OWNER 'S CERTIFICATE

VICINITY MAP MAPSCO: 45-K NOT TO SCALE

WHEREAS Daryl Richardson Gourmet Catering, Inc. is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a part of Block 214, City Block 13-214, of W. Caruth Bro. Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume D, Page 312, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Daryl Richardson Gourmet Catering, Inc., recorded in Instrument No. 201400072634, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southeast line of Munger Avenue, a 36' wide public right-of-way, at the intersection of the Northeast line of Laws Street, a 36' wide public right-of-way, at the West corner of said City Block 13/214;

Thence North 44°36'55" East, along said Southeast line of Munger Avenue, a distance of 197.08' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving at the intersection of the Southwest line of Griffin Street, a 36' wide public right-of-way, at the North corner of said City Block

Thence South 43°16'22" East, along said Southwest line of Griffin Street, a distance of 100.69' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving at the North corner of Lot 1, Block 13/214 of Dallas World Aquarium, Phase II, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002172, Page 55, Deed Records, Dallas County, Texas;

Thence South 36°44'13" West, passing through said City Block 13/214, a distance of 199.97' to a Mag nail with a 2" washer stamped "Dallas World Aquarium III, RPLS 5310" set in concrete paving in said Northeast line of Laws Street, at the West corner of said lot 1;

Thence North 43°16'22" West, along said Northeast line of Laws Street, a distance of 128.12' to the PLACE OF BEGINNING and containing 22,531 square feet or 0.517 of an acre of land.

SURVEYOR'S CERTIFICATE

COUNTY OF DALLAS

I, John S. Turner, 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.

day of

PRELIMINARY, RELEASED 2-1-2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Surveyor No. 5310

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

authorized agent, (You may place agents name here) does hereby adopt this plat, designating the herein described property as **DALLAS WORLD AQUARIUM III**, 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, resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the

day of

2021.

Daryl Richardson
President, Daryl Richardson Gourmet Catering, Inc.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Daryl Richardson, 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. STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for The State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: [Bank/mortgagee]

This instrument was acknowledged before me on (date of acknowledgement) by ______ (title of secretary, of ______ (n STATE OF TEXAS COUNTY OF ____ (title of officer-usually president or ness, i.e., LLC, Corp, etc.), on behalf of the

Notary Public in and for the State of Texas

(state of busi (LLC, Corp., etc.).

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1000 Munger Street and 1801 N. Griffin Street ~

Cowner: Daryl Richardson Gourmet Catering, Inc.
~ 1801 N. Griffin Street, Dallas, TX 75202 ~

~ 407-619-6035 ~

ONO. 19-1368 | Drawn by: 543 | Date:2-1-2021 | Revised:

"A professional company operating in your best interest" A&W SURVEYORS, INC.

Professional Land Surveyors

DALLAS WORLD AQUARIUM III LOT 2, BLOCK 13/214

PRELIMINARY PLAT

BEING A REPLAT OF PART OF BLOCK 13/214
W. CARUTH BRO.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-577