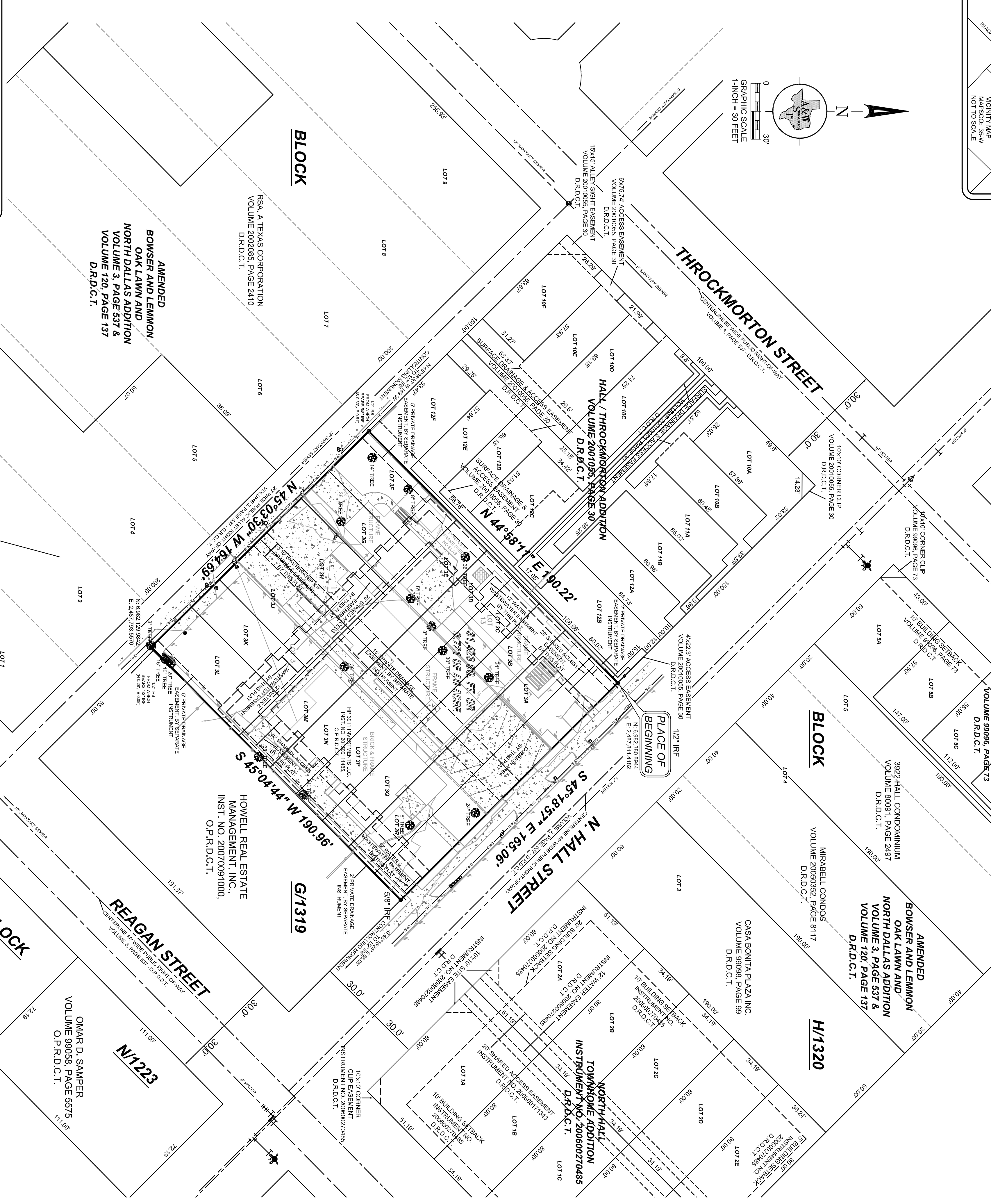


LEGEND

	1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON, HAVE A 3/8\"/>		ASBESTOS-CEMENT TILE		G.1. CONCRETE
	COMMON BRICK		COMMON PORTLAND CEMENT		G.2. CONCRETE
	S.1. SANDSTONE		COMMON PORTLAND CEMENT		G.1. CONCRETE
	S.2. SANDSTONE		COMMON PORTLAND CEMENT		G.2. CONCRETE
	S.3. SANDSTONE		COMMON PORTLAND CEMENT		G.3. CONCRETE
	S.4. SANDSTONE		COMMON PORTLAND CEMENT		G.4. CONCRETE
	S.5. SANDSTONE		COMMON PORTLAND CEMENT		G.5. CONCRETE
	S.6. SANDSTONE		COMMON PORTLAND CEMENT		G.6. CONCRETE
	S.7. SANDSTONE		COMMON PORTLAND CEMENT		G.7. CONCRETE
	S.8. SANDSTONE		COMMON PORTLAND CEMENT		G.8. CONCRETE
	S.9. SANDSTONE		COMMON PORTLAND CEMENT		G.9. CONCRETE



