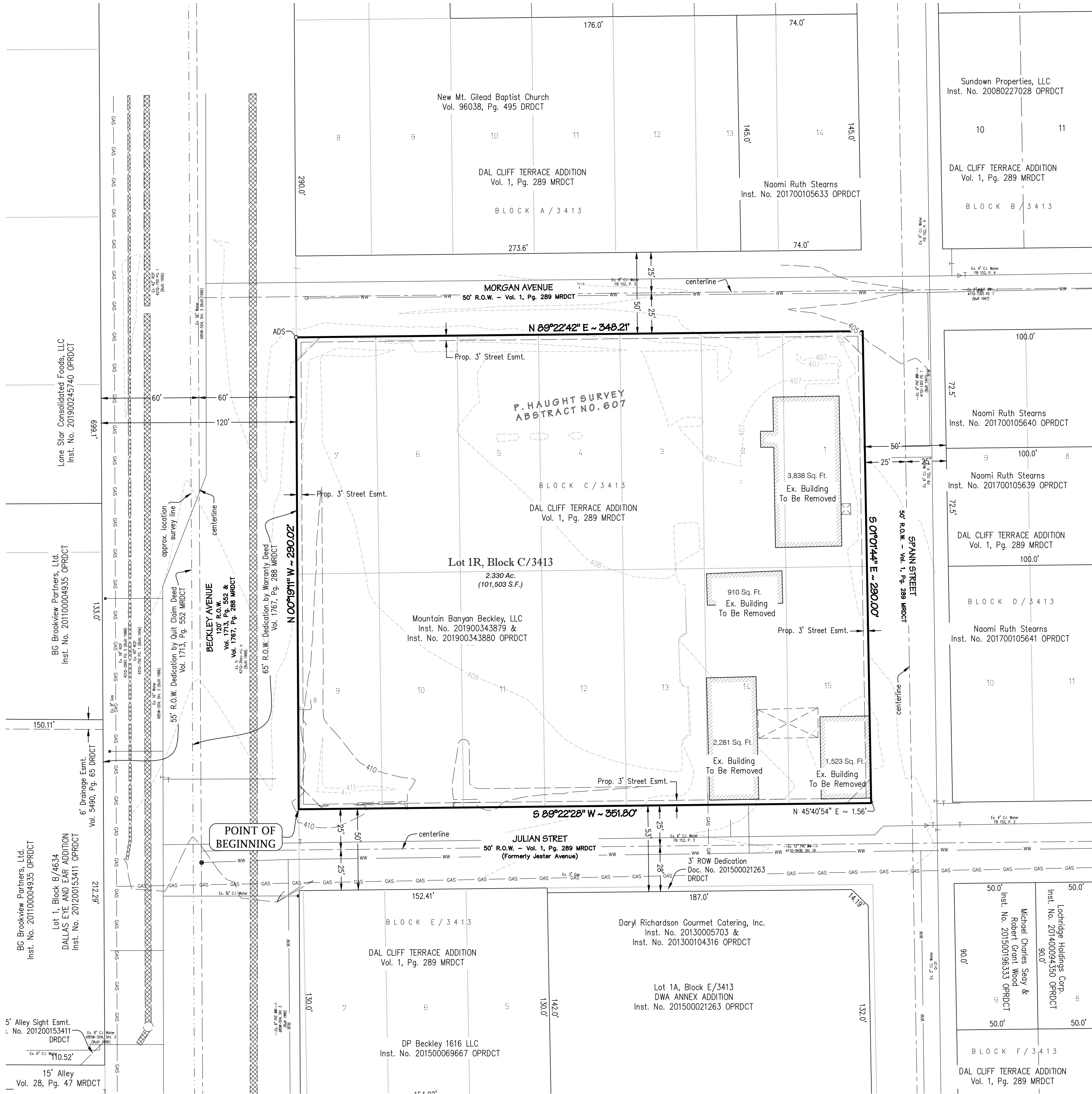


- NOTES:
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 - Lot to lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create one lot from fourteen.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
 - All existing buildings onsite are to be removed.

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "MB ADDITION SPIARSENS RPLS 5252" SET ATOP A 1/2" IRON REBAR
BWS	1-1/2" BRASS WASHER STAMPED "DPP ADDITION SPIARSENS RPLS 5252" SET WITH A PK NAIL
PKS	PK NAIL SET WITH BRASS WASHER
CIRS	1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SPIARSENS" SET
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UHL	UTILITY
(GTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst. No.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the P. Haight Survey, Abstract No. 607, City of Dallas, Dallas County, Texas, the subject tract being all of Lots 1-6 and 9-15, and a portion of Lots 7 & 8, Block C/3413, Dal Cliff Terrace Addition, according to the plat recorded in Volume 1, Page 289 of the Map Records, Dallas County, Texas (MRDCT), as conveyed to Mountain Banyan Beckley, LLC by Special Warranty Deed recorded in Instrument No. 201900343879 and 201900343880, Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the southwest corner of Lot 9, also being the intersection of the north line of Julian Street, formerly known as Jester Avenue, a 50 foot right-of-way, with the east line of Beckley Avenue, a 120 foot right-of-way;

THENCE N 00°19'11" W, 290.02 feet along the east line of Beckley Avenue to a 3-1/4" aluminum disc stamped "MB ADDITION SPIARSENS RPLS 5252" set for the northwest corner of Lot 7, also being the intersection of the east line of Beckley Avenue with the south line of Morgan Avenue, a called 50 foot right-of-way;

THENCE N 89°22'42" E, 348.21 feet along the south line of Morgan Avenue to a 1/2" iron rod found for the northeast corner of Lot 1, also being the intersection of the south line of Morgan Avenue with the west line of Spann Street, a called 50 foot right-of-way;

THENCE S 01°01'44" E, 290.00 feet along the west line of Spann Street to the southeast corner of Lot 15, also being the intersection of the west line of Spann Street with the north line of Julian Street, and from which an aluminum monument found, bears N 45°40'54" E, 1.56 feet;

THENCE S 89°22'28" W, 351.80 feet along the north line of Julian Street to the POINT OF BEGINNING with the subject tract containing 101,503 square feet or 2.330 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Mountain Banyan Beckley, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MOUNTAIN BANYAN ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2020.

Mountain Banyan Beckley, LLC

Name, Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public, State of Florida

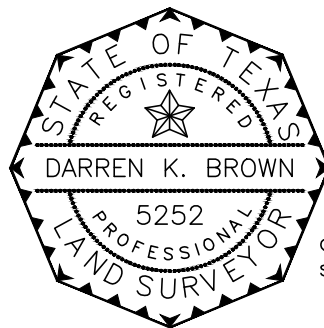
SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 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 _____, 2020.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarssengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

Given under my hand and seal of office this the ____ day of _____, 2020.

Notary Public, State of Texas

PRELIMINARY PLAT

MOUNTAIN BANYAN ADDITION

LOT 1R, BLOCK C/3413
BEING A REPLAT OF ALL OF LOTS 1-6 AND 9-15,
AND A PORTION OF LOTS 7 & 8, BLOCK C/3413

DAL CLIFF TERRACE ADDITION
P. HAUGHT SURVEY, ABSTRACT NO. 607,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 2.330 ACRES
CITY PLAN FILE NO. S190-109
CITY ENGINEER PLAN FILE NO. DP20-____

OWNER / APPLICANT
Mountain Banyan Beckley, LLC
2411 3rd Street, Unit E
Santa Monica, CA 90405
Telephone (240) 620-6298
Contact: Max Friedman

ENGINEER / SURVEYOR
Spiares Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier