

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas RIM Investments, LLC, is the sole owner of a portion of Lot 4, Block C/8806 of Comeda Two Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 88110, Page 3208, Map Records, Dallas County, Texas, same being that tract of land conveyed to said RIM Investments, LLC, by deed recorded in Instrument No. 201600300859, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the North corner of Lot 1, Block C/8806, of Woodside Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 81117, Page 2893, Map Records, Dallas County, Texas; said corner also being in the Southwest line of C.F. Horn Freeway (variable width right-of-way);

THENCE South 44 degrees 38 minutes 54 seconds West, along the Northwestern line of said Lot 1, a distance of 319.84 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Yooghee Kwon, by deed recorded in Instrument No. 20140005167, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 18 minutes 25 seconds West, along the Northeastern line of said Kwon tract, a distance of 250.00 feet to a 3/8 inch iron rod found for corner;

THENCE North 63 degrees 49 minutes 43 seconds West, continuing along said Northeastern line of Kwon tract, a distance of 156.41 feet to a "x" found in a concrete retaining wall, said corner being the South corner of Lot 3A, Block C/8806, of Exxon/Sonic Addition, an Addition to the City of Dallas, Dallas County, Texas;

THENCE North 26 degrees 12 minutes 55 seconds East, along the Southeastern line of said Lot 3A, a distance of 162.19 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the left, having a radius of 59.93 feet, a delta of 24 degrees 24 minutes 48 seconds, and a chord bearing and distance of North 09 degrees 14 minutes 30 seconds East, 25.34 feet;

THENCE, along said curve to the left, an arc length of 23.54 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a reverse curve to the right having a radius of 40.31 feet, a delta of 25 degrees 09 minutes 55 seconds, and a chord bearing and distance of North 13 degrees 21 minutes 18 seconds East, 17.56 feet;

THENCE, along said curve to the right, an arc length of 17.71 feet to a 1/2 inch iron rod found for corner, a distance of 0.28 feet to a 3 inch aluminum disk stamped "RPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 25 degrees 00 minutes 21 seconds East, along said Southwesterly line of Lot 3A, a distance of 9.48 feet to a 3 inch aluminum disk stamped "RPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 64 degrees 10 minutes 03 seconds West, continuing along said Southeast line of Lot 3A, a distance of 0.28 feet to a 3 inch aluminum disk stamped "RPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Lot 3A, and also being in said Southwesterly line of C.F. Horn Freeway;

THENCE South 62 degrees 01 minutes 47 seconds East, along said Southwesterly line of C.F. Horn Freeway, a distance of 506.73 feet to the **POINT OF BEGINNING**, and containing 117,381 square feet or 2.695 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RIM Investments, LLC, acting by and through its duly authorized officer, Israel Tirado, does hereby adopt this plat designating the herein described property as **RIM PARK 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 assessments shall be 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 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

RIM Investments, LLC

By: _____
Israel Tirado, Vice President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Israel Tirado 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 _____ 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. 19453, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (g)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.
RELEASED FOR REVIEW 02/01/18 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.

