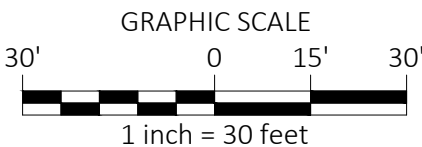
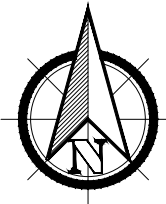


VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- ◆ BENCHMARK
 - BOUNDARY/LOT CORNER
 - EASEMENT CORNER
 - ⊠ A/C UNIT
 - ☆ LIGHT POLE
 - ⊕ TRAFFIC LIGHT POLE
 - ⊙ POWER POLE
 - ⊗ POWER POLE w/ LIGHT
 - ⊗ POWER POLE w/ XFORMER
 - ⊠ POWER POLE w/ METER BOX
 - ⊠ ELECTRIC BOX
 - ⊠ GUY WIRE
 - ⊠ ELECTRIC TRANSFORMER
 - ⊠ ELECTRIC MANHOLE
 - ⊠ ELECTRIC VAULT
 - ⊙ GAS METER
 - ⊙ GAS MANHOLE
 - ⊙ GAS VALVE
 - ⊙ GAS VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊠ ELECTRIC TRANSFORMER
 - ⊠ STORM DRAIN MANHOLE
 - ⊠ TELECOMMUNICATION MANHOLE
 - ⊠ TELECOMMUNICATION MARKER
 - ⊠ TELECOMMUNICATION PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊠ WATER IRRIGATION BOX
 - ⊠ TELECOMMUNICATION MARKER
 - ⊠ MAILBOX
 - BOLLARD
 - ⊠ SIGN
 - ▲ MONITORING WELL
 - ⊠ UNKNOWN MANHOLE
 - ⊠ UNKNOWN VAULT
 - ⊙ PARKING SPACES
 - ⊙ HANDICAP PARKING
 - ⊙ BRUSH
 - TREE

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- CAB. VOLUME
VOL. VOLUME
PG. PAGE
INST. INSTRUMENT
NO. NUMBER
(XX° XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
ADS 3-1/4" ALUMINUM DISC STAMPED
"URBAN STRUCTURE + SURVEY, PLLC" SET
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"URBAN STRUCTURE + SURVEY, PLLC"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
ELEV. ELEVATION
XXX.X SPOT ELEVATION
NS NATURAL GROUND
TC TOP CURB
G GUTTER
FL FLOW LINE

- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - SANITARY SEWER LINE
 - STORM-DRAIN LINE
 - WATER LINE
 - GAS LINE
 - TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING

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

That, Cutting Edge Investments, LLC, acting by and through it's duly authorized agent, Yehuda Goldman, does hereby adopt this plat, designating the herein described property as **ARROYO 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).

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.

Cutting Edge Investments, LLC

By: _____ Date: _____
Yehuda Goldman

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared Yehuda Goldman, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Dustin C. Kaiser, 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 and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set as shown hereon under my direction and supervision.

Dated this the ____ day of _____, 2022.

DUSTIN C. KAISER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6918

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Dustin C. Kaiser, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2022.

Notary Public, in and for the State of Texas

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- VERTICAL DATUM IS NAVD88 GEOID12B, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT FROM FIVE (2) EXISTING PLATTED LOTS.
- PROPERTY IS VACANT. NO EXISTING LOTS.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Cutting Edge Investments, LLC, is the sole owner of a 14,768 square foot or 0.339 of an acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, City of Dallas, Dallas County, Texas, being all of Lots 12 and 13, Block 9/2262, Clifton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 214, Map Records, Dallas County, Texas (M.R.D.C.T.), and being all of that tract of land described to said Cutting Edge Investments, LLC, by General Warranty Deed recorded in 201800146301, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of Lot 11, Block 9/2262, of said Clifton Addition, and being in the Southeast Right-of-Way (R.O.W.) line of Arroyo Avenue (a 50 foot R.O.W., Volume 2, Page 214, M.R.D.C.T.);

THENCE South 46 degrees 10 minutes 44 seconds East, with the Southwest line of said Lot 11, a distance of 150.00 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA", for the South corner of said Lot 11, and being in the Northwest R.O.W. line of a 15 foot wide Alley, dedicated in Volume 2, Page 214, M.R.D.C.T., from which a 5/8 inch iron rod found for witness bears South 39 degrees 17 minutes 30 seconds West, a distance of 0.98 feet;

THENCE South 43 degrees 49 minutes 16 seconds West, with the Northwest R.O.W. line of said Alley, a distance of 98.74 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA", for the intersection of the Northwest R.O.W. line of said Alley, and the Northeast R.O.W. of Rosewood Avenue (a 50 foot R.O.W. , Volume 2, Page 214, M.R.D.C.T.), form which a 1/2 inch iron rod found for witness bears North 55 degrees 11 minutes 32 seconds West, a distance of 0.79 feet;

THENCE North 45 degrees 57 minutes 24 seconds West, with the Northeast R.O.W. line of said Rosewood Avenue, a distance of 150.00 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA" for the intersection of the Northeast R.O.W. line of said Rosewood Avenue, and the Southeast R.O.W. line of said Arroyo Avenue, from which a 1 inch iron rod found for witness bears North 41 degrees 17 minutes 13 seconds West, a distance of 0.75 feet;

THENCE North 43 degrees 49 minutes 16 seconds East, with the Southeast R.O.W. line of said Arroyo Avenue, passing a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for the existing common North corner of aforesaid Lots 12 and 13, Block 9/2262, Clifton Addition, at a distance of 48.16 feet, and continuing a total distance of 98.16 feet to the POINT OF BEGINNING, and containing 14,768 square feet or 0.339 of an acre tract of land, more or less.



1100 E. Campbell, Ste 210, Richardson, TX 75081
Firm Registration #10194610 · www.urbanstruct.com · 214.295.5775

PRELIMINARY PLAT

0.339 ACRES / 14,768 SQUARE FEET

LOT 12A, BLOCK 9/2262
ARROYO ADDITION
ALL OF LOTS 12 AND 13, BLOCK 9/2262
CLIFTON ADDITION
RECORDED IN VOL. 2, PG. 214, IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S223-023
ENGINEERING PLAN No. XXXX-_____

SURVEYOR
Urban Structure
1100 E. Campbell, Ste 210
Richardson, TX 75081
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Phone: (214) 295-5775

DEVELOPER/ OWNER
Dual Workshop
contact: Nic Jung
9117 Raeferd Dr.
Dallas, TX 75243
Phone: (214) 542-6310