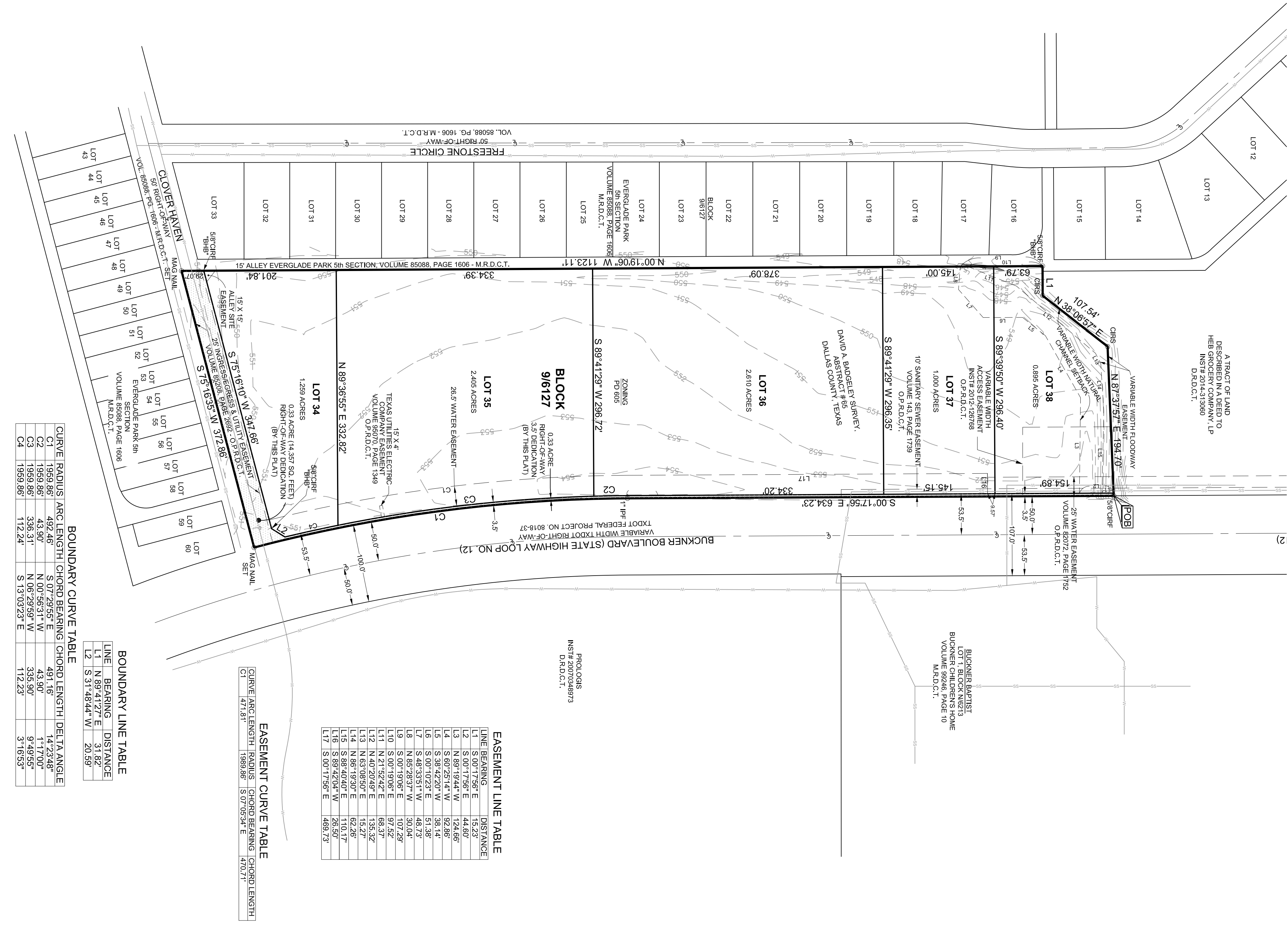


### GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480771 as shown on Map Number 4811300370K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create five commercial lots of record and dedicate easements.
- The subject property is zoned "PD 605" according to the City of Dallas online zoning map.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- No structures exist on this site.
- The location of underground utilities shown hereon are approximate; no excavation was performed to determine their exact location.



CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 1959.86	43.50'	N 07° 56' 31" W	117.00'	1° 42' 24"
C2 1959.86	43.50'	N 06° 29' 59" W	94.955'	1° 47' 00"
C3 1959.86	336.31'	S 13° 03' 23" E	112.23'	3° 16' 53"
C4 1959.86	112.24'	S 13° 03' 23" E		

LINE	BEARING	DISTANCE
L1	N 89° 41' 27" E	31.82'
L2	S 31° 48' 44" W	20.59'

CURVE ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	471.58'	S 07° 05' 34" E	470.71'
C2	1989.58'	S 07° 05' 34" E	1973.50'

**OWNERS CERTIFICATE**

STATE OF TEXAS                    §  
 COUNTY OF DALLAS               §

WHEREAS, **5204 BUCKNER, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the David A. Badgley Survey, known as **5204 BUCKNER, LLC**, being a portion of the original survey known as **BUCKNER BROTHERS ESTATE**, being a portion of the original survey known as **BUCKNER BROTHERS ESTATE**, more particularly described as follows:

**BEGGINNING** at a 5/8" capped iron rod found for the Northeast corner of the herein described tract and being the Southeast corner of a tract of land described in a deed to **HEB GROCERY COMPANY, L.P.**, according to the deed thereof recorded in Instrument Number 2014-313069 of the Deed Records of Dallas County, Texas, said point lies in the West Right-of-Way line of Buckner Boulevard (AKA State Highway Loop No. 12);

thence South 00°19'06" East with the West Right-of-Way line of said Boulevard for a distance of 634.23 feet to a 1" iron pipe found at the beginning of a curve to the left having a radius of 1839.66 feet with a chord bearing and distance of South 07°23'55" East, 491.16 feet;

thence along the arc of said curve to the left for an arc distance of 492.46 feet to a mag nail set at or near the centerline of Clover Haven (SR R.O.W.) and being in the West Right-of-Way line of Buckner Boulevard;

thence South 75°16'35" West along or near the centerline of said Clover Haven for a distance of 372.86 feet to a mag nail set for the Southwest corner of the herein described tract at or near the centerline of Clover Haven;

thence North 00°19'06" West with the East boundary line of Everglade Park, 5th section, an addition to the City of Dallas according to the plat thereof recorded in Volume 63083, Page 1606 of the Map Records of Dallas County, Texas, for a distance of 1123.11 feet to a 5/8" capped iron rod stamped "Eagle Surveying" set on the herein described tract;

thence along the South boundary line of aforementioned HEB Grocery tract the following calls to wit:

North 89°41'27" East for a distance of 31.82 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set;

North 38°08'57" East for a distance of 107.54 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set;

North 87°37'57" East for a distance of 194.70 feet to the **POINT OF BEGINNING** and there terminating, enclosing 8,159 acres of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

**THAT 5204 BUCKNER, LLC**, does hereby adopt this plat, designating the herein described property as **LOTS 34-38, BLOCK 9/6127, GOLDEN BUCKNER 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 roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 destined 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 encroach 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, paralleling, 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, and 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 otherwise provided 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 construction of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

OWNER: **5204 BUCKNER, LLC**

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED AGENT

STATE OF TEXAS                    §  
 COUNTY OF \_\_\_\_\_               §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

My commission expires on July 11, 2020.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS                    §  
 COUNTY OF DALLAS               §

That **ERNEST WOORSTER**, 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 nonmeasurement shown hereon was either found or placed in compliance with the City of Dallas Development Code Sec. 57A-617 (9)(c)(d) & (e); and that the digital drawing file accompanying this plat is a predated representation of this Signed Final Plat

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Ernest Wooster, R.P.L.S. # 6509

STATE OF TEXAS                    §  
 COUNTY OF TARRANT               §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **ERNEST WOORSTER**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

My commission expires on July 11, 2020.

John Cox, Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
 GOLDEN BUCKNER  
 ADDITION**

LOTS 34-38, BLOCK 9/6127

BEING 8.159 ACRES OF LAND SITUATED IN THE  
 DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65,  
 AN ADDITION TO THE CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER  
 S187-209

LINE	BEARING	DISTANCE
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L2	S 31° 48' 44" W	20.59'

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**LEGEND**

IRF = IRON ROD FOUND  
 CRRF = CAPPED IRON ROD FOUND  
 O.B. = POINT OF BEGINNING  
 SS = UNDERGROUND SEWER LINE

— § — = CENTERLINE OF ROAD  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD DALLAS COUNTY TEXAS  
 M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TX  
 D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TX  
 W — = UNDERGROUND WATER LINE

**SURVEYOR**  
 EAGLE SURVEYING, LLC  
 210 SOUTH ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 940.222.3009

**ENGINEER**  
 K&E ENVIRONMENTAL &  
 CIVIL ENGINEERING  
 600 CROSSROADS, TX, 76227  
 940.397.0895

**OWNER**  
 5204 BUCKNER, LLC  
 CITY TX ZIP CODE  
 PHONE NUMBER

**JOB #:** 16-10-54 PP  
**DATE:** 12/6/2017  
**DRAWN BY:** JDC