

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

DIONICIO MARTINEZ
INST. NO. 20060028288
O.P.R.D.C.T.

DIONICIO MARTINEZ
INST. NO. 20060028289
O.P.R.D.C.T.

FIRE HYDRANT

124.50'

100.0'

SEALE STREET
VARIABLE WIDTH R.O.W.

6" SANITARY SEWER LINE

CITY OF DALLAS
INST. NO. 200600383161
O.P.R.D.C.T.

WATER &
SEWER
INST. NO. 200600383161
O.P.R.D.C.T.

123.0'

5" PLUMBING ESMT.
INST. NO. 200600383161
O.P.R.D.C.T.

5" PLUMBING ESMT.
INST. NO. 200600383161
O.P.R.D.C.T.

5" PLUMBING ESMT.
INST. NO. 200600383161
O.P.R.D.C.T.

LOT 35A
(COMMON AREA)

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(COMMON AREA)

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(COMMON AREA)

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 Lots 12 and 13, Block AA4015 out of Amended Plat Replat of the Amended Plat of Block AA4015, Dallas County, Texas, as shown on the plat filed for record in the Public Records of Dallas County, Texas, under Instrument No. 201500083404, Official Public Records, Dallas County, Texas, and that same Lot 13, Block AA4015 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 AA4015 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:

NOW WHEREFORE 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 for the purposes indicated. The utility and fire line easements shall be open to the public, the and public utility easements and rubbish collection easements, 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 the utility and the 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 used 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, fence, 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 or easements, and all public utilities shall at all times have the right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, repairing, maintaining or otherwise using the same. The easements shall be open to the public for the purpose of ingress or egress at any time of flooding, 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 ordinarily performed by the utility).

Witness my hand at Dallas, Texas, this _____ day of _____, 2016.

BY: _____
Cleyton A. Frenzel
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 Cleyton 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.

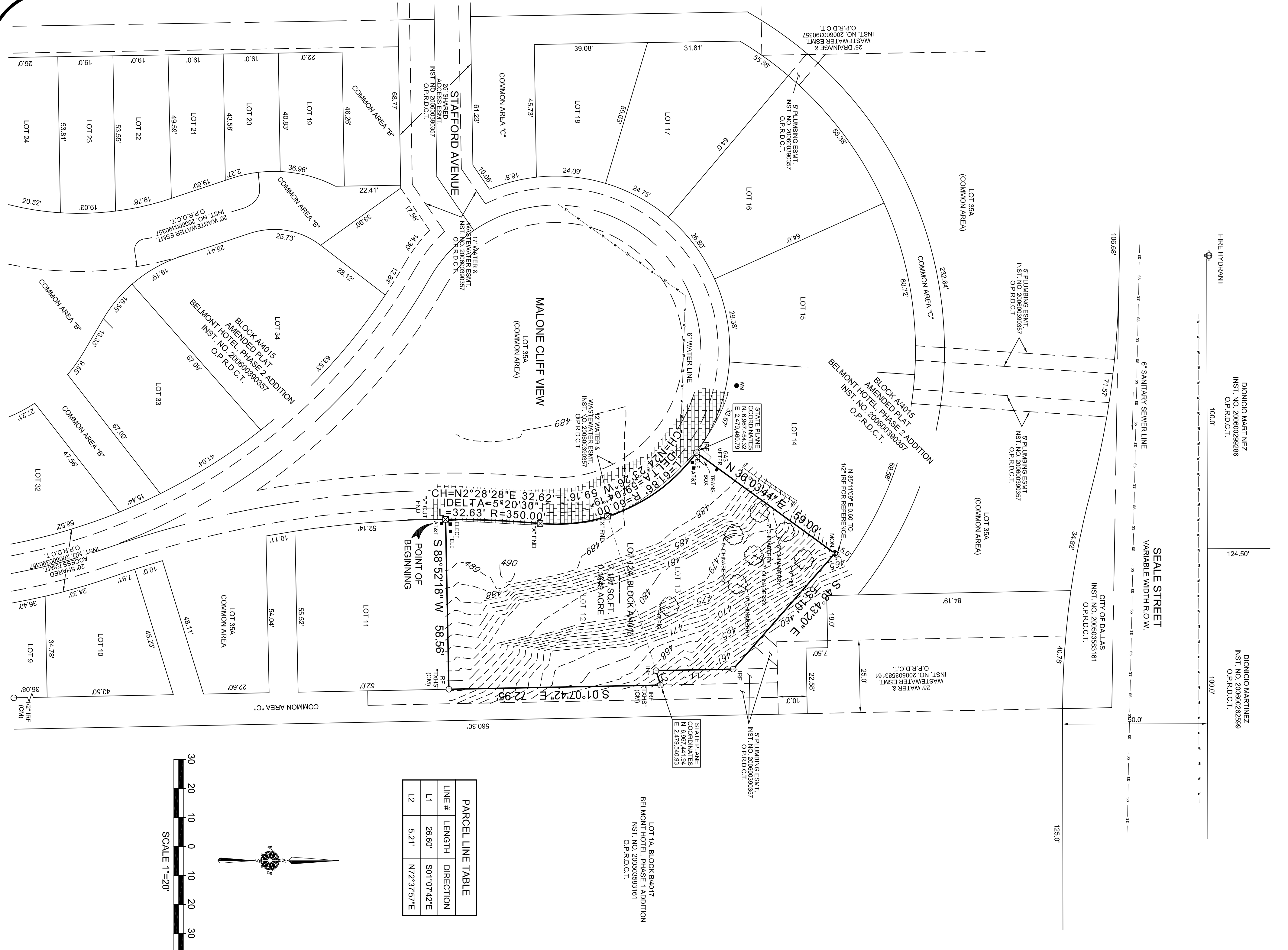
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2016.

