

OWNERS CERTIFICATE

WHEREAS, CADG HARRY HINES LLC, is the sole owner of a tract of land located in the J. A. SYLVESTER SURVEY, Abstract No. 1383, City Block 28/2280, City of Dallas, Dallas County, Texas, and being a part of Lot 1C, in Block 28/2280, of HARRY HINES at 4100 ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20080365731, Official Public Records, Dallas County, Texas, and being part of a tract of land described in a Special Warranty Deed with Vendors Lien to CADG HARRY HINES, LLC, recorded in Instrument No. 201600352559, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found at the intersection of the Southwest line of Sylvester Street, a 50' right-of-way, with the Southwest line of Knight Street, a 50' right-of-way, at the North corner of said Lot 1C;

Thence South 45°00'00" East, along said Southwest line, same being the Northeast line of said Lot 1C, a distance of 315.00' to a "X" found at the intersection of the said Southwest line Sylvester Street, with the Northwest line of Throckmorton Street, a 50' right-of-way, same being the East corner of said Lot 1C;

Thence South 45°00'00" West, along said Southeast line, same being the Northwest line of said Lot 1C, a distance of 167.11' to a 1/2" iron nail with a 2" metal washer stamped "31 DALLAS SQUARE RPLS S310" set for corner;

Thence North 45°00'00" West, leaving said Northwest line, passing through said Lot 1C, a distance of 315.00' to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS S310" set for corner in the said Southeast line of Knight Street, same being the said Northwest line of Lot 1C.

Thence North 45°00'00" East, along said Southeast line, and said Northwest line of Lot 1C, a distance of 167.11' to the PLACE OF BEGINNING and containing 52.640 or 1.250 of an acre of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

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-6.617 (a), (b), (c), (d), (e), and (f); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY, RELEASED 02-11-2017 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner  
Texas Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged and in the capacity therein stated.

Given under my hand and seal of office, \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_, on behalf of \_\_\_\_\_.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG HARRY HINES, LLC, by and through its duly authorized representative Matthew M. May, do hereby dedicate the above described property as **31 DALLAS SQUARE NO. 2**, to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee simple, to the public use forever any streets, alleys, and footway management are as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of parking on the utility and fire line 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 inclusion and accommodation of all public utilities, including but not limited to electric, gas, water, sewer, and telecommunications, 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 provide property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 line to the sewer line, and for the installation and maintenance of additional easements herein granted shall be determined by their location as indicated.

WITNESS, my hand at Dallas, Texas, this the day \_\_\_\_\_ of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Name: Matthew May  
Title: Manager

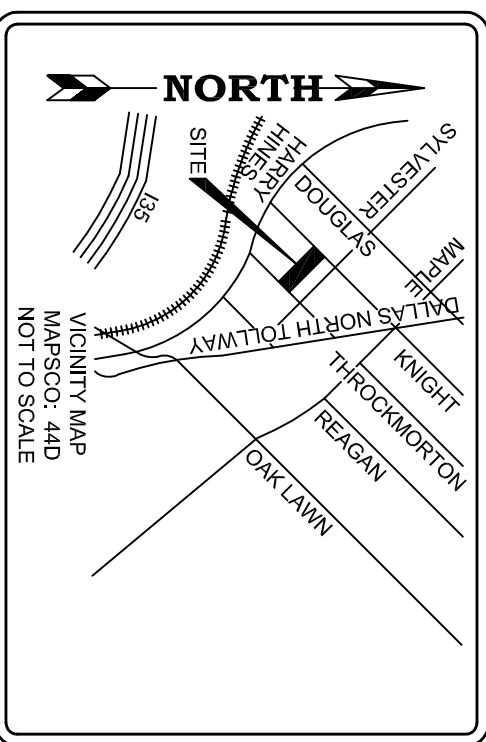
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Matthew May, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_



- NOTES
- 1) Lot to be drainage will not be allowed without Engineering Section approval.
  - 2) Any structure new or existing may not extend across new property lines.
  - 3) The purpose of this plat is to create 16 platted lots from one existing lot.
  - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - 5) Basis of bearing derived from plat recorded in Instrument No. 20080365731, O.P.R.D.C.T.
  - 6) Subject property does not have any structures.
  - 7) All interior lot corner are labeled 1/2" iron rod with a yellow plastic cap stamped "RPLS S310" unless otherwise noted.

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
C.M.: Controlling Monument
VOL.: Volume
Page: Page
INST. NO.: Instrument Number
NR: Iron rod found
SR: Set
SETDISK: 1/2" iron rod capped with 5-1/4" aluminum disk marked "31 DALLAS SQUARE RPLS S310" set
MAG NAIL: mag nail with 2" metal washer stamped "31 DALLAS SQUARE RPLS S310" set
S31 FT: Square feet

PRELIMINARY PLAT  
SHARED ACCESS DEVELOPMENT  
31 DALLAS SQUARE NO. 2  
LOTS 1-15, BLOCK 28/2280  
BEING A REPLAT OF PART OF LOT 1C, BLOCK 28/2280, HARRY HINES AT 4100 J. A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS  
ENGINEERING FILE NO. \_\_\_\_\_

