

| VICINITY MAP NOT TO SCALE | CALLAS CONTRACTOR OF THE PARTY | SITE           | too. |          |
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|--------|------------|--------|---------------------------------------|-------------|----------|
| JM     | DELTA      | ARC    | RADIUS                                | BEARING     | DISTANCE |
| $\Box$ | 73°20'11"  | 35.84  | 28.00'                                | S81°50'06"W | 33.44    |
| 2      | 106°39'49" | 52.13' | 28.00'                                | N8°09'54"W  | 44.92    |
| 3      | 15°16'40"  | 26.66' | 100.00'                               | S37°31'41"W | 26.59    |
| 4      | 28.54.56"  | 41.66' | 82.55                                 | N44°20'49"E | 41.22    |
| 5      | 19.56,45"  | 34.81' | 100.00'                               | S48*49'55"W | 34.64    |
| 6      | 70°17'07"  | 34.35  | 28.00'                                | S83°21'26"W | 32.23    |
| 27     | 91°31'28"  | 44.73  | 28.00                                 | S15°44'16"E | 40.12    |
| 8      | 71°31'42"  | 24.97' | 20.00'                                | N25°44'09"W | 23.38    |
| 9      | 72°34'11"  | 25.33  | 20.00'                                | S83°08'35"W | 23.67    |
| 10     | 22°11'28"  | 20.14  | 52.00                                 | S71°39'57"E | 20.01    |
| 11     | 73°16'47"  | 35.81  | 28.00                                 | N81°51'37"E | 33.42    |
| 12     | 106°43'01" | 52.15  | 28.00                                 | N8°08'18"W  | 44.93    |
| 13     | 73°20'11"  | 35.84  | 28.00                                 | S81°50'06"W | 33.44    |
| 4      | 62°56'45"  | 30.76  | 28.00'                                | S76°41'36"W | 29.24    |
| 15     | 90°03'12"  | 44.11' | 28.00                                 | N0°11'37"E  | 39.62    |
| 16     | 90°03'12"  | 81.91' | 52.00'                                | N0°11'37"E  | 73.57    |
| 17     | 90°00'00"  | 43.89  | 28.00'                                | N89°49'59"W | 39.60'   |
| 18     | 106°39'49" | 52.13  | 28.00                                 | S8°09'54"E  | 44.92    |
| 19     | 73°20'11"  | 35.84  | 28.00                                 | N81°50'06"E | 33.44    |
| 20     | 106°39'49" | 52.13' | 28.00                                 | N8°09'54"W  | 44.92    |
| 21     | 73°20'11"  | 35.84  | 28.00'                                | S81°50'06"W | 33.44    |
| 22     | 106°39'49" | 52.13  | 28.00                                 | S8°09'54"E  | 44.92    |
| 23     | 30°35'31"  | 14.95' | 28.00                                 | S46°12'03"E | 14.77    |
| 24     | 73°20'11"  | 35.84  | 28.00                                 | N81°50'06"E | 33.44    |
| 25     | 90°00'00"  | 44.08  | 28.00                                 | N0°10'01"E  | 39.60'   |
| 26     | 90°00'00"  | 43.89' | 28.00                                 | N89°49'59"W | 39.60'   |
| 27     | 90°00'00"  | 81.68' | 52.00                                 | N89°49′59"W | 73.54    |
| 28     | 45°10'01"  | 22.07  | 28.00'                                | N22°35'01"E | 21.51    |

## STATE OF COUNTY C pan OWNER'S

CERTIFICATE

WHEREAS, Kleberg Market Place, Inc., is the sole owner of a tract of land situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, same being a tract of land conveyed to Beltline & Hawn, Inc. Texas corporation, by Special Warranty Deed recorded in Instrument No. 201500308586, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Kleberg Market Place, Inc. (Exhibits 1 and 2), by General Warranty Deed recorded in Instrument No. 201500121053, Official Public Records, Dallas County, Texas, and also being a tract of land conveyed to Mini-Roll, Inc., by deed recorded in Volume 78183, Page 2327, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING H/8820, H recorded in right-of-w NG at a 1/2 inch iron rod found for corner, said corner, Hawn—Beltline Addition, an addition to the City of Dallad in Volume 86061, Page 3324, Deed Records, Dallas Co er being the South corner of Lot 2, Block as, according to the map or plat thereof bunty, Texas, and being the Northeast hway 175, (variable width right-of-way);

THENCE North 44 degrees 41 minutes 19 seconds East, along the Southeast line of Lots 2 through 4 of said Hawn—Beltline Addition, a distance of 441.25 feet to a 3 1/2" aluminum disk stamped "John Cowwan & Assoc" found for corner, said corner being in the Southwest line of a tract of land conveyed to 1 Hunter, LLC. a California Limited liability company, 1 Hunter Seagoville DG. LLC. in Texas, and 1 Hunter LLC., in Missouri and 1 Lake, LLC., a California limited liability company, by deed recorded in Instrument No. 201200287079, Official Public Records, Dallas County, Texas;