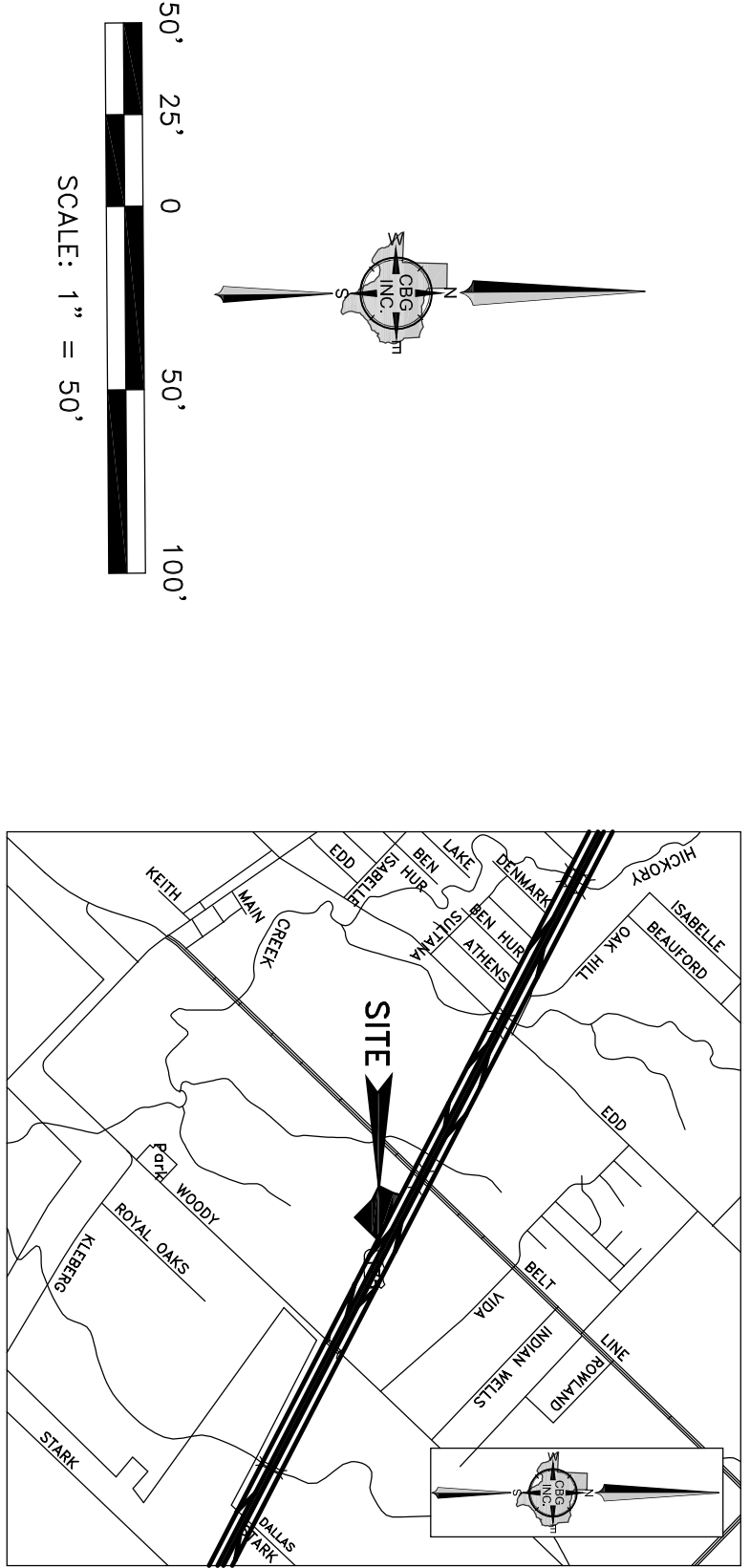
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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



Line #	Direction	Length
L6	N26°06'55\"E	26.80'
L5	N64°10'03\"W	0.28'
L4	N25°00'21\"E	9.48'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C4	40.31'	17.71'	25°09'55\"	N13°21'18\"E	17.56'
C3	59.93'	25.54'	24°24'46\"	N9°14'30\"E	25.34'

Line #	Direction	Length
L6	N26°06'55\"E	26.80'
L5	N64°10'03\"W	0.28'
L4	N25°00'21\"E	9.48'

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
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
RW = CONTROLLING MONUMENT
1\"/4\" = RIGHT-OF-WAY
1\" IRP = 1 INCH IRON PIPE FOUND
3/8\" IRP = 3/8 INCH IRON PIPE FOUND
5/8\" IRP = 5/8 INCH IRON ROD FOUND
1/2\" IRP = 1/2 INCH IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3\" ALUMINUM DISK STAMPED \"RPA\" AND \"RPLS 5513\"
SET OVER A 1/2 INCH IRON ROD SET

PRELIMINARY PLAT
RIM PARK ADDITION
LOT 4A, BLOCK C/8806
117,381 SQ.FT. / 2.695 ACRES
BEING A REPLAT OF COMEDA TWO
LOT 4, BLOCK C/8806
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 578-107

OWNER: RIM INVESTMENTS, LLC
2999 S. WALTON WALKER BLVD.
DALLAS, TX 75228
903-272-3898

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- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.