

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Capeti Properties, LLC, is the sole owner of a tract of land situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, being a part of City of Dallas Block 8820, and being a tract of land conveyed to Capeti Properties, a Texas Limited Liability Company, by General Warranty Deed recorded in Instrument No. 201600133293, Official Public Records, Dallas County, Texas, also being a tract of land conveyed to Capeti Properties, a Texas Limited Liability Company, by General Warranty Deed recorded in Instrument No. 201600133294, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch from rod found for corner, said corner being the South corner of that tract of land conveyed to Mini-Roll, Inc., by deed recorded in Volume 78183, Page 2327, Deed Records of Dallas County, Texas, and being in the Northeast right-of-way line of C.F. Hawn Freeway (variable width right-of-way), from which a 3/4 inch from rod found for witness, a distance of 7.25 feet;

THENCE North 44 degrees 36 minutes 54 seconds East, along the Southeast line of said Mini-Roll tract, a distance of 510.35 feet to a 1/2 inch from rod with orange cap stamped "Premier Surveying" found for corner, said corner being the East corner of said Mini-Roll tract, and being in the Southwest right-of-way line of Lot 7A, Block 8820, in T.E. Sorrells Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 87016, Page 6458, Map Records, Dallas County, Texas;

THENCE South 45 degrees 41 minutes 11 seconds East, along the Southwest right-of-way line of said Lot 7A, and along Lots 1, 5, and 6, Block 8820, in The Woody Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 22, Page 117, Map Records, Dallas County, Texas, passing of a distance of 350.00 feet to a 1/2 inch from rod found for witness, said corner being the North corner of said Capeti Properties, Inc. tract (201600133294), continuing a total distance of 450.32 feet to a 1/2 inch from rod found for corner, said corner being the South corner of Lot 1, of said The Woody Addition, and also being in the Northwest right-of-way line of Woody Lane (60 foot right-of-way);

THENCE South 44 degrees 15 minutes 25 seconds West, along the Northwest right-of-way line of said Woody Lane, a distance of 312.68 feet to a 5/8 inch from rod with a yellow cap stamped "DCA", found for corner, said corner being in the Northwest right-of-way line of said Woody Lane, and being the beginning of a corner clip;

THENCE South 78 degrees 12 minutes 25 seconds West, along the Northwest line of said corner clip, a distance of 65.25 feet to a 5/8 inch from rod with a yellow cap stamped "DCA", found for corner, said corner being in the Northeast right-of-way line of said C. F. Hawn Freeway;

THENCE North 64 degrees 40 minutes 46 seconds West, along the Northeast right-of-way line of said C. F. Hawn Freeway, passing at a distance of 67.03 feet to a 3/8 inch from rod found for witness, said corner being in the Southwest corner of said Capeti Properties, Inc. tract (201600133294), continuing a total distance of 440.93 feet to the POINT OF BEGINNING and containing 194,492 square feet or 4.465 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Capeti Properties, LLC, Marcus Capeti acting by and through its duly authorized Owner, does hereby adopt this plat designating the herein described property as **HAWN-WOODY 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. 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 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, petrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.

BY: _____
Marcus Capeti (owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Marcus Capeti 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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.

