

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, ACI Real Estate SPE 156 LLC is the owner of a 4.442-acre tract out of the I.N. Coombs Survey, Abstract No. 288, Dallas County, Texas by Special Warranty Deed recorded in Document No. 2020049320 of the Deed Records of Dallas County, Texas; said tract being all of Lot 1A, Block 11/4565, of HAMPTON PLACE ADDITION NO. 2A, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 98172, Page 2766, Map Records, Dallas County, Texas, (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" found at the east end of a curved corner clip at the intersection of the west right-of-way line of South Hampton Road (variable width right-of-way) and the south right-of-way line of Wentworth Street (a 50' foot wide public right-of-way);
 THENCE, South 00 degrees, 19 minutes, 07 seconds West, a distance of 304.87 feet to an "X" found for corner; said point being the intersection of the previous north line of Alden Avenue (south one half dedicated at this point, 25- foot to center line, abandoned by city ordinance no. 23318) and said west right-of-way of South Hampton Road;
 THENCE, South 01 degrees, 37 minutes, 08 seconds West, a distance of 15.03 feet to an "X" found for corner; said point being the most northerly corner of said proposed Lot 15, Block 11/4567, Hampton Place Addition No. 2B;
 THENCE, North 89 degrees, 30 minutes, 00 seconds West, along the said north line of said proposed Lot 15 a distance of 214.87 feet to an "X" found for corner;
 THENCE, South 00 degrees, 30 minutes, 00 seconds West, along the said west line of said Lot 15 a distance of 10.00 feet to an "X" found for corner; said point being in the south line of said Alden Avenue and the north line of Lot 8, Block B/4567, the Fourth Installment of Kessler Plaza, an Addition to the City of Dallas, Texas, as recorded in Volume 12, Page 369, Map Records, Dallas County, Texas;

THENCE, North 89 degrees, 30 minutes, 00 seconds West, along the south line of said Alden Avenue and north line of Block B/4567, a distance of 400.11 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found in the east right of way line of Franklin Street (a 25 foot wide right-of-way); said point being the beginning of a non-tangent curve to the right whose center bears South 84 degrees, 05 minutes, 58 seconds East, a distance of 2430.53 feet from said point;
 THENCE, in a northerly direction, along said east right-of-way line of Franklin Street, along said curve to the right, through a central angle of 04 degrees, 15 minutes, 58 seconds, an arc distance of 179.56 feet, a chord bearing of North 08 degrees, 01 minutes, 01 seconds East, a chord distance of 179.52 feet to an "X" found for corner;

THENCE, North 10 degrees, 08 minutes, 00 seconds East, continuing along said east right-of-way line of Franklin Street, a distance of 91.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the beginning of a tangent curve to the left, whose center bears North 79 degrees, 52 minutes, 00 seconds West, a distance of 2,480.53 feet from said point;

THENCE, in a northerly direction, continuing with said east right-of-way line of Franklin Street, along said curve to the left, through a central angle of 01 degrees, 13 minutes, 37 seconds, an arc distance of 53.12 feet, a chord bearing of North 09 degrees, 13 minutes, 11 seconds East, a chord distance of 53.12 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of said curve; said point being the beginning of a tangent curve to the right whose center bears South 81 degrees, 05 minutes, 37 seconds East, a distance of 11.40 feet from said point; said point being the beginning of a right-of-way corner clip at the intersection of said east right-of-way line of Franklin Street, with the said south right-of-way line of Wentworth Street;

THENCE, in a northeasterly direction, along said curve to the right and along said right-of-way corner clip, through a central angle of 81 degrees, 29 minutes, 54 seconds, an arc distance of 16.22 feet, a chord bearing North 49 degrees, 39 minutes, 20 seconds East, a chord distance of 14.88 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of curve; said point being in said south right-of-way line of Wentworth Street;

THENCE, South 89 degrees, 35 minutes, 43 seconds East, along said right-of-way line of Wentworth Street, a distance of 550.84 feet to an "X" found at the beginning of said curve to the right corner clip whose center bears South 00 degrees, 24 minutes, 17 seconds West, a distance of 15.00 feet from said point;

THENCE, southeasterly, along said curved corner clip, through a central angle of 20 degrees, 09 minutes, 22 seconds, an arc distance of 5.28 feet a chord bearing of South 79 degrees, 31 minutes, 02 seconds East, a chord distance of 5.25 feet to the POINT OF BEGINNING and CONTAINING 193,507 square feet or 4.442 acres of land, more or less.

