

OWNER'S CERTIFICATE

STATE OF TEXAS)
 COUNTY OF DALLAS)(

WHEREAS, HAUTEMAN PROPERTIES, LLC, CENTURY BONNIE LLC and WALNUT HILL ESTATE REALTY LLC are the owners of those certain tracts of land, situated in the Levi Dixon Survey, Abstract No. 380 and located in City Block 6882, City of Dallas, Dallas County, Texas and being: all of that certain called 13.304 acre tract of land described in a General Warranty Deed to Hauteman Properties, LLC, dated July 15, 2020 and recorded in Instrument No. 202000188497, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); all of Lot 2, Block A/6882 of Raylee Nicole Halbrooks Subdivision, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 2004106, Page 37, Map Records, Dallas County, Texas and all of that certain called 1.204 acre tract of land described in a Special Warranty Deed to Walnut Hill Estate Realty LLC, dated November 15, 2019 and recorded in Instrument No. 201900311259, O.P.R.D.C.T. and the consolidation of said tracts being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southeasterly right-of-way line of Simpson Stuart Road (called 100' wide public right-of-way), for the northwest corner of the above described Hauteman Properties, LLC tract and same being the northeast corner of that certain called 40.4263 acre tract of land described in a deed to City of Dallas, recorded in Instrument No. 201900160199, O.P.R.D.C.T.;

THENCE: North 59 deg. 16 min. 06 sec. East, along the common line of said Hauteman Properties tract and Simpson Stuart Road, a distance of 80.11 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 58 deg. 13 min. 01 sec. East, continuing along said common line, a distance of 522.33 feet (Deed Distance = 520.53 feet) to a 1/2 inch iron rod found for the most northerly northeast occupied corner of said Hauteman Properties tract and same being the occupied northwest corner of that certain tract of land described in a deed to Kinell Ingram & wife, Elma J. Ingram, recorded in Volume 83238, Page 3667, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 29 deg. 49 min. 23 sec. East, departing from said Simpson Stuart Road, along the common line of said Hauteman Properties tract and said Ingram tract, at a distance of 89.36 feet, passing the southwest corner of said Ingram tract and the northwest corner of Lot 1, Block A/6882 of Simpson Stuart Square, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 84020, Page 3305, D.R.D.C.T. and continuing along the common line of said Hauteman Properties tract and Simpson Stuart square, at a distance of 248.94 feet (Deed Distance = 249.36 feet) passing a 5/8 inch iron rod found for the southwest corner of said Simpson Stuart Square and same being the northwest corner of that certain called 0.106 acre strip of land described in a deed to Tower Asset Sub, Inc., recorded in Volume 2004068, Page 13292, D.R.D.C.T. and continuing along the west line of said 0.106 acre Tower Asset Sub tract for a total distance of 268.61 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Tower Asset Sub tract and same being the northwest corner of the above described Lot 2, Block A/6882 of Raylee Nicole Halbrooks Subdivision;

THENCE: North 58 deg. 55 min. 50 sec. East, departing from the easterly line of said Hauteman Properties tract, along the common line of said Tower Asset Sub tract and Lot 2, Block A/6882, at a distance of 229.86 feet passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the southwesterly line of a Permanent Easement For Public Road Purposes described in a Judgement Of Court In Absence Of Objections, The County of Dallas vs. Kenneth A. Norvel a/k/a The Associates, and Margaret Simpson Hauteman, Cause No. cc-89-4299-a, recorded in Volume 88251, Page 1186, D.R.D.C.T. and continuing for a total distance of 250.00 feet to a point for corner in the concrete pavement of Bonnie View Road, for the northeast corner of said Lot 2, Block A/6882, on the northeasterly line of said permanent public road easement and the southwesterly right-of-way line of Bonnie View Road (80' wide right-of-way, 100' wide occupation with road easement);

THENCE: South 29 deg. 39 min. 56 sec. East, along the southwesterly right-of-way line of said Bonnie View Road, the northeasterly line of said Lot 2, Block A/6882 and said permanent public road easement, at a distance of 170.00 feet, passing the southeast corner of said Lot 2, Block A/6882 and the northeast corner of the above described 1.204 acre Walnut Hill Estate Realty tract and continuing along the southwesterly right-of-way line of said Bonnie View Road, the northeasterly line of said Walnut Hill Estate Realty tract and said permanent public road easement for a total distance of 380.00 feet to a point for the most easterly northeast corner of said Hauteman Properties tract;

