

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CCA Investments, LLC, is the sole owner of a tract of land situated in the William H. Pearson Survey, Abstract No. 1127, Block 8014, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to CCA Investments, LLC., by Warranty Deed recorded in Instrument No. 201700140510, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 6, Block A/8014, in Cockrell Hill Dialysis Center Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Instrument No. 20090049664, Official Public Records, Dallas County, Texas, same corner being a tract of land conveyed to Investments Property Solutions, Inc., by deed recorded in Instrument No. 200900308269, Official Public Records, Dallas County, Texas; also being in the South right-of-way line of W. Illinois Avenue (variable width right-of-way) created by deed recorded in Volume 67005, Page 1206, Deed Records, Dallas County, Texas:

THENCE North 89 degrees 12 minutes 03 seconds East, along the South right-of-way line of said W. Illinois Avenue, a distance of 489.89 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of a tract of land conveyed to LBU Holdings, Inc., a non-profit Corporation, recorded in Instrument No. 201500358627, Official Public Records, Dallas County, Texas; THENCE South 00 degrees 57 minutes 32 seconds East, along the West line of said LBU Holdings, LLC, tract, a distance of 498.57 feet to a 3" aluminum disk stamped "CIA and PRLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of a tract of land conveyed to Rolling Meadows Investors, LLC, a Texas Limited Liability Company, recorded in Instrument No. 201400194513, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 14 seconds West, along the North line of said Rolling Meadows Investors, LLC, tract, a distance of 489.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to BNNC, Inc., by deed recorded in Volume 2002046, Page 3681, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 00 minutes 11 seconds West, along the East line of said BNNC, Inc. tract, a distance of 499.40 feet to the POINT OF BEGINNING and containing 244,349 square feet or 5.609 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CCA Investments, LLC., acting by and through its duly authorized officer, Mark Lear, does hereby adopt this plat, designating the herein described property as **CCA INVESTMENTS 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 other public 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 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 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 _____, 2018.

BY:

CCA Investments, LLC.
Mark Lear "Representative"

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mark Lear, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan 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 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.
RELEASED FOR REVIEW 10/16/18 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.

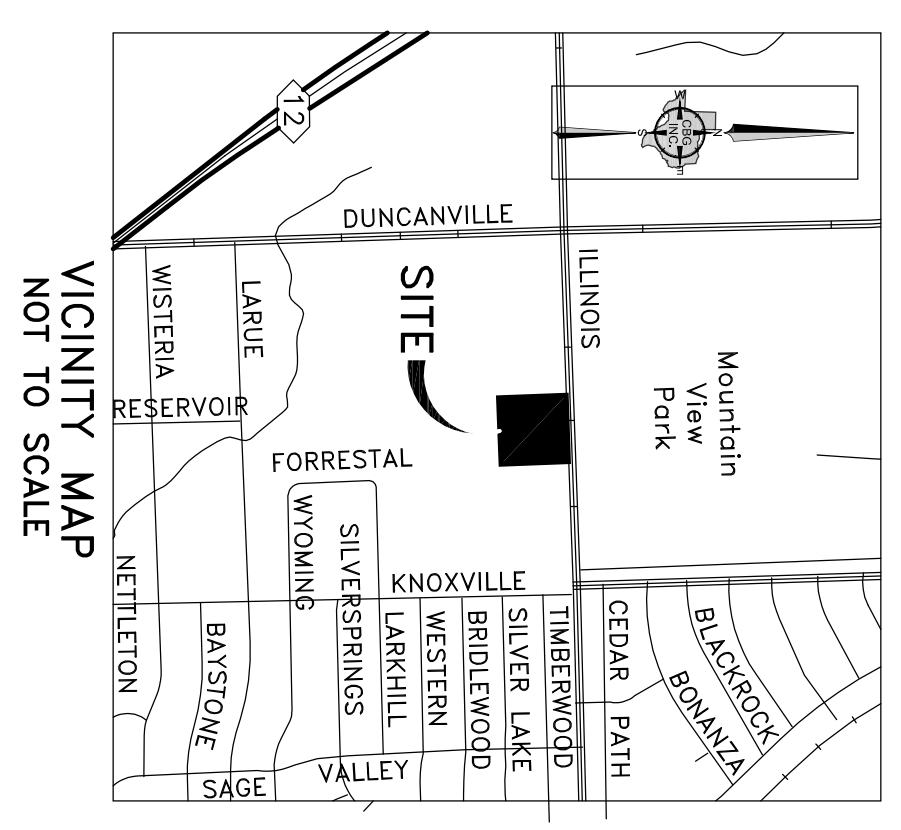
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

