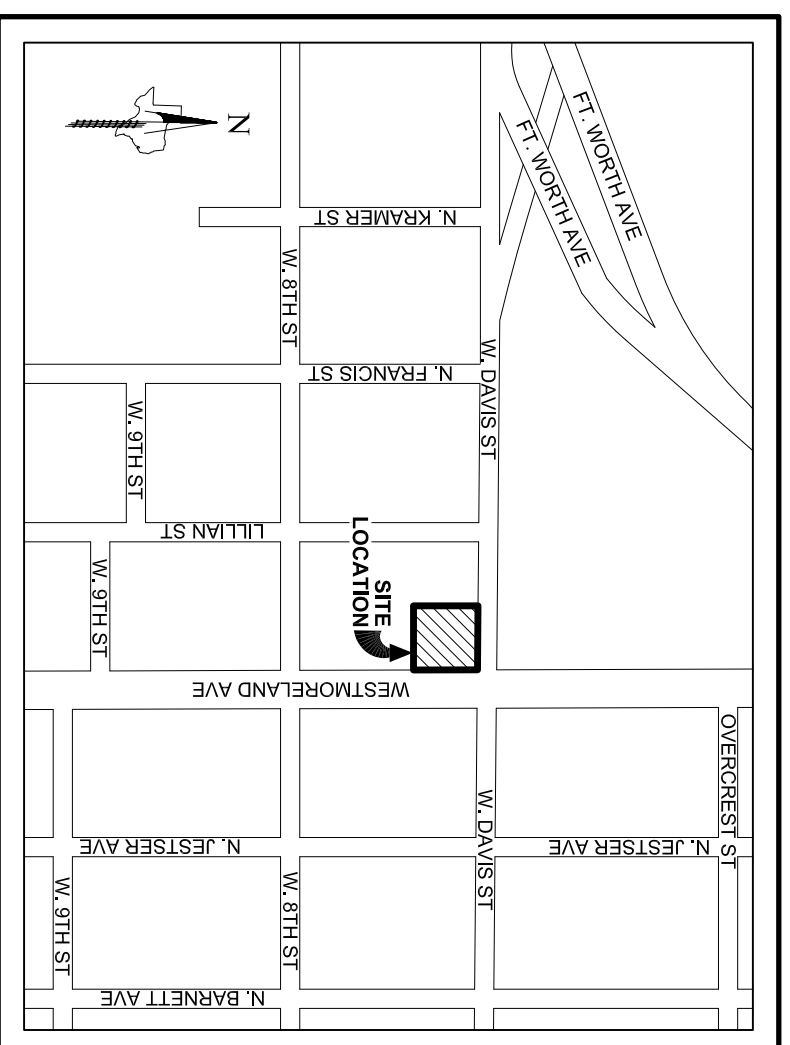


VICINITY MAP
(NOT TO SCALE)



A TRACT OF LAND
DESCRIBED IN A DEED TO
M. COCHERS ENTERPRISES, INC.
VOL. 2008156, PG. 7976
O.P.R.D.C.T.

A TRACT OF LAND
TO
M. COCHERS ENTERPRISES, INC.
INST# 20100272011
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **POP HOLDINGS, L.P.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.669 acre tract of land situated in the James Weisell Survey, Abstract Number 1541, Dallas County, Texas, said tract being a part of Lot 1 and all of Lots 2, 4, Block A/4142 of Beverley Hills Annex Addition, an addition to the City of Dallas according to the plat thereof as recorded in Volume 2, Page 80 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of the herein described tract, being the Southeast corner of Lot 4, Block A/4142 of said Beverley Hills Annex Addition and being the Northeast corner of Lot 5, Block A/4142 of said Beverley Hills Annex Addition, said point lies in the West right-of-way line of Westmoreland Avenue (a variable width right-of-way);

Thence South 88°47'52" West with the common line of said Lots 4 and 5, for a distance of 157.78 feet to a 2" iron pipe found for the Southwest corner of the herein described tract, said point being the Southwest corner of said Lot 4 and being the Northwest corner of said Lot 5, said point lies in the East right-of-way line of a 15' alley as dedicated in Volume 2, Page 80 of the Map Records of Dallas County, Texas;

Thence North 07°09'39" West with the East right-of-way line of said 15' alley, for a distance of 182.60 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract, said point lies in the South right-of-way line of West Davis Street (a variable width right-of-way);

Thence North 88°47'39" East with the South right-of-way line of said West Davis Street for a distance of 147.82 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the most northerly Northeast corner of the herein described tract;

Thence South 46°08'27" East along a corner dlp at the Southwest intersection of said West Davis Street and an aforementioned Westmoreland Avenue, for a distance of 14.14 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the most southerly point of the Northeast corner of the herein described tract.

Thence South 01°05'51" East with the West right-of-way line of said Westmoreland Avenue for a distance of 175.00 feet to the **POINT OF BEGINNING** and there terminating, enclosing 0.669 of an acre of land, more or less.

