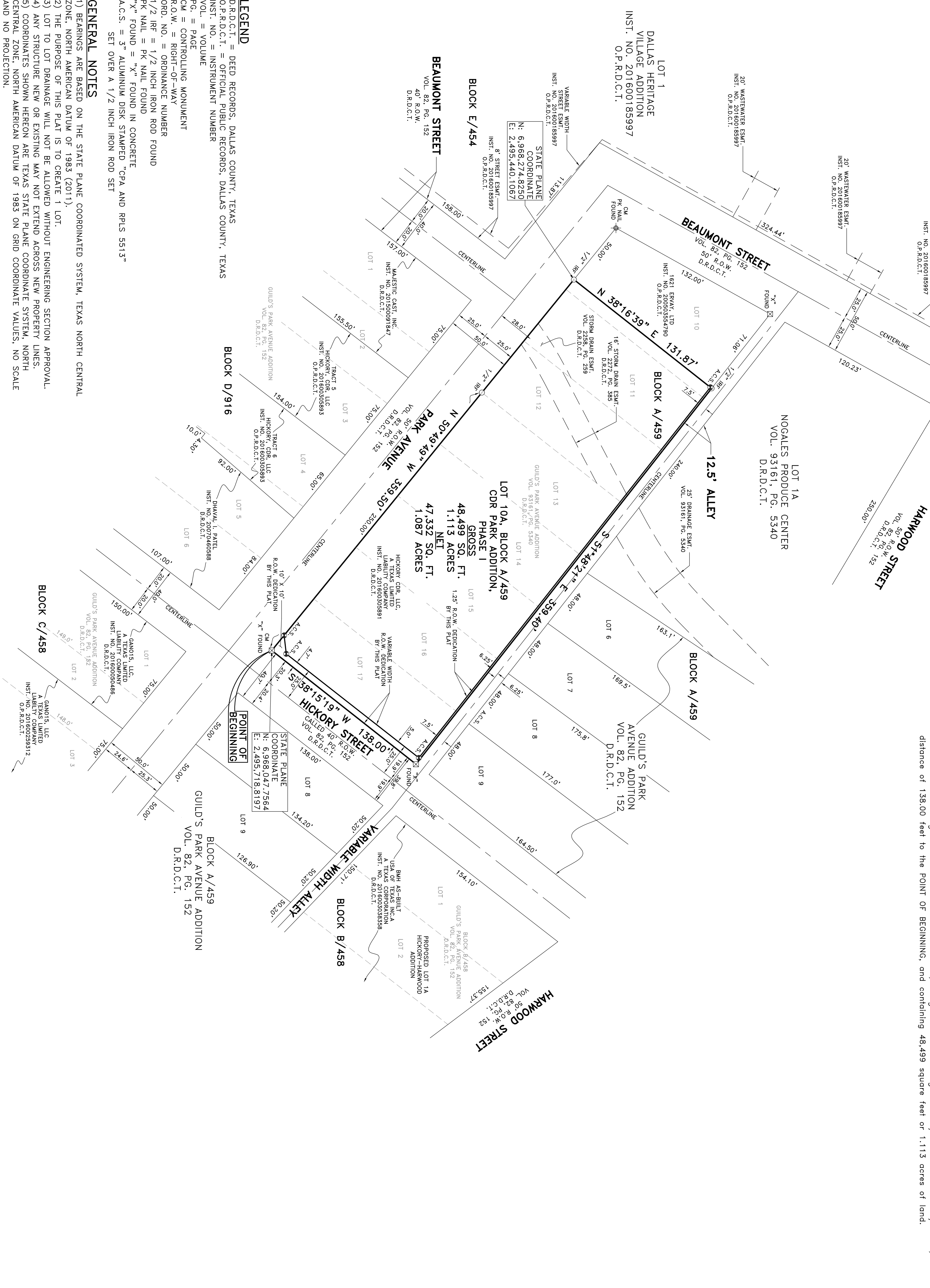


VICINITY MAP
NOT TO SCALE



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ORD. NO. = ORDINANCE NUMBER
1/2 IRF = 1/2 INCH IRON ROD FOUND
PK NAL = PK NAL FOUND
"x" FOUND = "x" FOUND IN CONCRETE
A.C.S. = 3" ALUMINUM DISK STAMPED "CPA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Hickory CDR, LLC, a Texas limited liability company, are the owners of a tract of land situated in the John Gristery Survey, Abstract No. 493, City of Dallas, Dallas County, Texas, being all of Lots 11 thru 17, a portion of Lot 10, Block A/459, Guild's Park Avenue Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82, Page 152, Map Records, Dallas County, Texas, same being that tract of land conveyed to said Hickory CDR, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201600305891, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" found in concrete for corner, said corner being the intersection of the Northwest Right-of-Way line of Hickory Street (called 40 foot Right-of-Way), and the Northeast Right-of-Way line of Park Avenue (50 foot Right-of-Way);

THENCE North 50 degrees 49 minutes 49 seconds West, along the Northeast Right-of-Way line of said Park Avenue, passing a 1/2 inch iron rod found at a distance of 250.00 feet, and continuing a total distance of 359.50 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to 1621 Ervay, LTD, by deed recorded in Instrument No. 200503554720, Official Public Records, Dallas County, Texas;

THENCE North 38 degrees 16 minutes 39 seconds East, along the Southeast line of said 1621 Ervay, LTD tract, a distance of 131.87 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said 1621 Ervay, LTD tract, and in the Southwest Right-of-Way line of said 12.5 foot Alley;

THENCE South 51 degrees 48 minutes 21 seconds East, along the Southwest Right-of-Way line of said 12.5 foot Alley, a distance of 359.40 feet to an "x" found in concrete for corner, said corner being the intersection of the Southwest Right-of-Way line of said Alley, and the Northwest Right-of-Way line of said Hickory Street;

