

BASIS OF BEARINGS AND COORDINATES:
ALL BEARINGS AND COORDINATES POSTED HEREON ARE GRID
COORDINATES BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS
RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC. (JULY 2003).

NOTES:
(C.M.)= CONTROLLING MONUMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, RCV SNIDER PLAZA II, LLC, IS THE OWNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 201800202360, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 4, LOT 5, AND LOT 6, BLOCK 4, OF HURSEY ADDITION TO UNIVERSITY PLACE, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 408, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RANKIN STREET (40' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF HURSEY AVENUE (50' RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF SAID LOT 6, FROM WHICH THE CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT NUMBER 4 BEARS SOUTH 60°40'21" WEST, A DISTANCE OF 2489.45 FEET;

THENCE NORTH 01°31'25" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HURSEY AVENUE, A DISTANCE OF 140.00 FEET TO AN "X" FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 89°10'29" EAST ALONG THE NORTH LINES OF SAID LOT 6, LOT 5, AND LOT 4, A DISTANCE OF 159.00 FEET TO AN "X" FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING IN THE WEST LINE OF A 10 FOOT ALLEY RIGHT-OF-WAY;

THENCE SOUTH 01°31'25" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 4 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID RANKIN STREET;

THENCE SOUTH 89°10'29" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RANKIN STREET, A DISTANCE OF 159.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22,258 SQUARE FEET OR 0.511 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RCV SNIDER PLAZA II, LLC, THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN DOES HEREBY ADOPT THIS PLAT AS AN AMENDING PLAT FOR LOT 4, LOT 5, AND LOT 6, BLOCK 4, HURSEY ADDITION TO UNIVERSITY PLACE, TO LOT 4A, BLOCK 4, HURSEY ADDITION TO UNIVERSITY PLACE, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 22nd DAY OF October 2018.

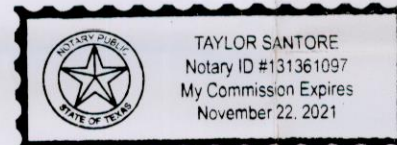
OWNER: RCV SNIDER PLAZA II, LLC
BY: BEN COATS, PRESIDENT

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 BEN COATS, AS PRESIDENT OF RCV SNIDER PLAZA II, LLC, A LIMITED LIABILITY COMPANY, ON THE BEHALF OF SAID COMPANY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF October 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11/22/2021



Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
01/07/2019 12:02:28 PM
\$72.00



201900004846

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, 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, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS,
THIS THE 27TH DAY OF SEPTEMBER, 2018.

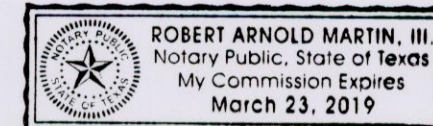
JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: March 23, 2019



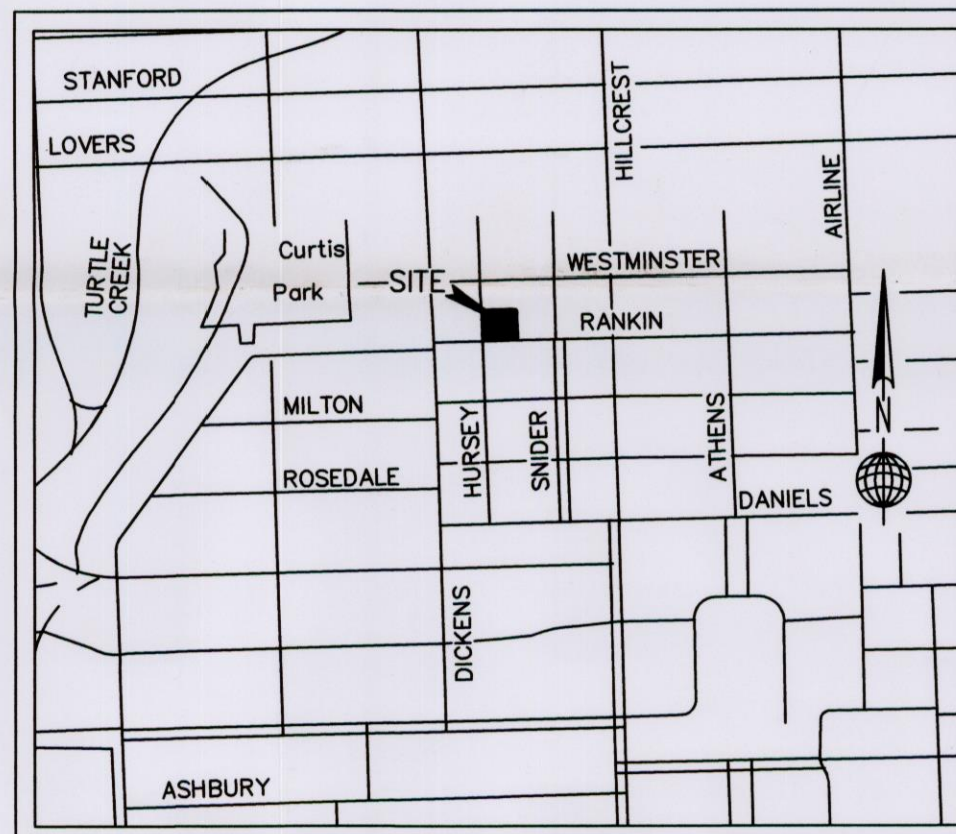
CERTIFICATE OF APPROVAL

I, JESSICA REES, PLANNER FOR THE CITY OF UNIVERSITY PARK, TEXAS, PURSUANT TO THE AUTHORITY OF 212.0085 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 10th DAY OF October 2018.

JESSICA REES
PLANNER

APPROVED AS TO FORM

ROBERT L. DILLARD, III
CITY ATTORNEY



VICINITY MAP

AMENDING PLAT
FOR
LOT 4, LOT 5, LOT 6, BLOCK 4
HURSEY ADDITION TO UNIVERSITY PLACE
TO
LOT 4A, BLOCK 4
HURSEY ADDITION TO UNIVERSITY PLACE
AN ADDITION TO THE
CITY OF UNIVERSITY PARK,
DALLAS COUNTY, TEXAS

ADDRESS: 3420 RANKIN STREET

AUGUST, 2018

SCALE: 1" = 20'

OWNER:
RCV SNIDER PLAZA II, LLC
3100 MONTICELLO AVENUE STE. 335
DALLAS, TEXAS 75205
(214)557-6306



SURVEYOR:
GLOBAL LAND SURVEYING, INC.
2030 "G" AVENUE
SUITE 1104
PLANO, TEXAS 75074
PHONE: (972)881-1700

FIRM NO. 100163-00 JOB NO. 18-07-047