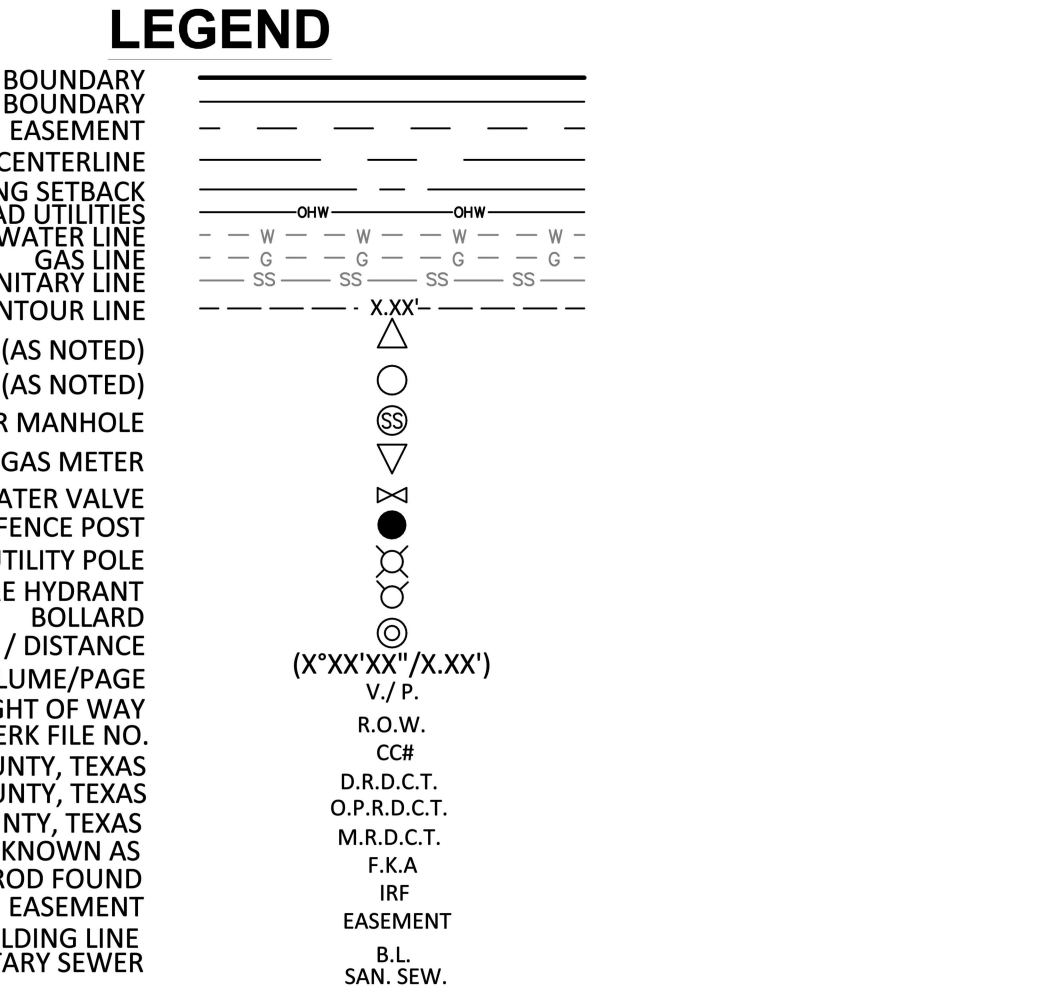
WITNESS, my hand at Dallas, Texas, this the this _____ day of _____, 2022

Mockingbird Holdings, LLC

By: _____
(Authorized Agent/Title)

OWNER/DEVELOPER:
DEBLEUCHAMP HOLDINGS, LLC
MOCKINGBIRD HOLDINGS, LLC
1745 E. LEVEE STREET,
SUITE 150, DALLAS, TEXAS 75207
EMAIL:
PHONE:

SURVEYOR:
BLAZE SURVEYING AND MAPPING
PO BOX 1910 ROWLETT, TX
214-544-9239
INFO@BLAZESURVEYING.COM
TBPELS FIRM NO. 10194735



SURVEYOR'S STATEMENT

I, Jeffrey M. Montanya, 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 _____, 20____

PRELIMINARY, ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jeffrey M. Montanya
Texas Registered Professional Land Surveyor No. 6762

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and the said County and State, on this day personally appeared Jeffrey M. Montanya 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary signature

The purpose of this plat is to create one (1) lot out two (2) existing lots.

PRELIMINARY PLAT

LOT 9A, BLOCK 65/7903

THE ARTISTIC TILE ADDITION

BEING A REPLAT OF LOTS 9 AND 10, BLOCK
65 /7903 OF THE TWENTIETH INSTALLMENT
OF THE TRINITY INDUSTRIAL DISTRICT
OUT OF THE G.W. DOOLEY SURVEY
ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-005

