

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 Vendor's 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 Southeast line of Knight Street, a 50' right-of-way, at the North corner of said Lot 1C;

SURVEYORS CERTIFICATE

Thence North 45°00'00" East, along said Southeast line, same being the Northeast line of 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 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" West, leaving said Northwest line, passing through said Lot 1C, a distance of 172.86' to the PLACE OF BEGINNING and containing 54.450 or 1.250 of an acre of land.

Thence South 45°00'00" West, along said Southeast line, same being the Northwest line of said Lot 1C, a distance of 172.86' to a Mag nail with a 2" metal washer stamped "31 DALLAS SQUARE RPLS 5310" set for corner.

Thence South 45°00'00" East, along said Southeast 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 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, 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 5310" set for corner in the said Southeast line of Knight Street, same being the said Northwest line of Lot 1C;

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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 Merrick Moayed, do hereby adopt this plat, designating the herein described property as 31 DALLAS SQUARE NO. 2, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate the same to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the name of the public, use therefor any streets, alleys and roadway management easements shown on this plat, and the utility and fire line 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 the lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed 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 shown 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 shown 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 or from the easements 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 hereon shall be subject to the terms and conditions of 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 man 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 day of \_\_\_\_\_, 2017.

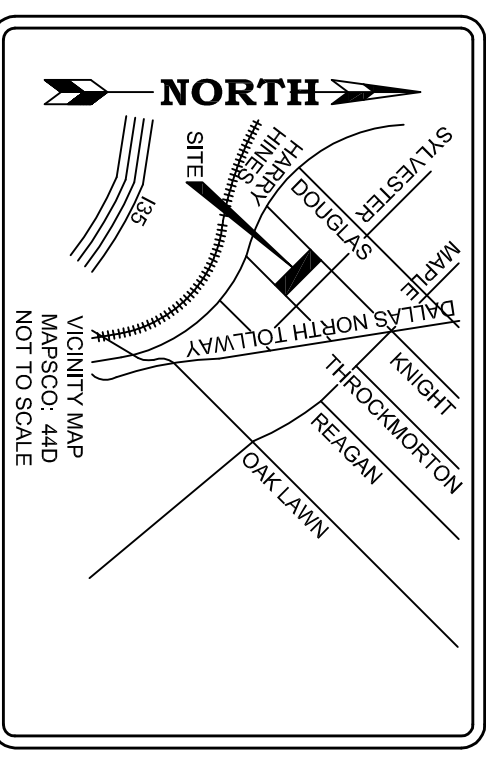
CADG HARRY HINES, LLC Name: Merrick Moayed Title: Manager

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 Merrick Moayed, 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 consideration therein expressed and 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: \_\_\_\_\_