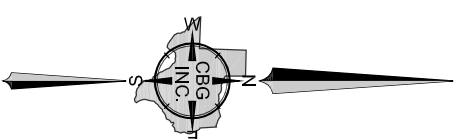
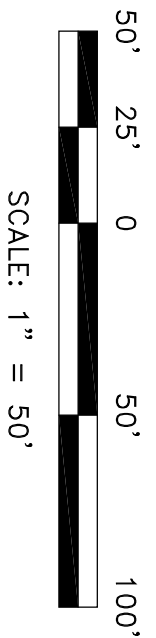
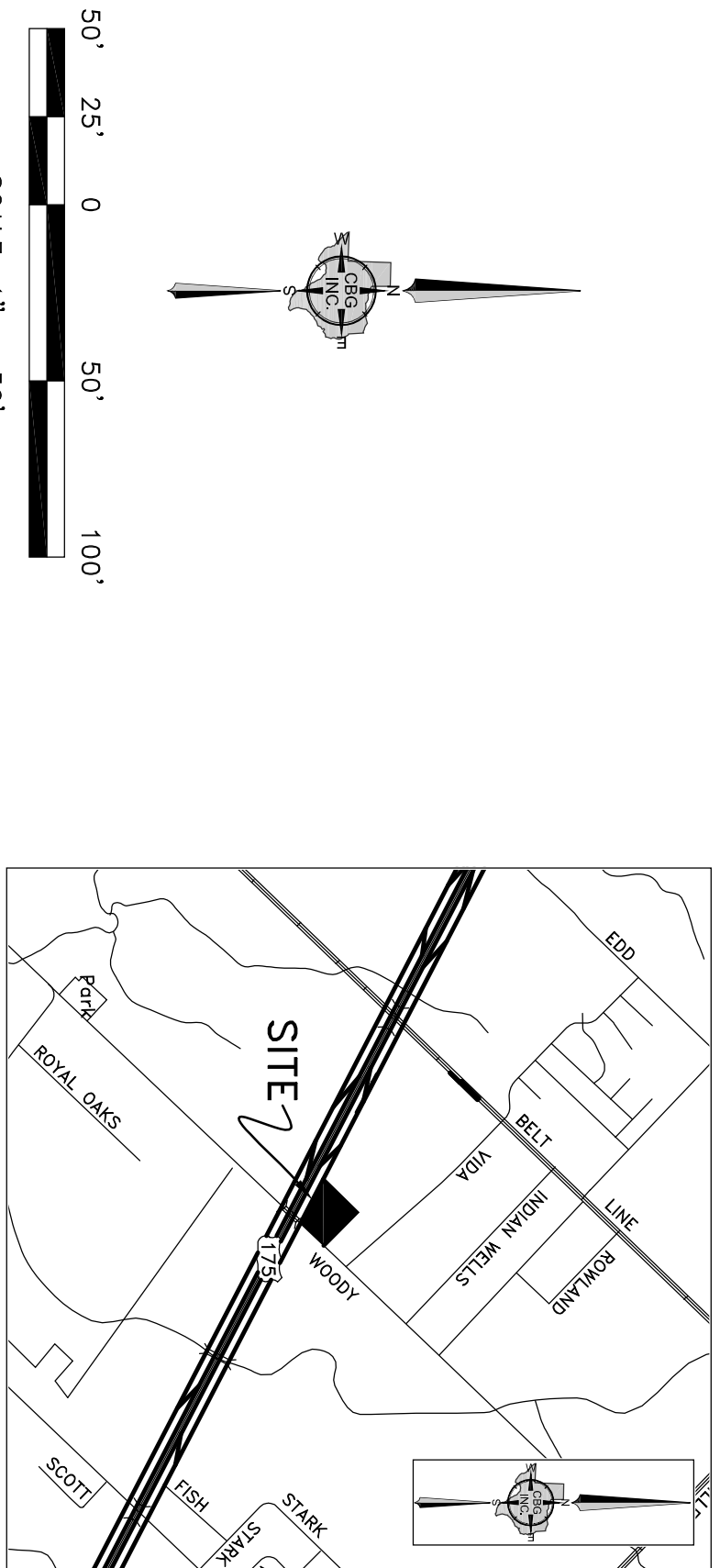
Dated this the _____ day of _____, 2018.
RELEASED FOR REVIEW 01/30/2018 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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.

