

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS CADG HARRY HINES, LLC, is the sole owner of a tract of land located in the J. A. SYLVESTER SURVEY, Block 28/2280, City of Dallas, Dallas County, Texas, and being a part of Lot 1C, in Block 28/2280, as shown on the plat of said survey, recorded in Instrument No. 20080365731, Official Public Records, Dallas County, Texas, and being a 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. 201600352599, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Containing a 56' front road fronted at the intersection of the Southwest line of Sylvester Street, a 50' right-of-way, with the Southwest line of Knight Street, a 50' right-of-way, at the North corner of said Lot 1C.

Thence South 45°00'00" West, along said Southwest line, same being the Northwest line of said Lot 1C, a distance of 172.85' to a 1/2" iron rod with a 3/16" aluminum disk stamped "31 DALLAS SQUARE RPUS 5310" set at the common corner of Lots 1B and 1C of said HARRY HINES at 4100 ADDITION.

Thence South 45°00'00" East, a distance of 315.00' to a 1/2" iron rod with a 2" metal washer stamped "31 DALLAS SQUARE RPUS 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 154.26' to a 1/2" iron rod with a 3/16" aluminum disk stamped "31 DALLAS SQUARE RPUS 5310" set at the common corner of Lots 1B and 1C of said HARRY HINES at 4100 ADDITION.

Thence South 45°00'00" West, along the common boundary line of said Lots 1B and 1C, a distance of 215.00' a 5/8" iron rod found at the common North corner of said Lots 1B and 1C.

Thence North 45°00'00" East, along the common boundary line of said Lots 1B and 1C, a distance of 100.00' to a "X" cut found in the said Southwest line of Knight Street, same being the said Northwest line of Lot 1C.

Thence North 45°00'00" East, along said Southwest line, a distance of 274.26' to the PLACE OF BEGINNING and containing 60,992 square feet or 1.391 of an acre of land.

SURVEYOR'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 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-517 (a), (b), (c), (d), (e) & (f) and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

PRELIMINARY, RELEASED 04-21-2017 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor #65310

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. 65310, 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, _____, 2017.

Notary Public in and for the State of Texas

LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgage 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

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG HARRY HINES, LLC, by and through it's duly authorized representative Meritad Moayed, 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 dedicate in 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 area as shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and 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 line easements is the responsibility of the property owner. The easements shown on this plat are hereby granted to the public and shall be held in trust for the public use. Said easements being hereby reserved for the public 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 services required or ordinarily performed by that utility).

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.

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 _____, 2017.

By: _____

CADG HARRY HINES, LLC

Name: Meritad 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 Meritad 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 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 _____, 2017.

