

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, A-2-Z + T2 Management Trust is the owner of a tract of land situated in the W.M. Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, and being all of Lots 12 and 13, Block A/4015, out of Amended Plat Belmont Hotel, Phase 2 Addition, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200600390357, Official Public Records, Dallas County, Texas, being that same Lot 12, Block A/4015 conveyed to A-2-Z + T2 Management Trust by General Warranty Deed recorded in Instrument No. 201500083404, Official Public Records, Dallas County, Texas, and that same Lot 13, Block A/4015 conveyed to A-2-Z + T2 Management Trust by General Warranty Deed recorded in Instrument No. 201500083452, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "V" found in the East line of Malone Cliff View (a variable width shared access area easement), said point being in a curve to the right having a radius of 350.00 feet, a delta of 05 degrees 20 minutes 30 seconds and a chord bearing and distance of North 02 degrees 28 minutes 28 seconds East, 38.96 feet, and being the Northwest corner of Lot 11, Block A/4015 of said Amended Plat Belmont Hotel, Phase 2 Addition;

Thence in a Northeasterly direction along the East line of said Malone Cliff View and 32.63 feet to an "X" found for corner at the beginning of a compound curve to the left of 59 degrees 04 minutes 19 seconds and a chord bearing and distance of North 24 (West, 59.16 feet; curve to the right, an arc Length of with a radius of 60.00 feet a delta degrees 23 minutes 26 seconds

hence Northwesterly along the East line of said Malone Cliff View and curve to the left, an arc length of 61.86 feet to a /2 inch iron rod found for corner at the Southeast corner of Lot 14, Block A/4015 of said Amended Plat Belmont Hotel, hase 2 Addition;

Thence North 36 degrees 03 minutes 44 seconds East, along the Southeast line of said Lot 14, Block A/4015, a distance of 59.00 feet to a 3 inch metallic disc stamped "Frenzel Add RPLS 5299" set for corner in the Southwest line Common Area "C" of said Amended Plat Belmont Hotel, Phase 2 Addition; Thence traversing along Common Area "C" as follows:

South 48 degrees 43 minutes 20 seconds East, a distance of 53.10 feet to a 1/2 inch iron rod found for corner;

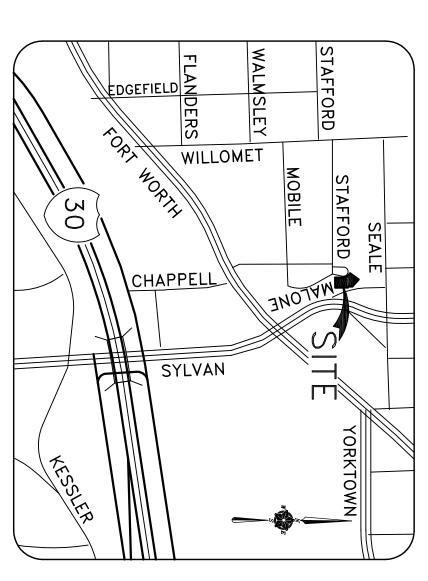
South 01 degrees 07 minutes 42 seconds East, a distance of 72.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at the Northeast corner of said Lot 11, Block A/4015; North 72 degrees 37 minutes 57 seconds East, a distance of 5.21 feet to a 1/2 "TXHS" found for corner; South 01 degrees 07 minutes 42 se ds East, a dista of 26.60 feet to a 1/2 inch iron rod found for corn

Thence South 88 degrees 52 minutes 18 seconds West, along the North line of said 58.56 feet to the Point of Beginning and containing 7,181 square feet or 0.1649 of an Lot 11, Block A/4105, a dist acre of land.

D.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL., PG.
SQ.FT.
R.O.W.
IRF
CM
MON ≷ SS DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
RIGHT-OF-WAY
1/2" IRON ROD FOUND
CONTROL MONUMENT
3" METALLIC DISC STAMPED "FRENZEL ADD RPLS 5299" BRICK PAVING SANITARY SEWER LINE WATER LINE WM- WATER METER "FRENZEL ADD RPLS 5299

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL. 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 2 LOTS. 5) THERE ARE NO EXISTING STRUCTURES ON THE SITE. 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

**VICINITY MAP - NOT TO SCALE** 



OWNER
A-2-Z + T2 Management Trust
2215 Cedar Springs Road
Dallas, Texas 75201



FRENZEL ADDITION LOT 12A, BLOCK A/4015 PRELIMINARY PLAT

REPLAT OF THE AMENDED PLAT OF
BELMONT HOTEL, PHASE 2 ADDITION
LOTS 12 & 13, BLOCK A/4015
W.M. COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S156-085

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, A-2-Z + T2 Management Trust do hereby adopt this plat, designating the herein described property as **FRENZEL 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 public and private utilities for each particular use. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 any other improvements or growths which in any way 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all of 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 to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or

Notwithstanding the general easement language recited above, the shared access area easement shown on the plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on the plat, with statement is hereby adopted and accepted.

Water main and waste water easements shall also include additional area of working space for construction and mainten for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water 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.

WITNESS, my hand at Dallas, Texas, this the This plat approved subject to all platting ordinances, rules, regulations day of, and resolutions of the City of Dallas, Texas 2016

STATE OF TEXAS COUNTY OF DALLAS

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By: \_\_\_\_\_\_Clayton A. Frenzel

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Clayton A. Frenzel, 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 and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

SHARED ACCESS EASEMENT STATEMENT

approved by the Chief Engineer of the Department of Development Services of the C subject to the following conditions, which shall be binding upon the Owner, his heirs,

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association and the control of the shared access area.

Lloyd Denman, ainable Development & Construction ΡE CFM

SURVEYOR'S CERTIFICATE

I, Gary E. Johnson, 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 from 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, Section 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.

Dated this the day of 2016

**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. 01/20/16

Texas Registered Professional Land Surveyor No. 5299

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_day of

Notary Signature

SURVEYOR

10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300

DATE: 12/28/2015 / JOB # 1503791-1 / SCALE= 1" = 20' MC