THENCE: South 29 deg. 44 min. 30 sec. East, continuing along the southwesterly right-of-way line of said Bonnie View Road, the most southerly east line of said Hauteman Properties tract and the northeasterly line of said permanent easement for public road purposes, a distance of 229.35 feet to a point for corner in the concrete pavement of Bonnie View Road, for the most southeasterly corner of said Hauteman Properties tract;

THENCE: South 59 deg. 28 min. 36 sec. West, departing from said Bonnie View Road, along the southern line of said Hauteman Properties tract and said permanent easement, at a distance of 20.0 feet passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said permanent easement and same being the current northeast corner of Lot 3, Block A/6882 of Faithful Missionary Baptist Church, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 83238, Page 2523, M.R.D.C.T. and as described in a deed to Faithful Missionary Baptist Church, recorded Volume 97097, Page 1294, D.R.D.C.T., and continuing along the common line of said Hauteman Properties tract and said Lot 3, Block A/6882, at a distance of 400.00 feet, passing the northwest corner of said Lot 3, Block A/6882 and continuing along the common line of said Hauteman Properties tract and said Faithful Missionary Baptist Church Tract (Vol. 97097, Pg. 1294) for a total distance of 850.00 feet to a 1/2 inch iron rod found for the southwest corner of said Hauteman Properties tract, the northwest corner of said Faithful Missionary Baptist Church Tract (Vol. 97097, Pg. 1294) and said point being on the easterly line of the above described 40.4263 acre City of Dallas tract and said point bears North 29 deg. 52 min. 24 sec. West - 364.90 feet from a 1/2 inch iron rod found for the southwest corner of said Faithful Missionary Baptist Church Tract (Vol. 97097, Pg. 1294) and the southeast corner of said City of Dallas tract;

THENCE: North 29 deg. 52 min. 24 sec. West, along the common line of said Hauteman Properties tract and City of Dallas tract, a distance of 863.78 feet to the POINT OF BEGINNING and containing 674,462 square feet or 15.484 acres of land.

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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 _____ day of _____, 2020

PRELIMINARY
 RELEASED 09/18/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
 Texas Registered Professional
 Land Surveyor No. 4701

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 LAWRENCE H. RINGLEY, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HAUTEMAN PROPERTIES, LLC, CENTURY BONNIE, LLC AND WALNUT HILL ESTATE REALTY, LLC, acting by and through its duly authorized agents does hereby adopt this plat, designating the herein described property as PALLADIUM SIMPSON STUART ADDITION, 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, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

 JANET HOPPER, Manager
 Hauteman Properties, LLC
 LOT 1

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JANET HOPPER known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

 DAVID CHEUNG, Manager
 Century Bonnie, LLC
 LOT 2

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DAVID CHEUNG, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

 ELLEN CHUNG, Managing Member
 Walnut Hill Estate Realty, LLC
 LOT 3

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared ELLEN CHUNG, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

OWNER LOT 1:
 HAUTEMAN PROPERTIES, LLC
 Contact: Janet Hopper, Manager
 1208 Middlebrook Pl.
 Dallas, Texas 75208-2902
 972-740-5457
 jhop1210@sbcglobal.net

OWNER LOT 2:
 CENTURY BONNIE, LLC
 Contact: David Cheung, Manager
 P.O. Box 863975
 Plano, Texas 75086
 214-736-4618


OWNER LOT 3:
 WALNUT HILL ESTATE REALTY, LLC
 Contact: Ellen Chung, Managing Member
 2016 Brandiles Drive
 Lewisville, Texas 75056-3887
 214-215-2315

SURVEYOR:
 RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

PRELIMINARY PLAT

**PALLADIUM SIMPSON STUART ADDITION
 LOTS 1, 2 AND 3, BLOCK A/6882
 674,446 Square Feet/15.483 Acres
 being a replat of Lot 2, Block A/6882
 Raylee Nicole Halbrooks Subdivision
 recorded in Volume 2004106, Page 37, Plat Records,
 Dallas County Texas
 and including
 a 1.204 Acre tract (Un-Platted) in Block 6882 and
 a 13.304 Acre tract (Un-Platted) in Block 6882
 situated in the
 Lexi Dixon Survey, Abstract No. 380
 City of Dallas, Dallas County, Texas**

City Plan File Number: S190-241

					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	09/10/2020	1" = 60'	2020-043	2020-043-PP.DWG	2 of 2