THENCE South 38 degrees 15 minutes 19 seconds West, along the Northwest Right-of-Way line of said Hickory Street, a distance of 138.00 feet to the POINT OF BEGINNING, and containing 48,499 square feet or 1.113 acres of land.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hickory CDR, LLC, acting by and through its duly authorized officer, Steve Jennings, and 1621 Ervay, LTD, acting by and through its duly authorized officer, Eric Anderson, does hereby adopt this plat, designating the herein described property as **CDR PARK ADDITION, PHASE I**, on 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 the 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 within the easements shown hereon, and no person shall be permitted to place any structure, building, or other improvements or growths on, over or within the easements, and all 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 from 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 of 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 shown hereon. The easements shall be reserved for installing and maintaining 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 _____, 2017.

Hickory CDR, LLC,
a Texas limited liability company

By: _____
Steve Jennings

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Independent Bank

By: _____
Kaitlin Mohard

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Kaitlin Mohard, of Independent Bank.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 and from reliable sources, and that I am a duly Licensed Professional Land Surveyor in the State of Texas, and that I am duly Licensed Professional Land Surveyor in 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)(5)(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 _____, 2017.
RELEASED FOR REVIEW 09/20/17 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.

Bryon Connolly
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 Bryon Connolly 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 _____ day of _____, 2017.

Notary Public in and for the State of Texas

FINAL PLAT
CDR PARK ADDITION
LOT 10A, BLOCK A/459
48,499 SQ.FT. / 1.113 ACRES
BEING A REPLAT OF
ALL OF BLOCK A/459 AND
LOT 10A, BLOCK A/459
BLOCK A/459, GUILD'S PARK AVENUE ADDITION
JOHN GREGORY SURVEY, ABSTRACT NO.493
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-241R

OWNER: HICKORY CDR, LLC
3109 KNOX AVENUE, UNIT 538
DALLAS, TX, 75205



SCALE: 1"=30' / DATE: 07/05/17 / JOB NO. 1618390 / DRAWN BY: WTH