THENCE South 56 degrees 50 minutes 04 seconds East, along the distance of 10.21 feet to a 3 1/2" aluminum disk stamped "John corner being in the South corner of said 1 Hunter tract; t line of said 1 Hunter tract, a & Assoc" found for corner, said

THENCE North 44 degrees 41 minutes 19 seconds East, along distance of 158.01 feet to a 1/2 inch iron rod found for collunter tract; the Southeast line of said 1 Hunter tract, a rner, said corner being the East corner of said

THENCE North 45 degrees 34 minutes 41 seconds West, along the Northeast line of said 1 Hunter, LLC tract, distance of 280.90 feet to a point for corner, said corner being on the Southeast line of Beltline Road (variable width right—of—way), from which an aluminum monument found bears South 45 degrees 34 minutes 45 seconds East, a distance of 3.50 feet, said aluminum monument being the North corner of said 1 Hunter tract;

THENCE North 44 degrees 4 distance of 151.38 feet to conveyed to Russell Fox, by County, Texas; 41 minutes 19 seconds East, along the Southeast line of said Beltline Road. a point for corner, said corner being in the Southwest line of a tract of I by deed recorded in Instrument No. 200900332849, Official Public Records, D

E North being n 45 15 degrees 34 said Beltline I 4 minutes Road; 41 seconds Ω distance of 22.43 feet to a point for corner, said

THENCE North corner being the Cawthon, by downlich a 5/8 if for witness; rth 44 degrees 41 minutes 19 seconds East, a distance of 264.91 feet to a point for corner, said g the West corner of that tract of land conveyed to Roy W. Cawthon and wife, Deborah Ann y deed recorded in Volume 85081, Page 386, Official Public Records, Dallas County, Texas, from '8 inch iron rod found bears South 45 degrees 22 minutes 53 seconds East, a distance of 22.47

THENCE South 45 degrees 25 minutes 05 seconds East, along the distance of 800.00 feet to a 1/2 inch iron rod with yellow cap corner being on the Northwest line of a tract of land conveyed of them, by deed recorded in Instrument No. 200600250336, Other South corner of said Cawthon tract; the Southwest line of said Cawthon tract, a stamped "CBG Surveying" for corner, said to Zora Herrin and Billy Rowell, or the Survivor fficial Public Records, Dallas County, Texas, and

THENCE Sout distance of & Herrin tract; South 44 degrees 41 minutes 19 seconds West, along the of 81.50 feet to a 1/2 inch iron rod found for corner, : e Northwest line of said Herrin tract, a said corner being the West corner of

South 45 degrees 36 of 236.18 feet to a minutes
1/2 inch 18 seconds East, iron rod found; along the Southwest line of said Herrin tract,

THENCE South 45 degrees 30 minutes 18 seconds East, along the Southwest line of said Herrin tract, and along the Southwest line of a tract of land conveyed to Rufus Eugene Dotie, by deed recorded in Volume 97023, Page 7131, Deed Records, Dallas County, Texas, also along a tract of land conveyed to Maria Pelayo, a married person, by deed recorded in Volume 2003079, Page 8458, Deed Records, Dallas County, Texas, and also along the Southwest line of Lots 1 & 2, Block A, J.H. Oakley Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72001, Page 4084, Map Records, Dallas County, Texas, a total distance of 604.23 feet to a 1 inch iron pipe found;

THENCE South 45 degrees 18 minutes 59 seconds East, along the Southwest line of said Lot 2 of J.H. Oakley Subdivision, and the Southwest line of Lots 9 and 10, Block 8820, The Woody Addition, an addition to the City of Dallas County, Texas, according to the map or plat thereof recorded in Volume 27, Page 117, Map Records, Dallas County, Texas, according to the map or plat thereof recorded in Volume 87016, Page 6458, Map Records, Dallas County, Texas, according to the map or plat thereof recorded in Volume 87016, Page 6458, Map Records, Dallas County, Texas, a distance of 164.50 feet to a 1/2 inch iron rod found for corner, said corner being in the, and also being in the Northwest corner of a tract of land conveyed to Capeti Properties, LLC., a Texas Limited Liability Company, by deed recorded in Instrument No. 201600133293, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 36 minutes 54 seconds West, along the Northwest line of said Capeti Properties tract, a distance of 510.35 feet to a 3/8 inch iron rod found for corner, said corner being the West corner of said Capeti Properties tract, and the Northeast right-of-way line of said C.F. Hawn Freeway, from which a 3/4 inch iron rod found for witness that bears North 31 degrees 11 minutes 05 seconds East, a distance of 7.25 feet; the corr the Northeast right—of—way