SURVEYORS NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON, HAVE A 3/8" DIAMETER, AND ARE STAMPED WITH THE SURVEYORS NAME.
- 2) COORDINATES ARE TEXAS STATE PLANE, NORTH AMERICAN 1983 DATUM. ALL COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) ALL BEARINGS DETERMINED BY TEXAS STATE PLANE, NORTH AMERICAN 1983 DATUM (NAD 83).
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING DESIGN APPROVAL.
- 6) THE PROPOSED LOT 15 IS TO BE CREATED FROM ORIGINAL PLATTED LOT AREAS.

LOT AREAS	
LOT 3A	1,645 SQUARE FEET
LOT 3B	1,645 SQUARE FEET
LOT 3C	1,645 SQUARE FEET
LOT 3D	1,645 SQUARE FEET
LOT 3E	1,924 SQUARE FEET
LOT 3F	2,022 SQUARE FEET
LOT 3G	1,407 SQUARE FEET
LOT 3H	2,076 SQUARE FEET

WHEREAS HP13911 Investments, L.L.C., a Texas Limited Liability Company is the sole owner of a tract of land located in the WILLIAM GRIGSBY SURVEY, Abstract NO. 501, City of Dallas, Dallas County, Texas, and being a part of Lot 3 and all of Lot 13, Block G/1319, of Bower's and Lemmon's Oak Lawn and North Dallas Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 537, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed With Vendor's Lien to HP13911 Investments, L.L.C., recorded in Instrument No. 201500111485, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the Southwest line of 'N. Hall Street', a 60' wide public right-of-way, at the East corner of Hall / Throckmorton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001055, Page 30, Deed Records, Dallas County, Texas;

Thence South 45°18'57" East, along said Southwest line, a distance of 165.05' to a 5/8" iron rod found at the North corner of that portion of said Lot 3 described in deed to Howell Real Estate, recorded in Instrument No. 20070091000, Official Public Records, Dallas County, Texas;

Thence South 45°04'44" West, a distance of 190.99' to a 1/2" iron rod with a 3-1/4" diameter steel stamped 'HALL PROPER, RPLS 5370' set for corner in the Northeast line of a 20' wide public alley right-of-way;

Thence North 45°03'30" West, along said Northeast line, a distance of 164.69' to a 1/2" iron rod with a 3-1/4" diameter steel stamped 'HALL PROPER, RPLS 5370' set at the South corner of said Hall / Throckmorton Addition;

Thence North 44°58'11" East, a distance of 190.22' to the PLACE OF BEGINNING and containing 31,423 square feet or 0.721 of an acre of land.

OWNER'S 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 information; and that this plat substantially complies with the Rules and Regulations of the State Board of Professional Land Surveyors, the City of Dallas Development Code (ordinance) and other applicable laws and regulations. I affirm that I am in compliance with the City of Dallas Development Code, Sec. 51A-5.6(1)(a), (b), (c), (d), & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand at Mesquite, Texas,
This ____ day of _____, 20__.

PRELIMINARY BESEASED 3-2-16 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
John S. Turner
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, _____, 20__
This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, HP13911 Investments, do hereby adopt this plat, designating the herein described property as **HALL PROPER ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use (over and above any streets, alleys, and floodway management) are as shown thereon, the public 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 lines, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner, and the City of Dallas shall not be responsible therefor. 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, 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.

WITNESS MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 20__.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY 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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 20__.

Notary Public
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 Declaration.

Lien holder:
By: _____
Name: _____
Title: _____
Signature: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ (date of acknowledgment) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, or (state of business, i.e., LLC, Corp., etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

PRELIMINARY REPLAT

HALL PROPER ADDITION

LOTS 3A-3H, 3J-3N & 3P-3R, BLOCK G/1319

BEING A REPLAT OF
PART OF LOT 3 AND ALL OF LOT 13, BLOCK G/1319
AMENDED BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS ADDITION
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5156-142

A SHARED ACCESS DEVELOPMENT

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

SHARED ACCESS AREA EASEMENT STATEMENT

This plat 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 a homeowner's association and/or the individual lot owners of the lot or 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 after work on water or wastewater lines 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 special pavers or other surface treatments must be repaired or replaced by the homeowner's association at its option.