Notary Public in and for the State of Texas

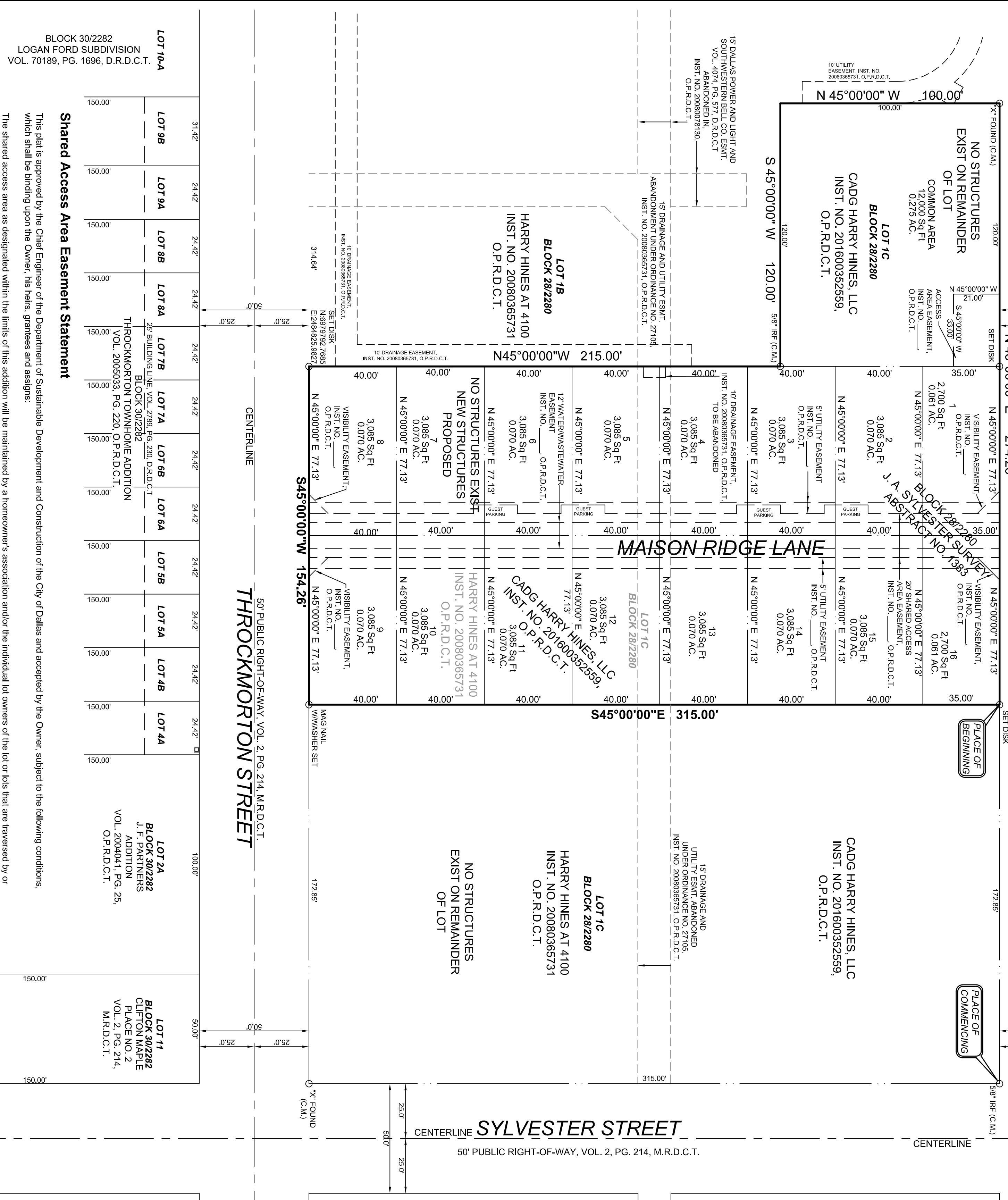
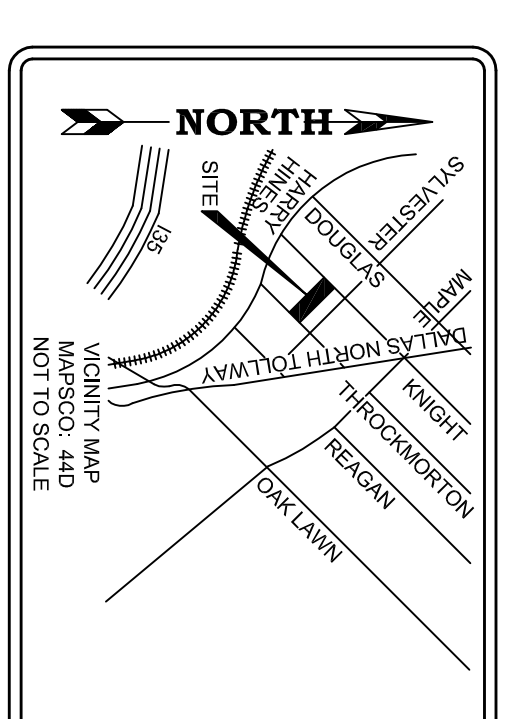
My commission expires: _____

NOTES

- 1) Lot to be drainage 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 platted lots from one existing lot.
- 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.
- 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 corners are labeled 1/2" iron rod with a 3/16" aluminum disk stamped "31 DALLAS SQUARE RPUS 5310" set square feet.

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
SET	been not found
SET DISK	1/2" iron rod capped with a 3/16" aluminum disk marked, "31 DALLAS SQUARE RPUS 5310" set
MAG.MNT.	mag nail with 2" metal washer stamped "31 DALLAS SQUARE RPUS 5310" set
SET DISK	square feet
SO FT	square feet



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, its heirs, grantees and assigns:

The shared access area as designated within the limits of 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/paint 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 and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Demann, P.E., CEM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

A&W SURVEYORS, INC.
Professional Land Surveyors
TEKAS REGISTRATION NO. 10017440
P.O. BOX 670029 MESSAULE, TX 75167
PHONE: (972) 661-4479 FAX: (972) 661-4454
WWW.AANDWSURVEY.COM

Owner: CADG Harry Hines, LLC
- 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75224 -
Demann by: 1742552 Demann by: 626 Demann by: 1117 Fax: 626717
A professional company operating in your best interest

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 HINES AT 4100
J. A. SYLVESTER SURVEY, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S169-11981
ENGINEERING FILE NO. _____