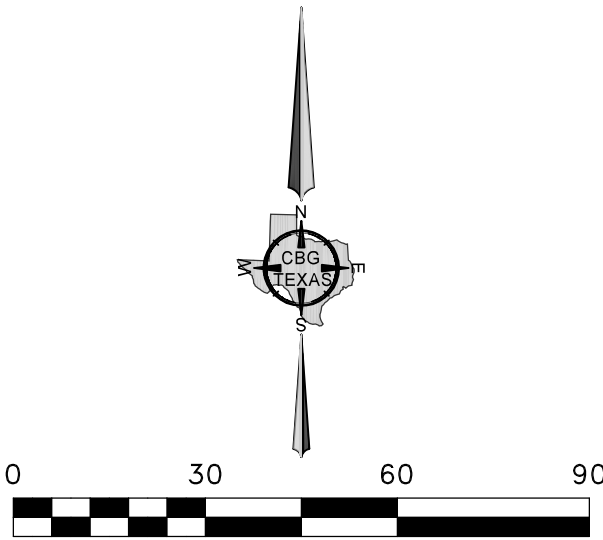


VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 30'

#### LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
ACS = 3-1/4 ALUMINUM DICK STAMPED "TCA" AND RPLS 5513" OVER  
A 1/2 INCH IRON ROD SET

#### GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOT FOR DEVELOPMENT OUT OF THREE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS IGS Construction LLC, is the owner of a 14,201 square foot tract of land situated in the J. Grigby Survey, Abstract No. 1495 in the City of Dallas, Dallas County, Texas, and being Lots 2, 3, AND 4, Block 3/2001, of Rick and Hurt's North Fitzhugh Avenue Addition, an Addition to the City of Dallas, according to the Map or Plat thereof recorded in Volume 2, Page 220, Map records of Dallas County, Texas, same being tracts of land conveyed to Abstract Properties LLC, by Deeds recorded in Instrument No's. 202200255288, 202200255293 and 202200255297, Official Public Records, Dallas County, Texas and being more particularly describe by Metes and Bounds as follows:

COMMENCING at a point for corner, said corner been the North corner of Lot 1, Block 3/2001, of said Rich and Hurt's Addition, same being in the intersection of the Southwest Right-of-Way line of North Fitzhugh Avenue (Public Right-of-Way), by Map recorded in Volume 2, Page 220, Map records of Dallas County, Texas and the Southeast Right of Way line of Belmont Avenue (38 foot width Right-of-Way) formerly Known as Hurt Street, by Map recorded in Volume 2, Page 220, Map Records, Dallas County, Texas;

THENCE South 45 degrees 10 minutes 00 seconds West, along the said Southeast Right-of-Way line of said Belmont Avenue, a distance of 148.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 1, and being the POINT OF BEGINNING of herein described tracts;

THENCE South 44 degrees 57 minutes 29 seconds East, along the said Southwest line of said Lot 1, a distance of 51.52 feet to a 3-14 aluminum disk stamped "TCA" and " RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being the South corner of said Lot 1, same being along the Northwest line of Lot 9, Block A/2007, of Gulf Park Addition, an Addition of the City of Dallas, according to the Map or Plat thereof recorded in Volume 4, Page 136, of Map Records of Dallas County, Texas;

THENCE South 34 degrees 08 minutes 03 seconds West, along the Northwest line of said Lot 9, a distance of 203.75 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of Lot 6, Block C/2007 of said Gulf Park Addition, same corner being the South Corner of Lot 5, Block 3/2001, of said Rick and Hurts Addition;

THENCE North 44 degrees 57 minutes 29 seconds West, along the Northeast line of said Lot 5, a distance of 90.44 feet to 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 5, Block 3/2001, same being along the Southeast Right-of-Way line of said Belmont Avenue;

THENCE North 45 degrees 08 minutes 44 seconds West, along the Southeast Right-of-Way line of said Belmont Avenue, a distance of 200.07 feet, or to the POINT OF BEGINNING and containing 14,201 square feet or 0.328 acre of land.

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, IGS Construction LLC, acting by and through their duly authorized agent, Michael Cimino do hereby adopt this plat, designating the herein described property as **TIN CUP 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
IGS Construction LLC (OWNER)  
Michael Cimino (Founder and CEO)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Michael Cimino , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

#### SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW ON 02/03/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

FINAL PLAT  
**TIN CUP ADDITION**  
LOTS 2A AND 2B, BLOCK 3/2001  
14,201 Sq. Ft. / 0.326 ACRES  
BEING A REPLAT OF  
LOT 2-4, BLOCK 3/2001 RICK AND HURT'S FITZHUGH AVENUE ADDITION  
J. GRIGBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-074  
ENGINEERING PLAN NO.: \_\_\_\_\_



OWNER: IGS CONSTRUCTION LLC.  
AGENT: MICHAEL CIMINO  
2000 MCKINNEY AVENUE #17.  
DALLAS, TEXAS 75001  
512-994-8693

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