

OWNER 'S CERTIFICATE

WHEREAS Dickason Residential Partners, LLC is the sole owner of a tract of land located in the J. A. SYLVESTER SURVEY, Abstract No.1383, City of Dallas, Dallas County, Texas, and being five tracts of land, Block 1030 of J.H. Webster's Unrecorded Addition, and being the same tract of land described in General Warranty Deeds to Dickason Residential Partner's LLC, recorded in Instruments No. 201500128032 and 201500125607 and described in Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201500131029, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set previously for corner in the Southwest line of Dickason Avenue, a variable width public right-of-way, with the intersection of the Southeast line of Hood Street, a variable width public right-of-way, at the North corner of said Block 1030;

Thence South 45°05'50" East, along said Southwest line, same being the Northeast line of said Block 1030, a distance of 190.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found at the North corner of Block A/1030 of Sale Street Townhomes, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80242, Page 1854, Deed Records, Dallas County, Texas;

Thence South 44°54'10" West, a distance of 184.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner in the Northeast line of Lot 18A, Block A/1030 of Webster / Lennox, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201500146354, Official Public Records, Dallas County, Texas, at the West corner of said Sale Street Townhomes;

Thence North 45°05'50" West, a distance of 22.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Southeast line of Lot 11, Block A/1030 of Regent's Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 200250, Page 1071, Deed Records, Dallas County, Texas, at the North corner of said Lot 18A;

Thence North 44°37'57" East, a distan plastic cap stamped "RPLS 5310" set : nce of 0.98' to a 1/2" iron rod with a yellow at the East corner of said Lot 11;

Thence North 45°00'00" West, along the Northeast line of said Regent's Park Addition, a distance of 166.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" previously set for coner in the Southeast line of said Hood Street, at the North corner of Lot 9, Block A/1030 of said Regent's Park Addition;

Thence North 44°37'57" East, along said Southeast line, a distance of 182.74' to the PLACE OF BEGINNING and containing 34,721 square feet or 0.797 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.

Witness my hand at Mesquite, Texas,

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PRELIMINARY, RELEASED 12-14-2015 THIS DOCUMENT SHALL NOT BE REC 5 FOR REVIEW PURPOSES ONLY. CORDED FOR ANY PURPOSE.

·#5310

BEFORE ME, the undersigned, a Notary P day personally appeared John S. Turner, F to be the person whose name is subscribe to me that he executed the same for the pu and in the capacity therein stated. Public in and for the said County and State on this R.P.L.S. NO. 5310, State of Texas, known to me sed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

Given under my hand and seal of office
This _____ day of ____

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Dickason Residential Partners LLC, do here by adopt this plat, designating the herein described property as *DICKASON 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 are as 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, maintenance or growths without the 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. WITNESS MY HAND AT DALLAS, TEXAS, this the 2015.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY

AND STATE ON THIS DAY PERSONALLY APPEARED

KNOWN BY 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 AT DALLAS, TEXAS, this the ______, 2015. _ day of

Notary Public

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: [Bank/mortgagee]

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was ack
(date of wledged before me on

acknowledgement) by signed), as (title of officer-usually president or secretary, of _____(name of business), a (name of person who

business, i.e., LLC, Corp, etc.), on behalf of the

Notary Public in and for the State of Texas

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
3ES: 3515, 3519, 3521 AND 3529 DICKASON AVENUE AND ~
2914 HOOD STREET ~ A&W SURVEYORS, INC.

Professional Land Surveyors

~ PROPERTY ADDRESSES: 3515, 3519, 3521 AND 3529 DICKASON AVENUE AND ~ 2914 HOOD STREET ~

Owner: Dickason Residential Partners, L.L.C. ~ 4713 W. Lovers Lane, Ste. 200, Dallas, TX 75209 ~

** 214-352-0408 ~

b No. 15-1815 | Drawn by: 543 | Date: 12-19-'15 | Revised:

"A professional company operating in your best interest"

DICKASON ADDITION LOT 1, BLOCK 1030

PRELIMINARY PLAT

BEING A PLAT OF PARTS OF CALLED LOTS 11 THROUGH 15, BLOCK 1030 J.H. WEBSTERS, AN UNRECORDED ADDITION J.A.SYLVESTER SURVEY, ABSTRACT NO. 1383 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-095