THENCE N Hawn, a c inch iron North 62 of a distance of rod set; North 64 a distance degrees 02 of 166.74 f degrees 00 minutes of 174.73 feet to a 2 minutes feet to a 14 seconds V square bolt 50 3 ) seconds West, inch aluminum West, along t found; along disk : the Northeast right-of-way line of stamped "KHA and RPLS 5513" set o of said C.F. over a 1/2

THENCE S South 28 degrees 38 ner, said corner being minutes 53 seconds West, in the Northeast right—of a distance of 4.98 feet to a 3/8 inch iron rod found way line of said C.F. Hawn Freeway;

THENCE North 6 Hawn Freeway, , 62 degrees 02 distance of minutes 55 464.16 feet seconds West, a t to a 3/4 inch along the Northeast right—of—way line of said C.F. iron rod found;

THENCE North 6 Hawn Freeway, 62 degrees 03 distance of minutes 43 375.86 feet seconds W to a 5/8 West, '8 inch along the Northeast right—of—way line of said C.F. iron rod found;

THENCE North 6 Hawn Freeway, , 62 , a degrees distance 07 of minutes 41 91.37 feet t 1 seconds \ to a 1/2 along the Northeast right—of—iron rod found; line of said C.F.

THENCE North 55 Hawn Freeway, a c 29.390 acres of la distance land.

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
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TE
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2 IRF - 1/2 INCH IRON ROD FOUND
5/8 IRF - 5/8 INCH IRON ROD FOUND
3/8 IRF - 3/8 INCH IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "KHA AND RPLS 5513"

STAMPED "K

OWNER'S DEDICATION

WHEREAS, Kleberg Market Place, Inc., Beltline & Hawn, Inc. a Texas corporation, and Mini-Roll, Inc. acting by and through its duly authorized representative Jorge Barriga, does hereby adopt this plat, designating the herein described property as **KLEBERG-HAWN ADDITION**, an addition to the City of Dallas, and Illas 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 shown thereon are hereby reserved to the purposes indicated. The utility and fire lane easements shown thereon are hereby reserved to the purpose 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 did all times have the right to fingress 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.

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STATE OF COUNTY O

OF DALLAS

This instrument was acknowleged before linsey, of Guaranty Bank & Trust, N.A.

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Notary

Public

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Dallas

my

hand

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Dallas,

Texas,

this

## STATE OF COUNTY C

GIVEN UNDER MY HAND AND OF OFFICE, this

# Notary Public in and for Dallas

# LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee interests to the provisions of and

BY:

OF TEXAS OF DALLAS

WITNESS, my hand at Dallas, Texas, this

the

day

2017.

# NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BY:

## OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kleberg Market Place, Inc. with Jorge Barriga 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.

STATE OF COUNTY O

Mini—Roll, Inc. Jorge Barriga (Representative)

# Business Bank

## STATE OF COUNTY C

This instrument was Bank & Trust, N.A.

STATE OF COUNTY O BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Beltline & Hawn, Inc. with Jorge Barriga 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 a considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the Beltline & Hawn, Inc. Jorge Barriga (Representative) Public in and for Dallas County, Texas. OF TEXAS OF DALLAS

The lien holder or mortgagee concurs with the Owner's interests to the provisions of the Owner's Dedication.

Certificate

and agrees

day of

2017.

LIEN HOLDER'S SUBORDINATION AGREEMENT

Homebank of Texas

David

Linsey, Representative

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

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mini—Roll, Inc. with Jorge Barriga 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. OF DALLAS

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

Notary Public in and for Dallas County, Texas.

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. SURVEYOR'S STATEMENT:

STATE OF 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. OF DALLAS

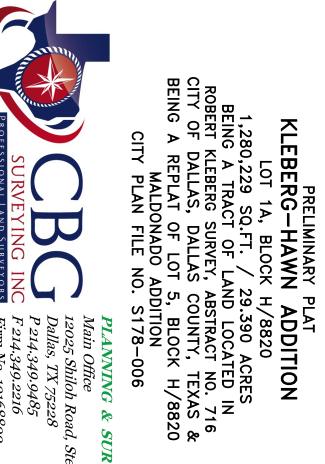
Notary Public ⊒. and for the State

SHEET 2

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2017.

day of

OWNERS:
KLEBERG MARKET PLACE, INC
BELTLINE & HAWN, INC.,
A TEXAS CORPORATION
AND MINI-ROLL, INC
2990 S. WALTON WALKER BLVD.
DALLAS-TEXAS-75211
PHONE: (903) 272-3698
EMAIL: ITIRADO74@YAHOO.COM



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800

INC.,

1"=60'

/ DATE: 10/5/17 / JOB NO. 1516413-3 / DRAWN BY: CC