

HATCHED AREAS INDICATE BUILDINGS, AS SEEN IN EXAMPLE HERE:



**SURVEYOR**  
Adams Surveying Company, LLC  
1475 Richardson Drive, Suite 255  
Richardson, Texas 75080.  
Contact: John Truong  
Phone: (469) 317-0250  
Email: jtruong@txasc.com

**ARCHITECT**  
JRAF Studio  
10520 Plano Road, Suite 202  
Dallas, Texas 75238.  
Contact: Jesse Rodriguez  
Phone: (214) 232-8965  
Email: Jesse@jraf-studio.com

**OWNER**  
Hollyvale Rental Holdings, LLC  
2015 Manhattan Beach Blvd., Suite 200  
Redondo Beach, California 90278  
Contact:  
Phone:

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°43'39" E	51.68'
L2	N 44°43'36" W	51.64'
L3	S 89°54'50" E	7.05'
L4	S 44°43'39" E	42.18'

TREE TABLE			
TREE NUMBER	CALIPER	NAME	SCIENTIFIC NAME
T1 "2372"	20-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T2 "2371"	24-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T3 "2370"	12-inch	HACKBERRY	CELTIS OCCIDENTALIS
T4 "2373"	40-inch	HACKBERRY	CELTIS OCCIDENTALIS
T5 "2369"	19-inch	HACKBERRY	CELTIS OCCIDENTALIS
T6 "2368"	16-inch	HACKBERRY	CELTIS OCCIDENTALIS
T7 "2367"	36-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T8 "2366"	13-inch	CEDAR ELM	ULMUS CRASSIFOLIA

#### ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
ESMT. = EASEMENT  
ADS = 5/8" IRON ROD SET WITH ALUMINUM DISK STAMPED "AEA/TXASC.COM"  
CIRF = CAPPED IRON ROD FOUND  
ADF = 3-1/2" ALUMINUM DISK FOUND STAMPED "RAYMOND L. GOODSON JR. INC."  
XF = "X" CUT FOUND IN CONCRETE  
SQ.FT. = SQUARE FEET

#### LEGEND

- FIRE HYDRANT =
- WATER VALVE =
- WATER METER =
- GAS MANHOLE =
- GAS VALVE =
- POWER POLE =
- LIGHT POLE =
- GUY WIRE =
- CLEAN OUT =
- SANITARY MANHOLE =
- TREE =
- CHAIN LINK FENCE =
- WOOD FENCE =
- OVERHEAD WIRE =
- EDGE OF ASPHALT =

#### RECORD MONUMENTS

- RM 1: 3-1/2-inch aluminum disk found stamped "RAYMOND L. GOODSON JR. INC." in the southwest right-of-way line of Annex Avenue (a called 50 foot right-of-way) as recorded in Volume 95, Page 17, Deed Records, Dallas County, Texas for the north corner of Lot 1A, Block 5/712, PLAY, an addition to the City of Dallas as recorded in Instrument Number 201300299987, Official Public Records, Dallas County, Texas.
- RM 2: 1/2-inch capped iron rod stamped "PLG INC" found in the eastern right-of-way line of said Annex Avenue for the west corner of a 13 foot by 13 foot right-of-way dedication, described as a 3-1/2-inch aluminum disk stamped "PEAK ANNEX" and "RAYMOND L. GOODSON JR. INC." as recorded in Instrument Number 201300287568, Official Public Records, Dallas County, Texas.

#### GENERAL NOTES

- BASIS OF BEARING for this is survey is Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, giving the southern line of this parcel a bearing of S 44°23'53" W.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Department approval.
- Coordinates shown are based on the Texas State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Purpose of this plat is to create one lot from previous platted lands.

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Hollyvale Rental Holdings, LLC is the owner of a 2.338 acre (101,840 square feet) tract or parcel of land in the J. Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of Tract 5 of Block 2/648 of Blankenship & Blake Addition, an addition to the City of Dallas as recorded in Volume 1, Page 337, Map Records, Dallas County, Texas (M.D.C.T.), and also being all of that certain tract of land as described in a General Warranty Deed to Hollyvale Rental Holdings, LLC as recorded in Instrument Number 202100361397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by meets and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod found stamped "TXHS" on the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) as recorded in Volume 373, Page 368, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being the north corner of Lot 1A, Block 2/648, Holly Residences a Condominium Declaration to the City of Dallas as recorded in Instrument Number 202000249639, O.P.R.D.C.T.;

