

STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG HARRY HINES, LLC, by and through its duly authorized representative Mehrdad Moayedi hereby adopt, this plat, designating the herein described property as **31 DALLAS SQUARE NO. 1**,

Thence South 45°00'00" West, along said Southeast line, same being the Northwest line of said Lot 1 C, a distance of 167'11" to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS 5370" set for corner at the PLACE OF BEGINNING of the tract described herein.

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

Thence South 45°00'00" West, along said Northwest line, and said Southeast line, a distance of 160.00' to a 1 1/2" iron rod with a 3 1/4" aluminum disk stamped "31 DALLAS SQUARE RPLS 5310" set at the common corner of Lots 1B and 1C of said HARRY HINES at 4100 ADDITION;

Thence North 45°00'00" West, along the common boundary line of said Lots 1B and 1C, passing at a distance of 215.00' 58" from the said common North corner of said Lots 1B and 1C for reference, continuing a total distance of 315.00' to a 1/2" iron rod with a 3/4" aluminum side stamped 131, DALLAS SQUARE PLSS 5310" 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 160.00' to the PLACE OF BEGINNING and containing 50,400 or 1.157 of an acre of land.

Water main and wastewater easements shall also include additional

1. 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 Surveyors, Chapter 212, 1. I further affirm that monumentation shown hereon was either done or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.617 (a), (b), (c), (d), (e), (f), and that the digital drawing the accompanying this plat is a precise representation of this Signed 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.

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 to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 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 the ____ day of _____, 20____, by _____, as _____ of _____, on behalf of _____.

Notary Public in and for the State of Texas

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DIVISION
S, D.R.D.C.T.

30/2282
SUBDIVISION
1696, D.R.D.C.T.

Shared Access Area Easement Statement

This plan is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by homeowners' association and/or individual lot owners if lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area their work on waterline easements or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any other paved areas or other surface treatments must be repaired or replaced by the homeowners' association at its option.

Lloyd Denman P.E. CFM

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) 681-4955
WWW.AWSURVEY.COM

WWW.AWSURVEY.COM

Owner: CADG Harry Hines, LLC

~ 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234 ~

Drawn by: 17-02-5	Drawn by: 024	Date: 02-11-17	Revised:
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PRELIMINARY PLAT
SHARED ACCESS DEVELOPMENT
31 DALLAS SQUARE NO. 1
LOTS 1-16, BLOCK 28/2280
BEING A REPLAT OF PART OF LOT 1C, BLOCK 28/2280, HARRY H.

BEING A REPLAT OF PART OF LOT 1C, BLOCK 28/2280, HARRY HINES AT 4100

CITY OF DALLAS, DALLAS COUNTY, TEXAS