OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Riseman Development Company, a Texas corporation, is the sole owner of a tract of land situated in the Samuel H. Hyde Survey, Abstract No. 547, and being part of Lots 1 and 2, Block 6133 of Henfred Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 15, Page 323, Deed Records, Dallas County, Texas, and being a portion on a tract of land described in Deed of Exchange recorded in Volume 69122, Page 100, Deed Records, Dallas County, Texas, and also being all of a tract of land conveyed to Riseman Development Company, a Texas corporation by Warranty Deed recorded in Instrument Number 201700300674, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found for corner, said corner being in the Northeast Right-of-Way line of Peavy Road (a variable width Right-of-Way) and being the West corner of Lot 1A, Block 6133, of Grim Addition, an addition to the City of Dallas according to the Plat recorded in Volume 89166, Page 500, Map Records, Dallas County, Texas;

THENCE along the Northeast Right-of-Way line of said Peavy Road, the following courses and distances:

North 29 degrees 47 minutes 26 seconds West, a distance of 29.28 feet to a 1/2 inch iron rod found for corner, and being the beginning of a curve to the left having a radius of 272.50 feet, a central angle of 16 degrees 50 minutes 52 seconds, and a chord that bears North 38 degrees 12 minutes 52 seconds West, a distance of 79.84 feet;

Said curve to the left, an arc length of 80.13 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner;

North 46 degrees 21 minutes 04 seconds West, a distance of 48.85 feet to an X found for corner, said corner being in the intersection of the Northeast Right-of-Way line of said Peavy Road, and the Southeast Right-of-Way line of Northcliff Drive (a variable width Right=of-Way);

THENCE North 44 degrees 54 minutes 45 seconds East, along the Southeast Right-of-Way line of said Northcliff Drive, a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner, said corner being in the Southeast Right-of-Way line of said Northcliff Drive, and also being in the Southeast line of a dedicated tract of land conveyed to the City of Dallas for widening of Northcliff Drive, according to the deed thereof recorded in Volume 69122, Page 100, Deed Record, Dallas County, Texas;

THENCE along the Southeast line of said City of Dallas dedicated Right-of-Way (Volume 69122, Page 100), the following courses and distances:

North 40 degrees 50 minutes 32 seconds East, a distance of 43.20 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner;

North 44 degrees 13 minutes 17 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner;

North 45 degrees 09 minutes 40 seconds East, a distance of 56.80 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner; said corner being the East corner of said City of Dallas dedicated Right-of-Way (Volume 69122, Page 100), and also being the Southwest line of Lot 2A, Block 6133, of Wetsel Subdivision, an addition to the City of Dallas according to the Plat thereof recorded in Volume 608, Page 2464, Map Records, Dallas County, Texas;

THENCE South 45 degrees 46 minutes 43 seconds East, along the Southwest line of said Lot 2A, a distance of 87.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 degrees 45 minutes 49 seconds East, a distance of 139.17 feet to a 1/2 inch iron rod found for corner;

THENCE South 43 degrees 33 minutes 16 seconds East, a distance of 21.39 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "5633" found for corner, said corner being the most Southeasterly South corner of said lot 2A, and also being the West corner of a tract of land conveyed to Jeanne M. Boyne according to the deed thereof recorded in Volume 2002006, Page 4694, Deed Records, Dallas County, Texas;

THENCE South 27 degrees 33 minutes 27 seconds West, along the Northwest line of said Jeanne M. Boyne tract, and continuing along the Northwest line of a tract of land conveyed to Craig Clark Mayes according to the deed thereof recorded in Volume 95234, Page 1899, Deed Records, Dallas County, Texas, and also continuing along the Northwest line of a tract of land conveyed to Nora E. Gimpel, and Alejandro M. Newman, according to the deed thereof recorded in Instrument Number 200600400454, Official Public Records, Dallas County, Texas, a total of distance of 144.30 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Nora E. Gimpel, and Alejandro M. Newman tract, and also being the North corner of a tract of land conveyed to James J Martin according to the deed thereof recorded in Volume 89147, Page 1827, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 29 minutes 25 seconds West, along the Northwest line of said James J Martin tract, a distance of 25.45 feet to a 1/2 inch iron rod found for corner; said being the Northwest line of said James J Martin tract, and also being the East corner of Lot 1A, Block 6133, of Grim Addition, an addition to the City of Dallas according to the Plat thereof recorded in Volume 89166, Page 500, Map Records, Dallas County, Texas;

THENCE North 46 degrees 43 minutes 16 seconds West, passing at a distance of 5.37 feet to a 1/2 inch iron rod found for witness, along the Northeast line of said Lot 1A, for a total distance of 91.12 feet to a 1/2 inch iron rod found for corner; said corner being the North corner of said Lot 1A;

THENCE South 46 degrees 50 minutes 29 seconds West, along the Northwest line of said Lot 1A, a distance of 130.76 feet to the POINT OF BEGINNING and containing 45,302 square feet or 1.040 acres of land;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Riseman Development Company, a Texas corporation, acting by and through its duly authorized officer William S. Reisman, Manager, does hereby adopt this plat, designating the herein described property as **RISEMAN PEAVY 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 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).

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 the _____ day of _____, 2018.

BY: _____
Riseman Development Company, a Texas corporation
William S. Reisman, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears William S. Reisman, 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 Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

Dated this the_____day of _____, 2018.
RELEASED FOR REVIEW 03/23/2018 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 Connally
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 Connally 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

PRELIMINARY PLAT
RISEMAN PEAVY ADDITION
LOT 1A, LOT 1B & LOT 1C, BLOCK 6133
BEING PART OF LOTS 1 & 2,
BLOCK 6133, OF HENFRED ADDITION,
AND ALSO BEING A PORTION OF A TRACT OF LAND
SITUATED IN THE
SAMUEL H. HYDE SURVEY, ABSTRACT NO. 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
45,302 SQ.FT. / 1.040 ACRES
CITY PLAN FILE NO. S178-164
ENGINEERING PLAN NO. 311T-___

SHEET 2 OF 2

OWNER: RISEMAN DEVELOPMENT COMPANY,
A TEXAS CORPORATION
P.O. BOX 797216
DALLAS, TEXAS 75379

CBG SURVEYING INC
PROFESSIONAL LAND SURVEYORS
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F 214.349.2216
Firm No. 10168800
www.cbgintctx.com

SCALE: 1"=30' / DATE: MARCH 14, 2018 / JOB NO. 1722418 / DRAWN BY: YP