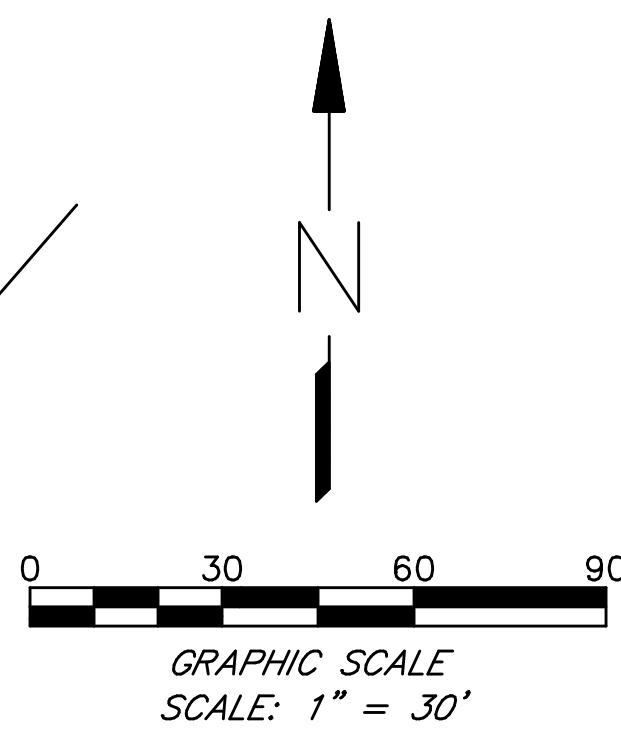


OWNER'S CERTIFICATE

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 WHEREAS Spark Acquisitions, LLC is the owner of all of that certain lot, tract or parcel of land situated in the WILLIAM JONES SURVEY, ABSTRACT NO. 686, lying in City Block 2698 of the City of Dallas, Texas, and being all of that same tract of land described in General Warranty Deed With Vendor's Lien to Spark Acquisitions, LLC, recorded in Instrument Number 20150003480 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3" aluminum disk stamped "Grand Coronado/RPLS 5111" set for corner at the present intersection of southeast R.O.W. line of East Grand Avenue (State Highway 78 - a variable width R.O.W.) with the northeast R.O.W. line of Coronado Avenue (a variable width R.O.W.);  
 THENCE N 34°47'23" E, 126.14' along the southeast line of East Grand Avenue to a 1/2" iron rod found for corner at the northernmost west corner of that same tract of land described in deed to White Rock Coronado Holdings LP, recorded in Instrument Number 200600133536 of the Official Public Records of Dallas County, Texas;  
 THENCE S 46°59'06" E, 252.51' along the southwest line of said White Rock Coronado Holdings LP property to a 1/2" iron rod found at the north corner of Lot 1, Block B/2698 of Byers Addition, an addition to the City of Dallas, Texas, recorded in Volume 2003011, Page 227 of the Official Public Records of Dallas County, Texas;  
 THENCE S 42°39'59" W, 123.41' along the northwest line of said Lot 1 to a 5/8" iron rod found for corner in the northeast line of Coronado Avenue;  
 THENCE N 47°20'00" W, 235.22' along the northeast line of Coronado Avenue to the Point of Beginning and containing 30,276 square feet or 0.695 acres of land.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That SPARK ACQUISITIONS, LLC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as GRAND CORONADO 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 roadway 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 \_\_\_\_\_, 2017.

SPARK ACQUISITION, LLC.

Sean Parsons, Managing Partner

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document."*

SCOTT DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sean Parsons, 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.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas.

- GENERAL NOTES:
- REFERENCE BEARING FOR THE NORTHEAST R.O.W. LINE OF CORONADO AVENUE, N 47°20'00" W, PER BYERS ADDITION, RECORDED IN VOLUME 2003011, PG. 227 O.P.R.D.C.T.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 0.695 ACRE TRACT.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - TYPED APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
  - STRUCTURES TO BE REMOVED.

FINAL PLAT  
 GRAND CORONADO ADDITION  
 LOT 4, BLOCK B/2698

AN ADDITION OF 0.695 ACRES SITUATED IN THE WILLIAM JONES SURVEY, ABSTRACT NO. 686, AND BEING A PART OF CITY BLOCK 2698, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 167-031

OWNER/DEVELOPER  
 SPARK ACQUISITIONS, LLC  
 1804 MERCEDES PLACE  
 PLANO, TX 75075  
 PH. 214 434-8457  
 EMAIL: sean@seanparsons.com

DAVIS LAND SURVEYING CO., INC.  
 9777 FERGUSON ROAD, SUITE 105  
 DALLAS, TEXAS 75228

DATE: 11/16/16  
 JOB NO. 16113

LEGEND  
 R.O.W. .... RIGHT-OF-WAY  
 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. .... INSTRUMENT  
 NO. .... NUMBER  
 VOL. .... VOLUME  
 PG. .... PAGE  
 (CM) .... CONTROLLING MONUMENT  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 I.P. .... IRON PIPE  
 MON. .... 3" ALUMINUM DISK STAMPED "GRAND CORONADO/RPLS 5111"  
 SQ. FT. .... SQUARE FEET

NOTES:  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.