THENCE N 44°53'57" E, along the southeast right-of-way of said San Jacinto Street, passing a 3/8-inch iron rod found at a distance of 185.63 feet, and continuing in all, a total distance of 188.49 feet to an 5/8-inch iron rod set with aluminum cap stamped "AEA TXASC.COM" (ADS) at the intersection of the southeast right-of-way line of said San Jacinto Street and the southwest right-of-way line of Annex Avenue (a called 50 foot right-of-way) as recorded in Volume 95, Page 17, D.R.D.C.T.;

THENCE S 44°43'39" E, along the southwest right-of-way line of said Annex Avenue, a distance of 51.68 feet to an ADS, from which a 3-1/2-inch aluminum disk found stamped "RAYMOND L. GOODSON JR. INC." in the southwest right-of-way line of said Annex Avenue, for the north corner of Lot 1A, Block 5/712 PLAY, an addition to the City of Dallas as recorded in Instrument Number 201300299987, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same point being the southeast corner of that certain tract of land described in a Special Warranty Deed to Hollyvale Rental Holdings, LLC as recorded in Instrument Number 202000115184, O.P.R.D.C.T., bears S 44°43'39" E - 491.60 feet;

THENCE S 44°54'50" W, departing the southwest right-of-way line of said Annex Avenue and over, across, and through said Tract 5, a distance of 188.49 feet to an ADS in the east line of said Lot 1A;

THENCE N 44°43'36" W, with the east line of said Lot 1A, a distance of 51.64 feet to the POINT OF BEGINNING and containing acres (or square feet) of land, more or less.

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hollyvale Rental Holdings, LLC, does hereby adopt this plat, designating the herein described property as **ANNEX EASTERN ADDITION** an addition to the City of Dallas, Dallas County, Texas. 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.

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 \_\_\_\_\_ 2022.

Hollyvale Rental Holdings, LLC

Name  
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2022.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas

#### SURVEYOR'S STATEMENT

I, John Truong, 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 Land Surveying, 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 \_\_\_\_\_, 2022.

**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.

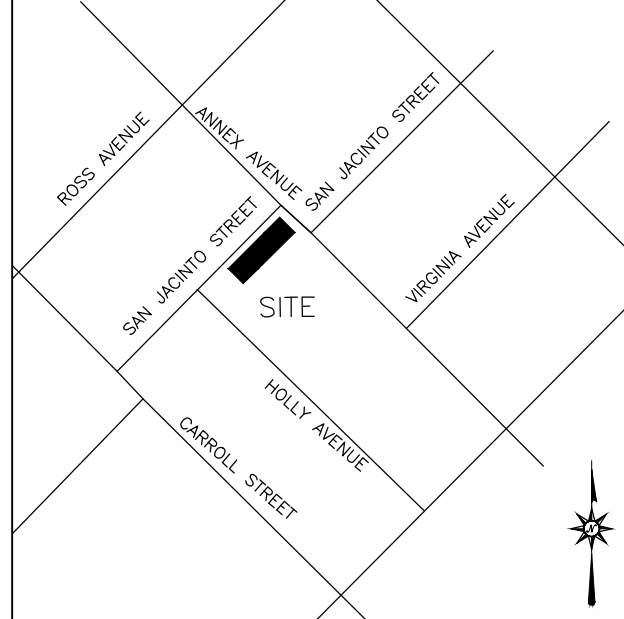
John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS  
COUNTY OF DALLAS

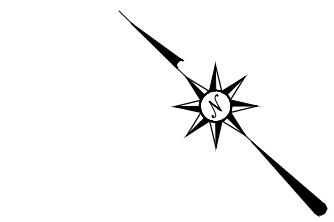
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2022.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas



VICINITY MAP  
NOT TO SCALE



0' 30' 60'  
GRAPHIC SCALE: 1" = 30'

**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.

SHEET 1 OF 1

The purpose of this plat is to create one lot from previous platted lands.

**PRELIMINARY PLAT  
ANNEX EASTERN ADDITION**

LOT 1, BLOCK 2/648  
0.224 ACRES

BEING

PART OF TRACT 5, BLOCK 2/648  
BLANKENSHIP AND BLAKE EDITION  
VOLUME 1, PAGE 337, MAP RECORDS  
DALLAS COUNTY, TEXAS  
AND

ALL OF THAT TRACT OF LAND DESCRIBED IN  
A GENERAL WARRANTY DEED TO  
HOLLYVALE RENTAL HOLDINGS, LLC  
AS RECORDED IN INSTRUMENT NUMBER  
202100361397, OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS

J. GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS, TEXAS

CITY PLAN FILE NUMBER S223-014  
CITY ENGINEER FILE NO.  
OCTOBER 5, 2022

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