OWNER'S DEDICATION

NOW HEREOFOR KNOW ALL MEN BY THESE PRESENTS:

THAT **POP HOLDINGS, L.P.**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **POP OAK CLIFF ADDITION LOT 1A, BLOCK A/4142**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown hereon are hereby reserved for appurtenant and all public and private utilities for each particular use. The maintenance of rights on the utility and for 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 and upon 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 of 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 working meters and any maintenance or service required or ordinarily required by the 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, the 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2017.

OWNER: **POP HOLDINGS, L.P.**

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR

ANY PURPOSE

BY: **Guillermo Perales (Manager)**

STATE OF TEXAS

COUNTY OF _____

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires on _____

CERTIFICATE OF SURVEYOR

I, **ERNEST WOORSTER**, 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 State of 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 nonumentation 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 the accompanying this Signed Final Plat.

Dated this the _____ day of _____, 2017.
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Ernest Wooster, R.P.L.S. # 65709

STATE OF TEXAS

COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared **ERNEST WOORSTER**, 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.

My commission expires on July 11, 2020.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.

A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF DALLAS VOL. 4824, PG. 808 O.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO M. COCHERS ENTERPRISES, INC. INST# 20100272011 O.P.R.D.C.T.

A PART OF LOT 7, BLOCK 7/4159 BEVERLEY HILLS VOL. 1, PG. 595 M.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO M. COCHERS ENTERPRISES, INC. INST# 20100272011 O.P.R.D.C.T.



CITY PLAN FILE NO. 5167159

PRELIMINARY PLAT
POP OAK CLIFF ADDITION
LOT 1A, BLOCK A/4142

BEING A REPLAT OF A PART OF LOT 1 AND ALL OF LOTS 2 - 4, BLOCK A/4142, BEVERLEY HILLS ANNEX ADDITION, VOLUME 2, PAGE 80, M.R.D.C.T.
JAMES WETSELL SURVEY, ABSTRACT #1541, CITY OF DALLAS, DALLAS COUNTY, TEXAS

- GENERAL PLAT NOTES**
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
 - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48130080K. For the exact Flood Zone designation, please contact 1-(877) 7EEMA 1045.
 - The purpose of this plat is to create one lot from 4 existing lots of record.
 - The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
 - There are no trees on the subject parcel.
 - Existing structure to be replated.

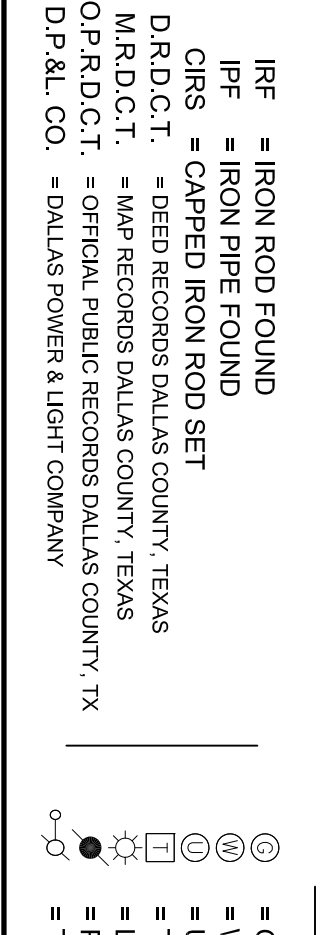
- LEGEND**
- GREASE TRAP
 - WATER MANHOLE
 - UTILITY MANHOLE
 - TRAFFIC SIGNAL BOX
 - LIGHT POST
 - POWER POLE
 - TRAFFIC SIGNAL POLE
 - CENTERLINE OF ROAD
 - OVERHEAD UTILITIES
 - WOOD FENCE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - CONCRETE