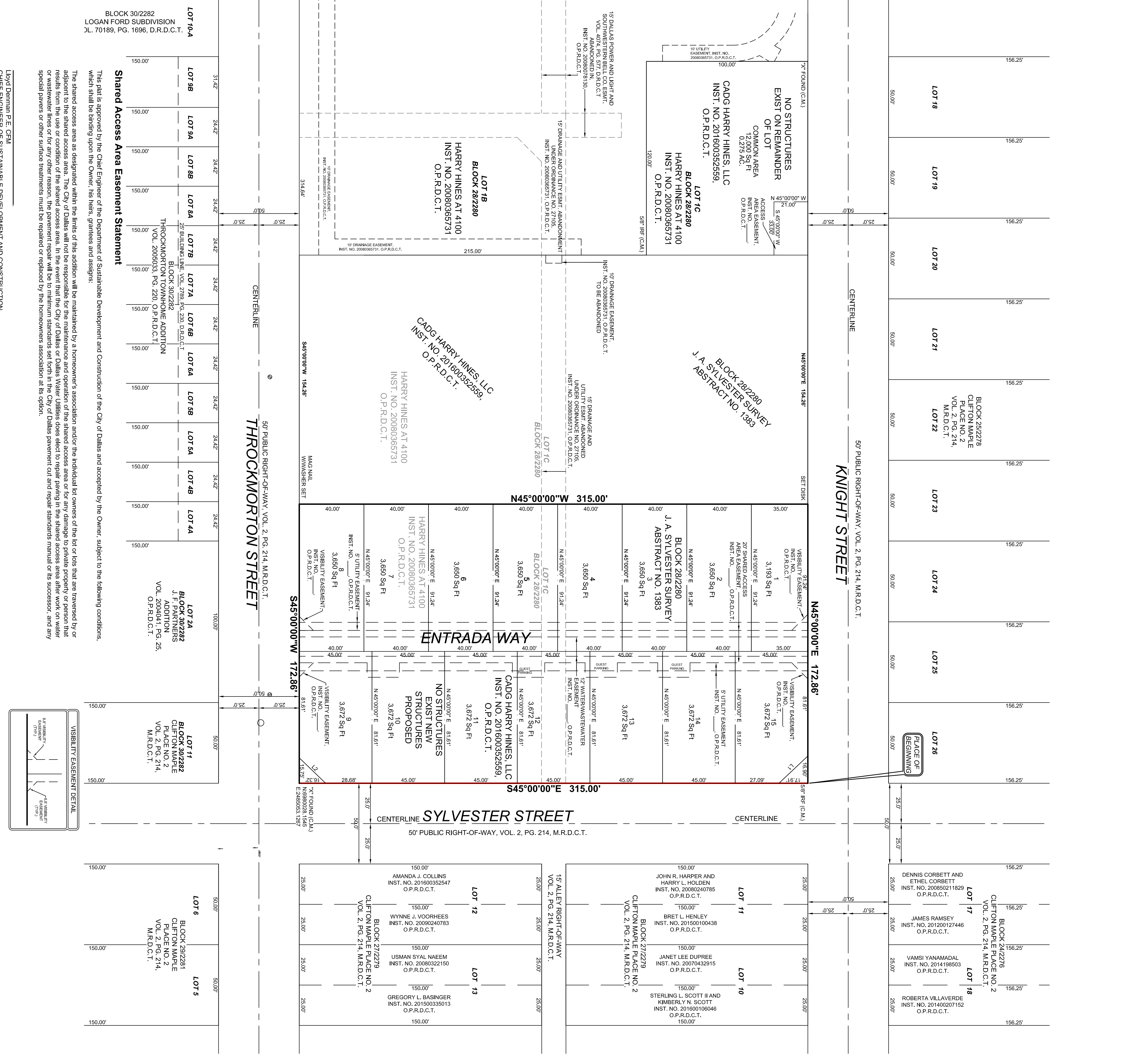


- 1) Lot to not challenge will not be allowed without Engineering Section approval.
2) Any structure new or existing may not extend across new property lines.
3) The purpose of this plat is to create 16 platified lots from one existing lot.

- 4) Coordinate shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on GRS 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 5310" unless otherwise noted.

Table with columns: D.R.D.C.T., M.R.D.C.T., O.P.R.D.C.T., C.M., V.O.L., P.G., INST. NO., INST. NO., INST. NO., SET DISK, MAG NAIL, W/ W/ASHER SET, S&T.

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 PLAN FILE NO. S167-11981 ENGINEERING FILE NO. \_\_\_\_\_



BLOCK 30/2282 LOGAN FORD SUBDIVISION J.L. 70189, PG. 1696, D.R.D.C.T.

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...

50' PUBLIC RIGHT-OF-WAY, VOL. 2, PG. 214, M.R.D.C.T. THROCKMORTON STREET

50' PUBLIC RIGHT-OF-WAY, VOL. 2, PG. 214, M.R.D.C.T. SYLVESTER STREET

50' PUBLIC RIGHT-OF-WAY, VOL. 2, PG. 214, M.R.D.C.T. ENTRADA WAY

50' ALLEY RIGHT-OF-WAY VOL. 2, PG. 214, M.R.D.C.T.

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