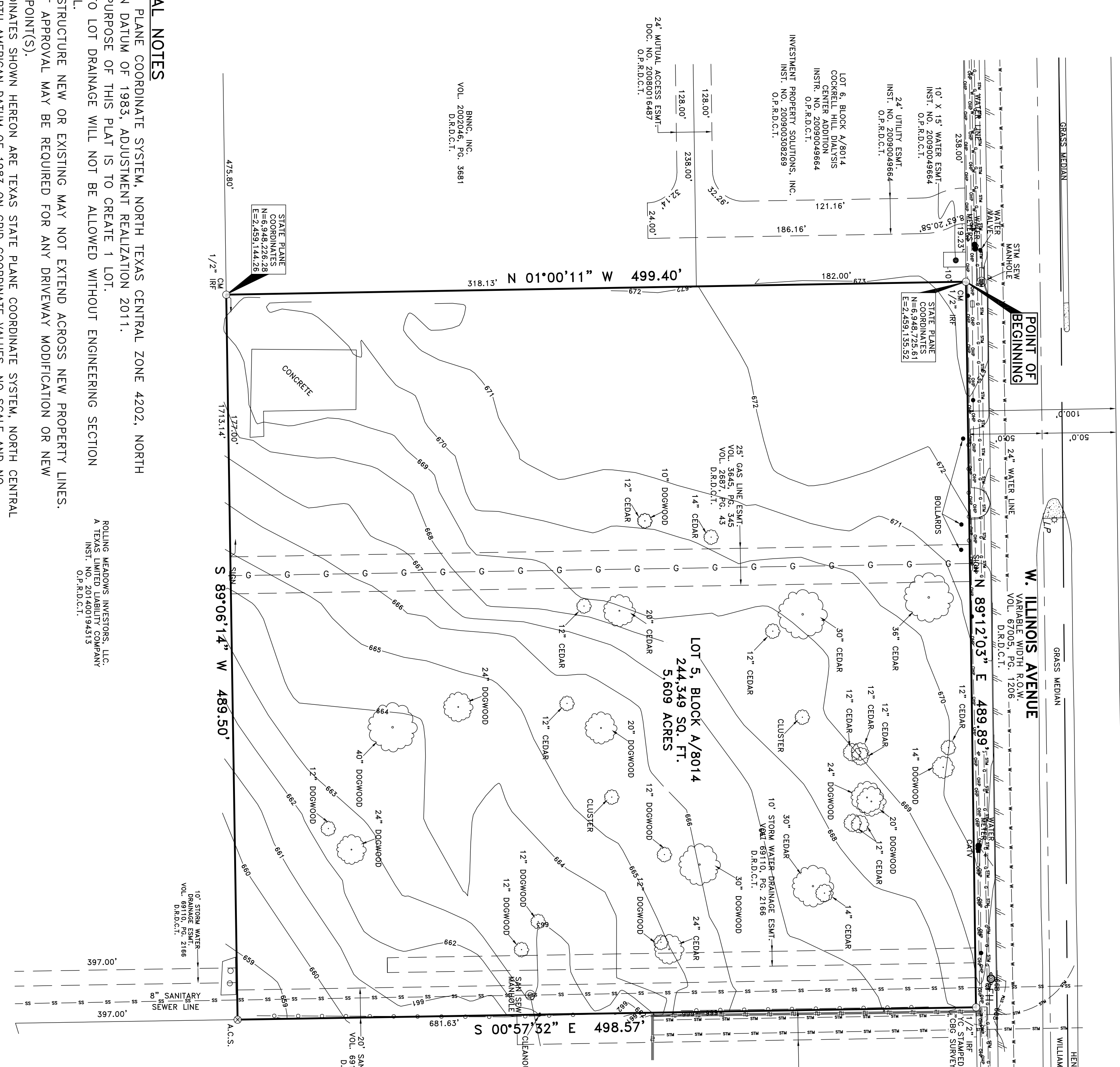
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas



DALLAS COUNTY JUNIOR
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D.R.D.C.T.



GENERAL NOTES

- 1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 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) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) 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.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- YC = YELLOW CAP
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "CIA AND PRLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET

PRELIMINARY PLAT
CCA INVESTMENTS ADDITION

LOT 5, BLOCK A/8014
244,349 SQ.FT. / 5.609 ACRES
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-028

OWNER: CCA INVESTMENTS, LLC.
1203 TULIP COURT
COKER HILL-375104
FAX: 972-602-7162
MEARBB@BULFINCCO.COM

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste 230
Dallas, TX 75228
P 214-949-9485
F 214-949-2216
H 214-949-2216
www.cbgsurveying.com