

OWNER'S CERTIFICATE

WHEREAS, ripple d+b CO. and Erik Benjamin Kulstad and Christine Elizabeth Kulstad are the sole owners of a tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being all of Lots 25, 26 and 27, Block A/4015 of the Amended Plat Belmont Hotel, Phase 2 Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 201400311032, Official Public Records, Dallas County, Texas, and being Lot 28A, block A/4015 of Nedler Place, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 201400311032, Official Public Records, Dallas County, Texas, also being all of that certain tract of land as described to ripple d+b CO., a Texas corporation by Warranty Deed recorded in Instrument No. 201900136045, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Erik Benjamin Kulstad and Christine Elizabeth Kulstad by Warranty Deed recorded in Instrument No. 201900159356, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Villas at Dilbeck Court Homeowner's Association, Inc., a Texas nonprofit corporation by Special Warranty Deed recorded in Instrument No. 201000187357, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Villas at Dilbeck Court Homeowner's Association, Inc., a Texas nonprofit corporation by Special Warranty Deed recorded in Instrument No. 201000187357, Official Public Records,

inch iron rod found for corner, said corner said Amended Plat Belmont Hotel, Phase 2 Wickmere Mews (21.50 foot right—of—way), k A/4015 (Common Area "B") of said Amer r being the Addition, a and said c anded Plat B e Northw and bei corner l Belmont thwest corner of said Lot being along the East ir being along a South ont Hotel, Phase 2

degrees 10 minutes 00 seconds East along the South lince of 47.13 feet to a 1/2 inch iron rod found for corne urve to the left, having a radius of 50.89 feet, a central ids, a chord bearing of South 19 degrees 52 minutes 52 feet; ne of said Lot 35A, Block er, said corner being the I angle of 59 degrees 22 2 seconds East, a chord

curve to the left and along a West lien of some rc length of 50.24 and being the Northwest continuing a total arc length of 52.73 feet to reginning of a curve to the left, having a radius 12 seconds, a chord bearing of South 77 degrees; vest corner of Lot eet to a 1/2 inch a radius of 35.00 77 degrees 45 mi issing a 1/2 inch iron A, Block A/4015 of said on rod for corner, said et, a central angle of 56 ites 27 seconds East, a

left eft and the orner, said Phase 2 A ne South d corner Addition; line of being t of said Lot the West o t 35A, corner of of length of 34.42 feet 30, Block A/4015 of

THENCE South 25 degrees 50 minutes A/4015 of said Amended Plat Belmon in concrete for corner, said corner by Amended Plat Belmont Hotel, Phase 2 Malone Cliff View (20 foot right of woof 90.00 feet, a central angle of 25 degrees 40 minutes 00 seconds West, minutes 00 seconds East along the Sa Belmont Hotel, Phase 2 Addition, a d orner being the Southwest corner of L hase 2 Addition, said corner being al of way), said corner being along a of 25 degrees 00 minutes 00 second s West, a chord distance of 38.96 fe ne Southwest line of Lot 30, Block a distance of 54.45 feet to an "X" found of Lot 30, Block A/4015 of said ng along the North right of way line of a curve to the right, having a radius econds, a chord bearing of South 76 foct.

said curve to the right and an "X" found in concrete for the North an arc length of

10 an minutes ("X" set in aid Malone Cliff View,

s 10 minutes (corner being ٥٥ ۵ 00 seconds West, a along the East line) seconds 1/2 inch West, rod a distance d for cor distance of said 28.50 kmere to a 3" Aluminum Disk to an "X" set in

50 minutes 00 o the POINT OF I id Wickmere Mews, a feet or 0.20 acres of

THAT, ripple d+b CO., acting by and through it's duly authorized agent, Erik Benjamin Kulstad, Christine Elizabeth Kulstad and Villas at Dilbeck Court Homeowner's Association, Inc., acting by and through it's duly authorized agent does hereby adopt this plat, designating the herein described property as SPACE UNICORN ESTATES, 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 or growths shall be 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 private property for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance or 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 mithout 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

f working space for s also conveyed for services and wastewater such additional easements

tions of the City of

ty and State, on this ame is subscribed to ne for the purposes the act and deed

2019.

D+BAVENU
75206

DEVELOPMENT ON

FLOOD IN

INSURANCE RATE MAP NO.

<u>_</u>

CONCRETE N ROD FOUND

NUMENT

DISK STAMPED "S 2 INCH IRON ROD

AND

COORDINATE

NORTH CENTRAL

OWNER: ERIK B.
CHRISTINE E.
1905 MALONE CL
DALLAS, TEXAS

OWNER: VILLAS AT DILBECK OF HOMEOWNER'S ASSOCIATION,

134 N. MAIN STREET
DUNCANVILLE, TEXAS 75116 COURT N, INC.

Erik Benjamin Kulstad, Owner

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Erik Benjamin Kulstad, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

day of

2019.

Notary Signature

Elizabeth Kulstad, Owner

STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Christine Elizabeth Kulstad, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. 2019.

Signature

Notary

at Dilbeck Court Homeowner's Association, Inc., Owner

STATE OF COUNTY O

OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Villas at Dilbeck Court Homeowner's Association, Inc, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2019.

Signature

SURVEYOR'S STATEMENT

I, Bryan Connally, 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.

Dated this the______, 2019.
RELEASED FOR REVIEW 08/09/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2019.

PRELIMINARY PLAT

SPACE UNICORN ESTATES

LOTS 25A, 26A, 28A1 & COMMON AREA "E", BLOCK A/4015

7,747 SQ.FT. / 0.18 ACRES

BEING A REPLAT OF LOTS 25, 26 & 27, & COMMON AREA BLOCK

A/4015 OF AMENDED PLAT, BELMONT HOTEL, PHASE 2 ADDITION

AND LOT 28A, BLOCK A/4015 OF NEDLER PLACE

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-289 LOTS



1"=20' / DATE: 7/31/19 / JOB NO.