

'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

WHEREAS HPI3911 Investments, LLC, a Texas Limited Liability Company is the sole owner of a tract of land located in the WILLIAM GRIGSBY SURVEY, Abstract NO. 501, City of Dallas, Dallas County, Texas, and being a part of Lot 3 and all of Lot 13, Block G/1319, of Bowser's and Lemmon's Oak Lawn and North Dallas Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 537, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed With Vendor's Lien to HPI3911 Investments, LLC, recorded in Instrument No. 201500111485, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the Southwest line of N. Hall Street, a 60' wide public right-of-way, at the East corner of Hall / Throckmorton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001055, Page 30, Deed Records, Dallas County, Texas;

That HPI3911 Investments, LLC, acting by and through its authorized agent, Peter M. Ryan, does hereby adopt this plat, designating the herein described property as *DOOLEY HALL ADDITION*, an addition to the City of Dallas, Dallas County, Texas. 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).

Thence South 45°18'57" East, along said Southwest line, a distance of 165.06' to a 5/8" iron rod found at the North corner of that portion of said Lot 3 described in deed to Howell Real Estate, recorded in Instrument No. 20070091000, Official Public Records, Dallas County, Texas;

Thence South 45°04'44" West, a distance of 190.96' to a 1/2" iron rod with a 3-1/4" aliminum disc stamped "DOOLEY HALL, RPLS 5310" set for corner in the Northeast line of a 20' wide public alley right-of-way;

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.

Thence North 45°03'30" West, along said Northeast line, a distance of 164.69' to a 1/2" iron rod with a 3-1/4" aliminum disc stamped "DOOLEY HALL, RPLS 5310" set at the South corner of said Hall / Throckmorton Addition;

Thence North 44°58'11" East, a distance of 190.22' to the PLACE OF BEGINNING and containing 31,423 square feet or 0.721 of an acre of land.

WITNESS, my hand at Dallas, Texas, this the day of,

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

SURVEYOR'S CERTIFICATE

, 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.

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Peter M. Ryan, 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 2018.

, 2018.

Public in and for the said County and State on this R.P.L.S. NO. 5310, State of Texas, known to me bed to the foregoing instrument, and acknowledged purposes and considerations therein expressed



company operating in your best interest TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Professional Land Surveyors

~ PROPERTY ADDRESS: 3911-3917 Hall Street ~

A&W SURVEYORS, INC.

BEING A REPLAT OF
PART OF LOT 3 AND ALL OF LOT 13, BLOCK G/1319
AMENDED BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS ADDITION DOOLEY HALL ADDITION LOT 3R, BLOCK G/1319

PRELIMINARY PLAT

CITY PLAN FILE NO. S178-098