OWNER'S CERTIFICATE

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S DEDICATION

Commencing at a 5/8" iron rod found at the intersection of the Southwest line of Sylvester Street, a 50' right-of-way, with the Southeast line of Knight Street, a 50' right-of-way, at the North corner of said Lot 1C; hence South 45°00'00" West, along said Southeast line, same being the Northwest line of s67.11' to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS' LACE OF BEGINNING of the tract described herein; 1C, a distance of et for corner at the

Thence South 45°00'00" East, a distance of 315.00' to a Mag nail with a 2" metal RPLS 5310" set for corner in the Northwest line of Throckmorton Street, a 50' righ of said Lot 1C; 31 DALLAS SQUARE ing the Southeast line

Thence South 45°00'00" West, along said Northwest line, and said Southeast line, a with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS 5310" set at the casid HARRY HINES at 4100 ADDITION; of 160. corner .00' to a 1/2" iron rod of Lots 1B and 1C of

That CADG HARRY HINES, LLC, by and through it's duly authorized representative Mehrdad Moayedi, do hereby adopt this plat, designating the herein described property as 31 DALLAS SQUARE NO. 1, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicatean 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 pivate utilities for each particular use. The maintenance of paving on the utility and fire lane easements 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.

t a distance of 215.00' a total distance of 315.00' corner in the said

Thence North 45°00'00" West, along the common boundary line of said Lots 1B and 1C, passing at a 5/8" iron rod found at the common North corner of said Lots 1B and 1C for reference, continuing a to to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS 5310" set for co Southeast line of Knight Street, same being the said Northwest line of Lot 1C; e of 160.00' to the

Thence North 45°00'00" East, along said Southeast line, and said Northwest line PLACE OF BEGINNING and containing 50,400 or 1.157 of an acre of land.

# SURVEYOR'S CERTIFICATE

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

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.

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed I Texas, affirm that this plat was prepared under my direct supervision, from recordect evidence collected on the ground during field operations and other reliable documenthis plat substantially complies with the Rules and Regulations of the Texas Board of Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amende Government Code, Chapter 212. I further affirm that monumentation shown hereon or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e); and that the digital drawing file accompanying this plat is a precise representation of the compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e); and that the digital drawing file accompanying this plat is a precise representation. d by the State of ed documentation, entation; and that of Professional Land ded), and Texas Local on was either found 7 (a), (b), (c), (d), & tion of this Signed

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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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on thisday personally appeared Mehrdad Moayedi, 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 and under oath stated that the statements in the foregoing certificate are true.

STATE OF TEXAS COUNTY OF DALLAS

Name: Mehrdad Moayedi Title: Manager

CADG HARRY HINES, LLC

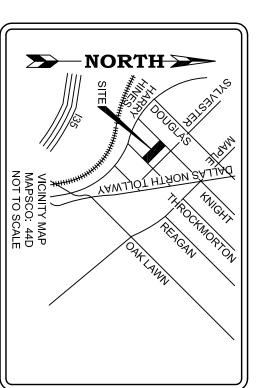
WITNESS, my hand at Dallas, Texas, this the day of , 2017.

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

seal of office,

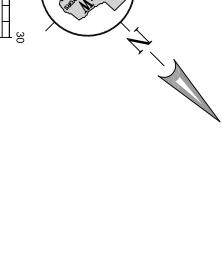
LIEN HOLDER'S SUBORDINATION

Owner's Certificate and AGREEMENT ate its interests to the



# Notary Public in and for the State of Texas My commission expires: Given under my hand and seal of office, This MAG NAIL W/WASHER SET SQ FT C.M. VOL. PG. INST. NO. IRF ESMT. SET DISK DR.D.C.T M.R.D.C.T O.P.R.D.C.T. 6) Subject property does not have any str 5) Basis of bearing derived from plat recorded in Instrun No. 20080365731, O.P.R.D.C.T. 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. Any structure new or existing may not extend across new property lines. 1) Lot to lot drainage Section approval. 7) All interior lot corner are labeled 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" unless otherwise 1/2" iron rod capped with a 3-1/4" aluminum disk marked, "31 DALLAS SQUARE RPLS 5310" set mag nail with 2" metal washer stamped "31 DALLAS SQUARE RPLS 5310" set square feet LEGEND Deed Records, Dallas County, Texas Map Records, Dallas County, Texas Official Public Records, Dallas County, Texas rod found ling Monument

16 plat



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954

www.awsurvey.com

Owner: CADG Harry Hines, LLC Valley View Lane, Suite 300, Farmers Branch, Texas 75234 ~

PRELIMINARY PLAT
SHARED ACCESS DEVELOPMENT 31 DALLAS SQUARE NO.

BEING A REPI LOTS 1-16, BLOCK 28/2280

LAT 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
CITY PLAN FILE NO. S167-119
ENGINEERING FILE NO. \_\_\_\_\_

Drawn by: 17-0255
"A prof 1800

Lloyd Denman P.E. CFM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

5 | Drawn by: 024 | Date: 02-11-17 | Revised:
Dressional company operating in your best interest"