SURVEYORS STATEMENT

I David M. Henderson, 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 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 precise representation of this Signed Final Plat.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 Notary Public in and for Dallas County, Texas
 David M. Henderson
 R.P.L.S. # 4489
 In the State of Texas

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 David M. Henderson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2021.
 PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT
 HAMPTON PLACE ADDITION NO. 2A
 LOTS 1A2 AND 2A, IN CITY BLOCK 11/4565

A REPLAT OF
 LOT 1A, BLOCK 11/4565
 OF HAMPTON PLACE ADDITION NO. 2
 VOLUME 98172, PAGE 2766, M.R.D.C.T.
 I.N. COOMBS SURVEY, ABSTRACT NO. 288
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. _____

Date of Survey: 03/23/2020 Checked By: CC
 Job Number: 2030084 Drawn By: MC Date of Revision: 04/29/2021 SHEET 1 OF 1

Benchmark Group
 of Texas, Inc.
 899 Presidential Drive, Suite 110, Richardson, Texas 75081
 Phone (972) 680-3037 Fax (972) 680-3052
 License No. 10120700
 LAND SURVEYORS

SOUTH HAMPTON ROAD
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 (VOL. 1, PG. 531)

HAMPTON & 12TH LP
 DALLAS CAD ID NO. 0000032957000000
 VOL. 95190, PG. 4554
 D.R.D.C.T.

APPROX LOCATION OF
 POINT OF BEGINNING
 VOL. 98172, PG. 2766
 D.R.D.C.T.

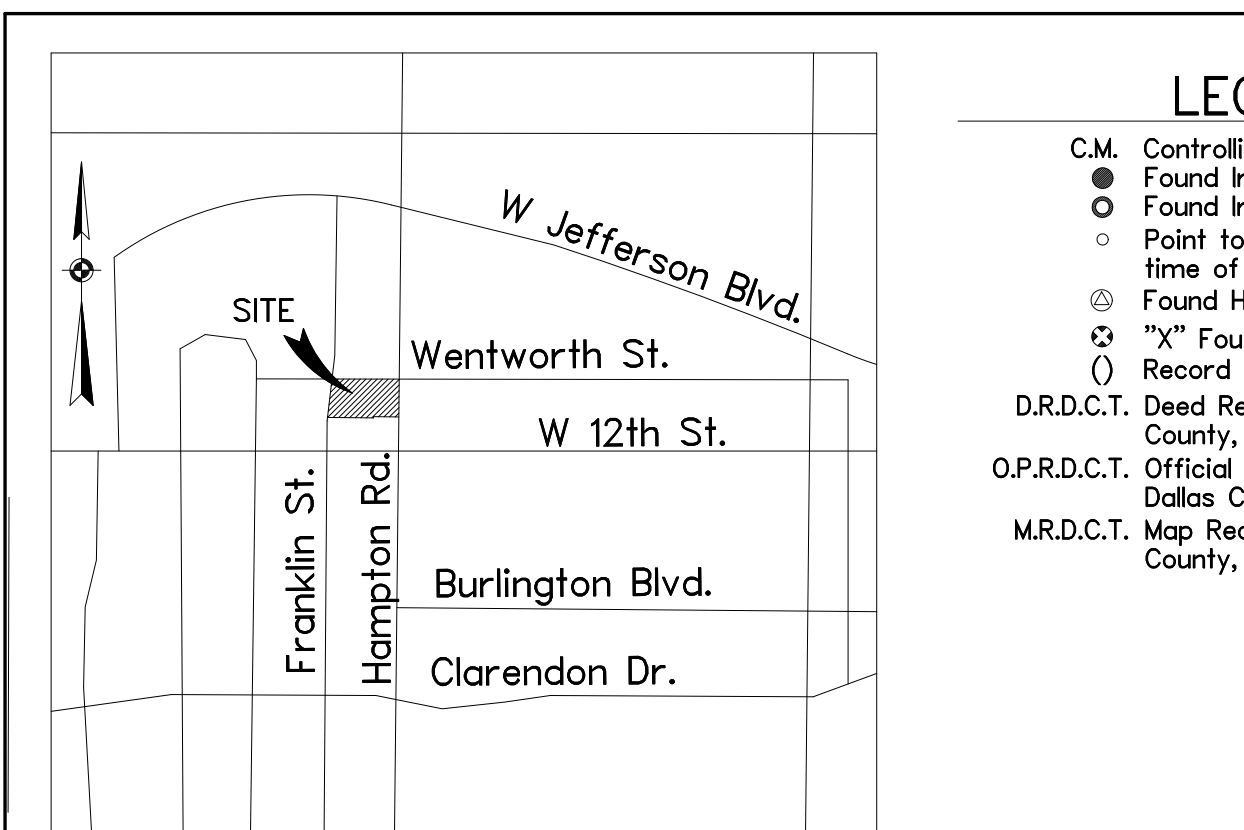
FREIDA KASSAM US INC
 DALLAS CAD ID NO. 00000329701000000
 VOL. 95190, PG. 4554
 D.R.D.C.T.

