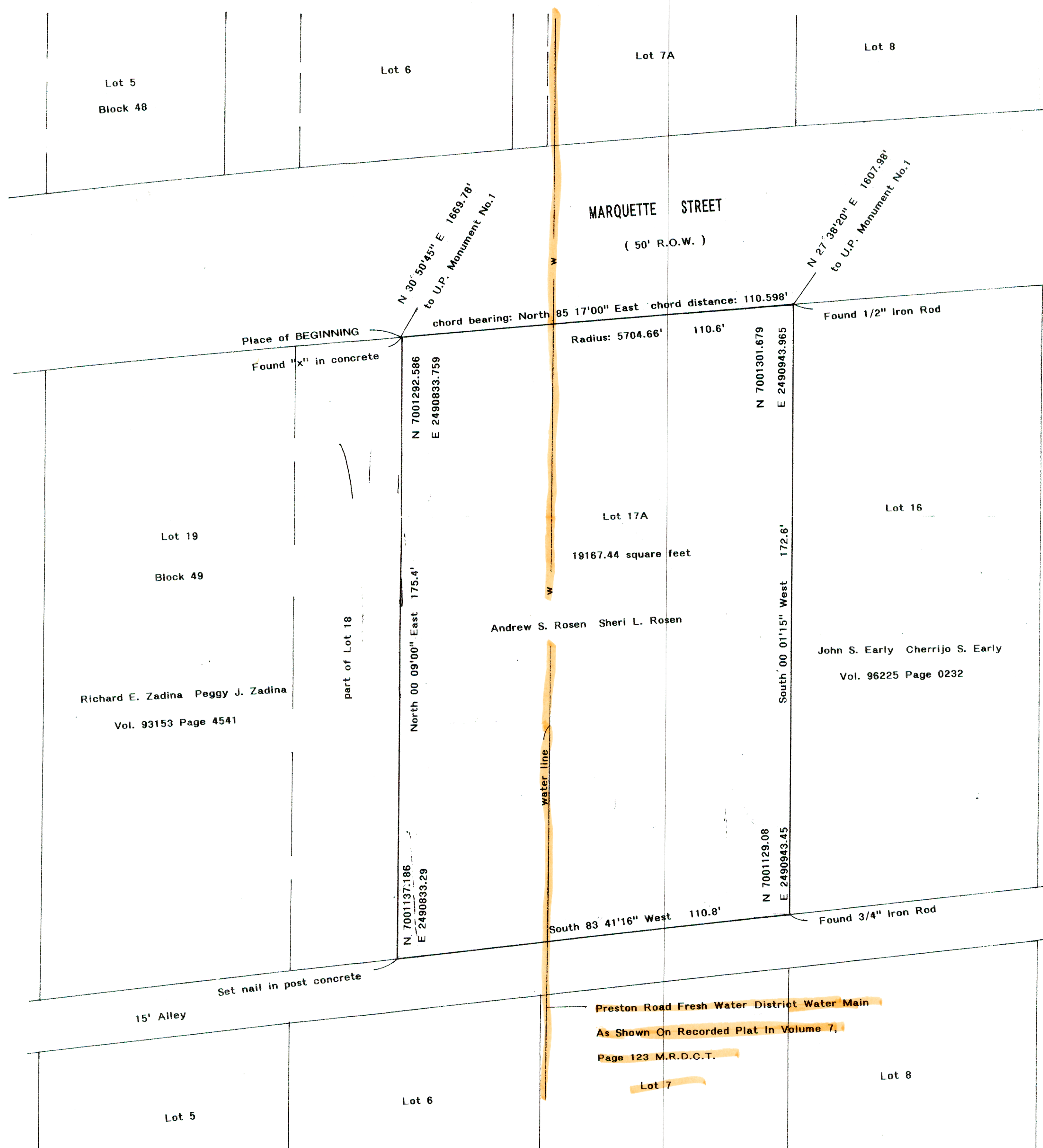
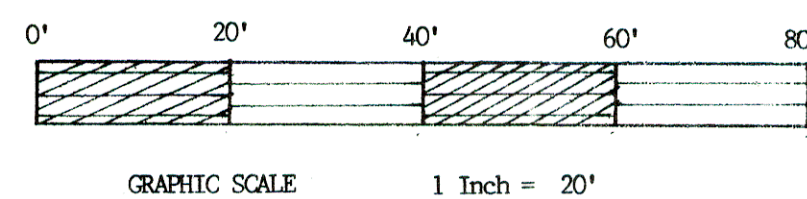
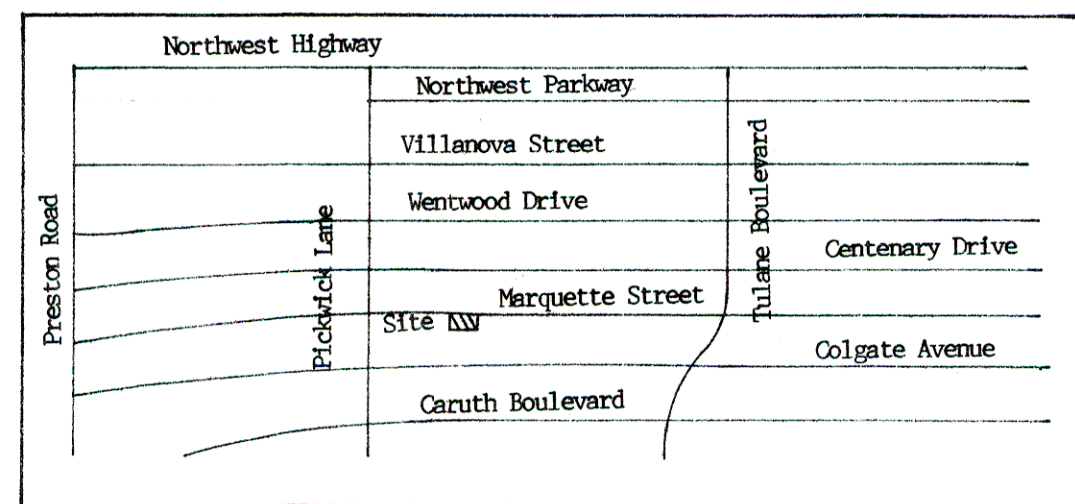




## VICINITY MAP NTS



## OWNERS CERTIFICATE

Whereas, Andrew S. Rosen and Sheri L. Rosen are the owners of a tract of land situated in the JOSIAH BARKER SURVEY, ABSTRACT NO. 80, Dallas County, Texas and being all of Lot 17 and the East 40.3 feet of Lot 18 in Block 49, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in Volume 7 at Page 123, Map Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at an "x" found in concrete for corner on the South line of Marquette Street (a 50.0 foot R.O.W.), said point being 383.2 feet East of the East line of Pickwick Lane (a 60.0 foot R.O.W.);

**THENCE** along the curving South line of Marquette Street, being a curve to the right having a radius of 5704.66 feet, a chord bearing of North 85 degrees 17 minutes East, a chord of 110.598 feet, a distance of 110.6 feet to a 1/2 inch iron rod found for corner on the South line of Marquette Street said point also being the Northeast corner of Lot 17 and the Northwest corner of Lot 16 in said Block;

**THENCE** South 00 degrees 10 minutes 15 seconds West on the common line between Lots 17 and 16, a distance of 172.6 feet to a 3/4 inch iron rod found for corner on the North line of a 15 foot alley, said point also being the Southeast corner of Lot 17 and the Southwest corner of Lot 16;

**THENCE** South 83 degrees 50 minutes 16 seconds West, along the North line of said alley, a distance of 110.8 feet to a nail set in post concrete for corner;

**THENCE** North 00 degrees 09 minutes 00 seconds East, a distance of 175.4 feet to the Place of BEGINNING and containing 19,167.44 square feet of land, more or less.

## OWNERS CERTIFICATE

State of Texas  
County of Dallas

Whereas, Andrew S. Rosen is the owner of a tract of land described as all of Lot 17 and the East 40.3 feet of Lot 18 in Block 49, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park, Texas, as recorded in Volume 7, Page 123 of the Map Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, I, Andrew S. Rosen, do hereby adopt this plat as an amending plat of Lot 17 and the East 40.3 feet of Lot 18 in Block 49, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park.

WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2012.

OWNER: Andrew S. Rosen

## OWNERS CERTIFICATE

State of Texas  
County of Dallas

Whereas, Sheri L. Rosen is the owner of a tract of land described as all of Lot 17 and the East 40.3 feet of Lot 18 in Block 49, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park, Texas, as recorded in Volume 7, Page 123 of the Map Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, I, Sheri L. Rosen, do hereby adopt this plat as an amending plat of Lot 17 and the East 40.3 feet of Lot 18 in Block 49, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park.

WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2012.

OWNER: Sheri L. Rosen

## ACKNOWLEDGMENTS

State of Texas  
County of Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrew S. Rosen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

## ACKNOWLEDGMENTS

State of Texas  
County of Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sheri L. Rosen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

## SURVEYOR'S CERTIFICATE

State of Texas  
County of Dallas

That I, Kenneth A. Fox, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the applicable codes and ordinances of the City of University Park.

KENNETH A. FOX  
REGISTERED PROFESSIONAL LAND SURVEYOR #4946

State of Texas  
County of Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth A. Fox, R.P.L.S. NO. 4946, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## CERTIFICATE OF APPROVAL

State of Texas  
County of Dallas

I, Harry Persaud, Chief Planning Official for the City of University Park, Texas, pursuant to the authority of 212.0065 of the Texas Local Government Code and the City of University Park's Ordinance Number 07/45 dated December 4, 2007, do hereby certify that the attached amending plat was duly filed and approved by the City of University Park on the \_\_\_\_ day of \_\_\_\_\_, 2012.

Harry N. Persaud, MRTPI, AICP  
Chief Planning Official

Approved as to Form:

Robert L. Dillard, III  
City Attorney

## BEARINGS &amp; MONUMENTS

"All coordinates posted hereon are grid coordinated based on City of University Park monuments as re-established by Raymond L. Goodson, Jr., Inc. (May, June and July 2003)."

## Amending Plat

for

West 40.3' of Lot 18 and all of Lot 17,

Block 49

to

Lot 17A, Block 49

in the

University Heights, Fifth Section an Addition

to the

City of University Park, Texas

3925 Marquette Street

## Surveyors:

Land Point Surveyors Inc.  
1900 Bonanza Drive  
Sachse, Texas 75048  
214-348-6100

## Owners:

Andrew S. Rosen Sheri L. Rosen  
3925 Marquette Street  
University Park, Texas 75225