Notary Signature
Lloyd Demman, P.E. CFM
Sustainable Development & Construction

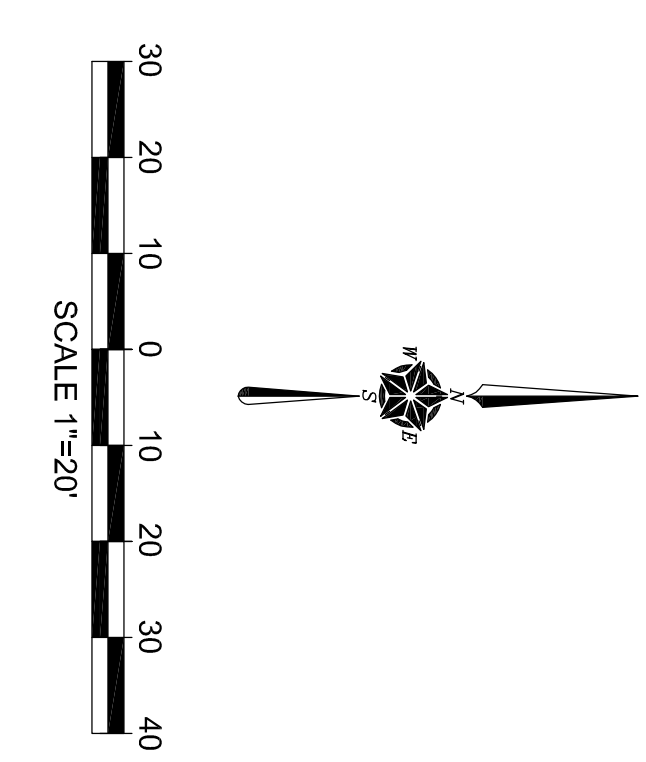
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

PRELIMINARY PLAT
FRENZEL ADDITION
LOT 12A, BLOCK AA4015
REPLAT OF THE AMENDED PLAT OF
BELMONT HOTEL, PHASE 2 ADDITION
LOTS 12 & 13, BLOCK AA4015
W.M. COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S156-085

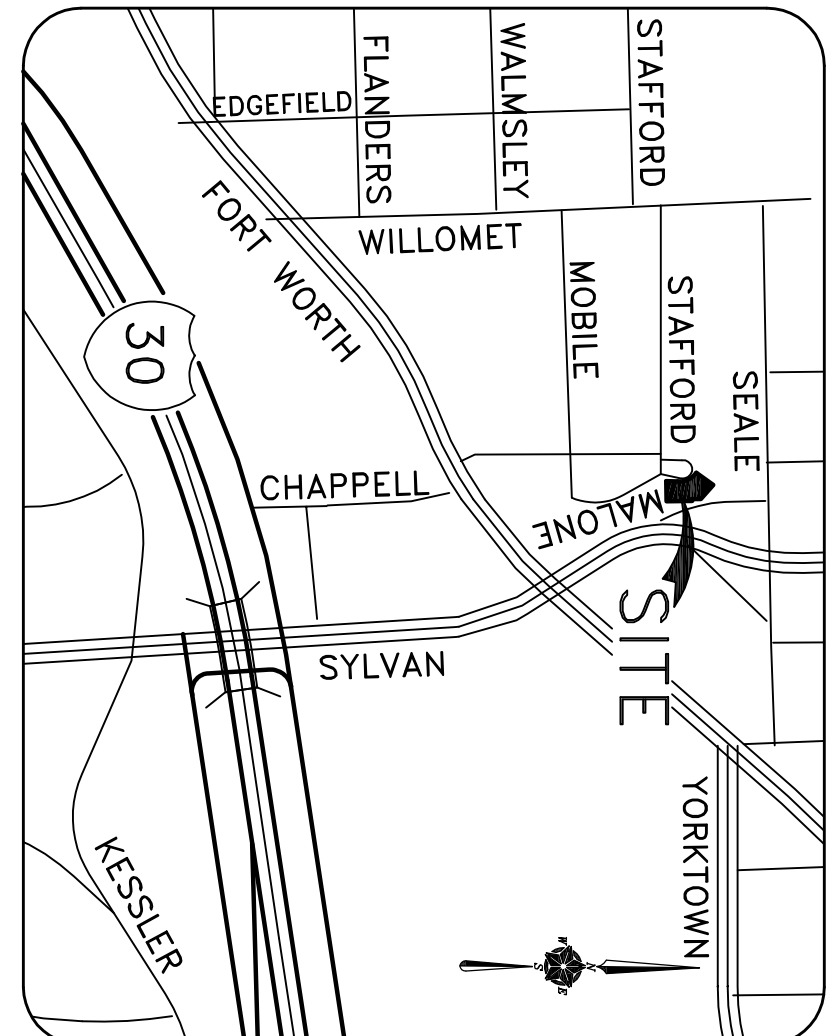


PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.80'	S01°07'42"E
L2	5.21'	N72°37'57"E



VICINITY MAP - NOT TO SCALE



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

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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

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