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 DALLAS CAD ID NO. 00000329701000000
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 D.R.D.C.T.

FREIDA KASSAM US INC
 DALLAS CAD ID NO. 00000329701000000
 VOL. 95190, PG. 4554
 D.R.D.C.T.

OWNER
 ACI REAL ESTATE SPE 156 LLC
 ALBERTSONS COMPANIES
 250 E PARKCENTER BLVD
 BOISE, ID 83706
 ATTN: _____

S# 201-664



VICINITY MAP
 NOT TO SCALE

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That ACI Real Estate SPE 156 LLC, acting by and through its duly authorized agent, Bradley R. Beckstrom, do hereby adopt this plat, designating the herein described property as HAMPTON PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use and streets and alleys and floodway easement areas shown as dedicated by this plat thereon. The easements as dedicated by this plat and 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 system. 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 _____, 2021.
 By: ACI Real Estate SPE 156, LLC

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 Name: Bradley R. Beckstrom
 Title: Authorized Signatory

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 Bradley R. Beckstrom, 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.

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

PRELIMINARY
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 Notary Public in and for Dallas County, Texas

GENERAL NOTES

- The purpose of this replat is to create 2 Lots from Lot 1A of the plat of Hampton Place Addition No. 2A recorded in Volume 98172, Page 2766, of the Map Records of Dallas County, Texas.
- Lot to Lot drainage will not be allowed without Engineering Section approval.
- All adjoining property dimensions based on plat recorded in Document No. 201200374031, M.R.D.C.T., deed recorded in Volume 95190, Page 4554, D.R.D.C.T., and field-observed monumentation.
- All Bearings are based on the North Line of an abandoned right-of-way, as seen in the plat recorded in Volume 98172, Page 2766, of the Map Records of Dallas County, Texas. (Being S 89°30'00"E)
- All existing structures are to remain.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.
- All existing trees to remain on site, no additional trees to be added or removed.

CURVE TABLE					LINE TABLE			
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	LINE	BEARING	DISTANCE
C1	04°13'58"	2430.53'	179.56'	N 08°01'01"E	179.52'	L1	S 01°37'08"W	15.03'
C2	01°13'37"	2480.53'	53.12'	N 09°31'11"E	53.12'	L2	S 00°30'00"W	10.00'
C3	81°28'50"	11.40'	16.21'	N 49°39'20"E	14.88'	L3	N 10°08'00"E	91.00'
C4	20°09'22"	15.00'	5.28'	S 79°31'02"E	5.25'			

WEST 12TH STREET
 (60' PUBLIC RIGHT-OF-WAY)