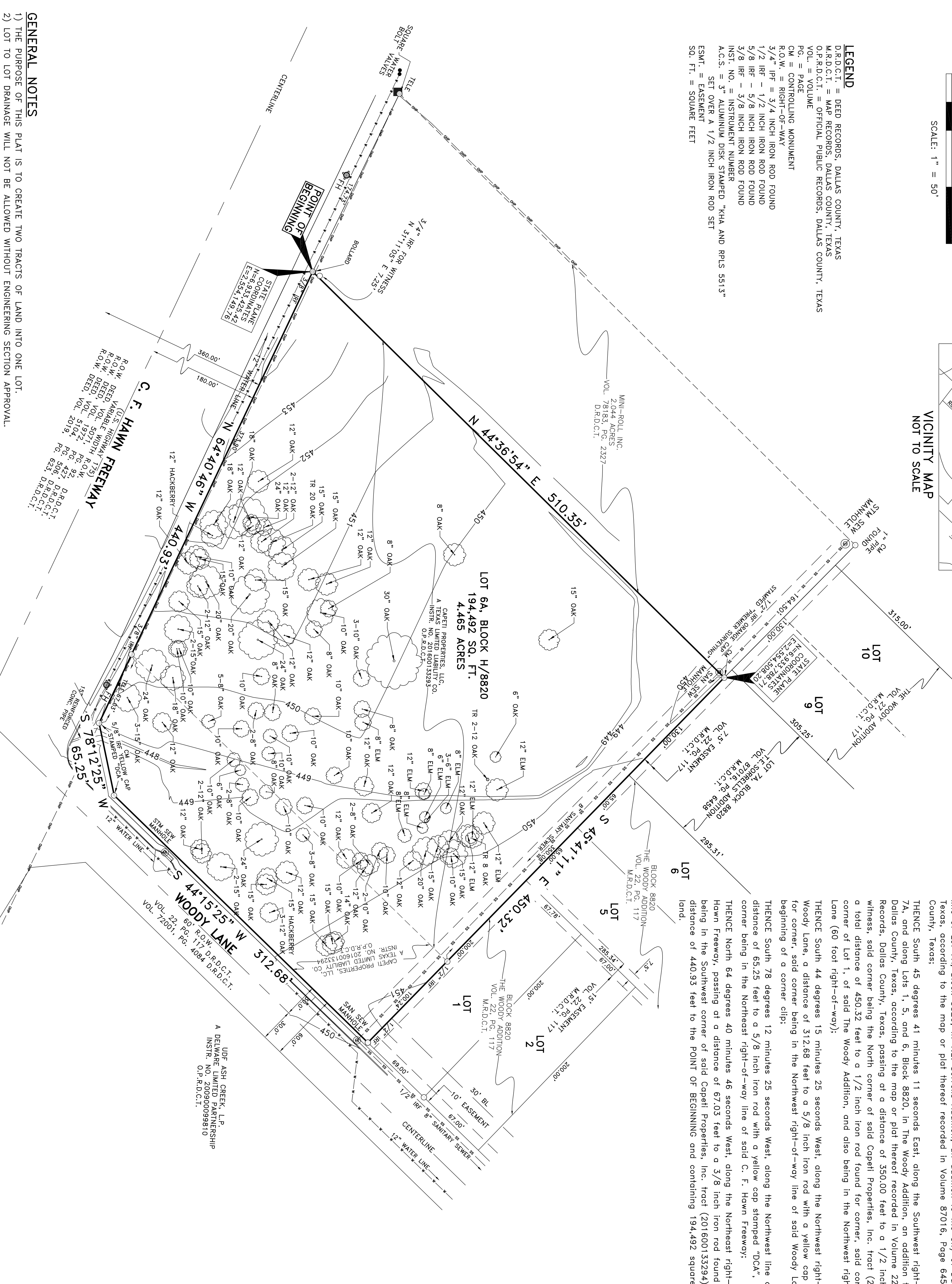
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas



LEGEND

- 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
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 3/4" I.F. = 3/4 INCH IRON ROD FOUND
- 1/2 I.F. = 1/2 INCH IRON ROD FOUND
- 5/8 I.F. = 5/8 INCH IRON ROD FOUND
- 3/8 I.F. = 3/8 INCH IRON ROD FOUND
- INST. NO. = INSTRUMENT NUMBER
- A.C.S. = 3" ALUMINUM DISK STAMPED "KHA AND PRPS 5513"
- SET OVER A 1/2 INCH IRON ROD SET
- ESMT. = EASTMENT
- SO. FT. = SQUARE FEET



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE TWO TRACTS OF LAND INTO ONE LOT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AND NO PROJECTION.
- 5) TADOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

OWNER: CAPETI PROPERTIES, LLC
11550 W. ELLENBOULE, SUITE 237
DALLAS - TEXAS 75243-6615
MARCUS@CAPETI.COM

PRELIMINARY PLAT
HAWN-WOODY ADDITION
LOT 6A, BLOCK H/8820
194,492 SQ.FT. / 4.465 ACRES
CITY BLOCK H/8820
BEING A TRACT OF LAND LOCATED IN
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. 5178-057



PLANNING & SURVEYING
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SCALE: 1"=50' / DATE: 01/30/18 / JOB NO. 1626923-PLAT / DRAWN BY: CC