- SURVEYOR**
- EAGLE SURVEYING, LLC
JOHN COX
210 SOUTH ELM STREET
DENTON, TX 76201
940.222.3009

- ENGINEER**
- TECHNIP
KARIM DADDELAKHI
11740 KATY FREEWAY
SUITE 100
HOUSTON, TX 77079
281.970.1111

- OWNER**
- POP HOLDINGS, L.P.
GUILLERMO PERALES
3318 FOREST LANE
SUITE 200
DALLAS, TX 75234
972.620.2287

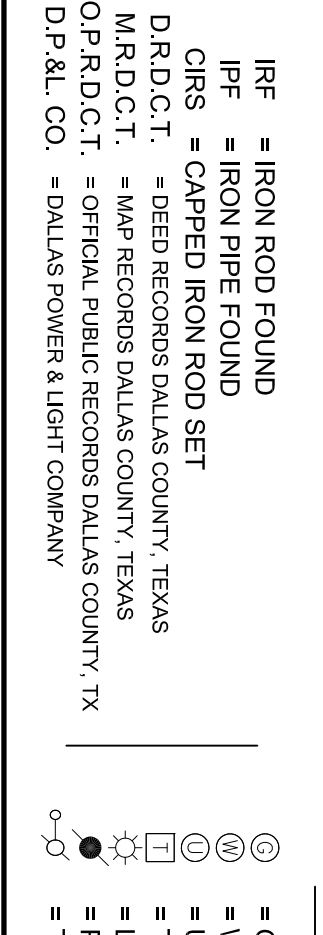
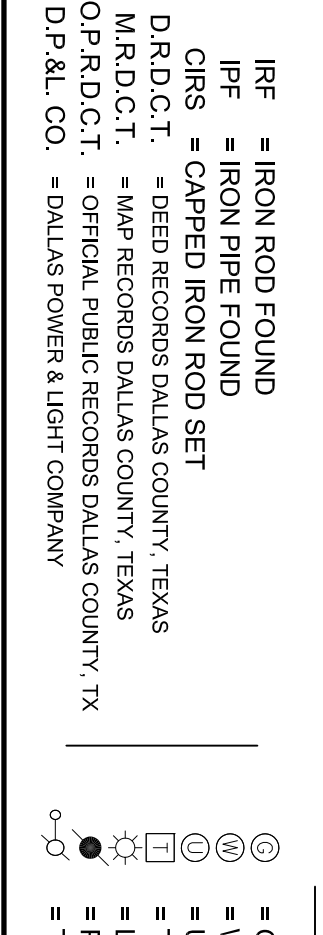
- JOB #:** 16-10-61 FP
DATE: 4/9/2017
DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

POP OAK CLIFF ADDITION
LOT 1A, BLOCK A/4142

BEING A REPLAT OF A PART OF LOT 1 AND ALL OF LOTS 2 - 4, BLOCK A/4142, BEVERLEY HILLS ANNEX ADDITION, VOLUME 2, PAGE 80, M.R.D.C.T.
JAMES WETSELL SURVEY, ABSTRACT #1541, CITY OF DALLAS, DALLAS COUNTY, TEXAS



LOT 1A, BLOCK A/4142
0.669 ACRE
(2144 SQ. FEET)

LOT 1
14.14'

LOT 2

LOT 3

LOT 4

LOT 5, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 6, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 7, BLOCK 7/4159
BEVERLEY HILLS
VOL. 1, PG. 595
M.R.D.C.T.

LOT 8, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 9, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 10, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 11, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 12, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 13, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 14, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 15, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 16, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 17, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 18, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 19, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 20, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 21, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 22, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 23, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 24, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 25, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 26, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 27, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 28, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 29, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 30, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 31, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 32, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 33, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 34, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 35, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 36, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 37, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 38, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 39, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 40, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 41, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 42, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 43, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 44, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 45, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 46, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 47, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 48, BLOCK A/4142
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M.R.D.C.T.

LOT 49, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
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M.R.D.C.T.

LOT 50, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 51, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 52, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 53, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 54, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
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M.R.D.C.T.

LOT 55, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 56, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 57, BLOCK A/4142
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M.R.D.C.T.

LOT 58, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 59, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 60, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 61, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 62, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 63, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.

LOT 64, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
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M.R.D.C.T.

LOT 65, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
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M.R.D.C.T.

LOT 66, BLOCK A/4142
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M.R.D.C.T.

LOT 67, BLOCK A/4142
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M.R.D.C.T.

LOT 68, BLOCK A/4142
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M.R.D.C.T.

LOT 69, BLOCK A/4142
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M.R.D.C.T.

LOT 70, BLOCK A/4142
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M.R.D.C.T.

LOT 71, BLOCK A/4142
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M.R.D.C.T.

LOT 72, BLOCK A/4142
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M.R.D.C.T.

LOT 73, BLOCK A/4142
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M.R.D.C.T.

LOT 74, BLOCK A/4142
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M.R.D.C.T.

LOT 75, BLOCK A/4142
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M.R.D.C.T.

LOT 76, BLOCK A/4142
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M.R.D.C.T.

LOT 77, BLOCK A/4142
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M.R.D.C.T.

LOT 78, BLOCK A/4142
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M.R.D.C.T.

LOT 79, BLOCK A/4142
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M.R.D.C.T.

LOT 80, BLOCK A/4142
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M.R.D.C.T.

LOT 81, BLOCK A/4142
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M.R.D.C.T.

LOT 82, BLOCK A/4142
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M.R.D.C.T.

LOT 83, BLOCK A/4142
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M.R.D.C.T.

LOT 84, BLOCK A/4142
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M.R.D.C.T.

LOT 85, BLOCK A/4142
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M.R.D.C.T.

LOT 86, BLOCK A/4142
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M.R.D.C.T.

LOT 87, BLOCK A/4142
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M.R.D.C.T.

LOT 88, BLOCK A/4142
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M.R.D.C.T.

LOT 89, BLOCK A/4142
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M.R.D.C.T.

LOT 90, BLOCK A/4142
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LOT 91, BLOCK A/4142
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M.R.D.C.T.

LOT 92, BLOCK A/4142
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M.R.D.C.T.

LOT 93, BLOCK A/4142
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M.R.D.C.T.

LOT 94, BLOCK A/4142
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M.R.D.C.T.

LOT 95, BLOCK A/4142
BEVERLEY HILLS ANNEX ADDITION
VOL. 2, PG. 80
M.R.D.C.T.