

OWNER! 'S CERTIFICATE

WHEREAS BPKK LTD & SFA 73 LTD is the sole owner of a tract of land located in the W.B. COATS SURVEY, Abstract No. 237, City of Dallas, Dallas County, Texas, and being Lots 5 and 6 and the South 50' of Lot 7, Block E/1527, of Revised Map of Cockrell Fair Land Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 142, Page 382, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to BPKK LTD & SFA 73 LTD, recorded in Instrument No. 201500003247, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a mag nail w/ a 2" washer stamped "McKINNEY PLACE, RPLS 5310" set for corner in concrate paving in the Westerly line of McKinney Avenue, an 80' wide public right-of-way, at the South corner of Lot 7B, Block E/1527 of McKinney Williams Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20080129303, Official Public Records, Dallas County, Texas;

Thence South 23°15'24" West, along said Westerly line, a distance of 200.00' to a mag nail w/ a 2" washer stamped "McKINNEY PLACE, RPLS 5310" set for corner in asphalt paving, at the Easterly common corner of said Lot 5 and Lot 4 of said Block E/1527;

Thence North 23°15'24" East, along said Easterly line, a distance of 200.00' to a 1/2" iron rod w/ 3-1/4" aluminum disk stamped "McKINNEY PLACE, RPLS 5310" set at the West corner of Lot 7A, Block E/1527 of Rodriguez Oliver Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004169, Page 110, Deed Records, Dallas County, Texas;

Thence South 66°44'36" East, a distance of 190.00' to the PLACE OF BEGINNING and containing 38,000 square feet or 0.872 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

PRELIMINARY, RELEASED 11-09-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Surveyor No. 5310

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 _____20__.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BPKK, LTD and SFA 73, LTD, acting by and through its duly authorized agent, Tom Nelson, does hereby adopt this plat, designating the herein described property as *McK/INNEY PLACE*, 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 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, inspective 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

20_

Tom Nelson, President ВРКК, LTD and SFA 73, LTD

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Tom Nelson, 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 purposes and considerations therein expressed and in the capacity therein stated. STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

A&W SURVEYORS, INC. *Professional Land Surveyors* TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: BPKK, LTD & SFA 73, LTD

~ 6423 Del Norte Lane, Dallas, TX 75225 ~

~ 214-520-0697 ~

Drawn by: 543 | Date:11-09-2017 | Revised:

17-2034 Drawn by: 543 Date:11-09-2017 Revised:
"A professional company operating in your best interest"

LOTS 5 AND 6 AND THE SOUTH 50' OF LOT 7, BLOCK E/1527 REVISED MAP OF COCKRELL FAIR LAND ADDITION VOLUME 142, PAGE 382 - D.R.D.C.T. McKINNEY PLACE LOT 5R, BLOCK E/1527

PRELIMINARY PLAT

BEING OUT OF THE W.B. COATS SURVEY, ABSTRACT NO. 237 38,000 SQUARE FEET OR 0.872 OF AN ACRE OF LAND THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-036