

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Yelpert Proprietary Limited, Trustee for Isambard Investment Trust is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 493, City of Dallas, Dallas County, Texas, Block 5/710, being that tract of land conveyed to said Yelpert Proprietary Limited, by special warranty deed, recorded in Instrument No. 201200264510, Official Public Records, Dallas County, Texas, and by general warranty deed recorded in Instrument No. 20080281434, Official Public Records, Dallas County, Texas, some being Lots 14 and 15, Block 5/710, Scrugg's Subdivision, on addition to the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "5810", said corner being the North corner of Lot 13, Block 5/710, of said Scrugg's Subdivision, and being in the Southeast Right-of-Way line of Virginia Avenue (50 foot Right-of-Way, Volume 130, Page 80, Map Records, Dallas County, Texas), from which a 5/8 inch iron rod found with plastic yellow cap stamped "DAVIS" bears North 29 degrees 32 minutes 09 seconds West, a distance of 0.28 feet;

THENCE North 44 degrees 22 minutes 54 seconds East, along the Southeast Right-of-Way line of said Virginia Avenue, a distance of 108.00 feet to a 3 inch aluminum disk stamped "PA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Southwest Right-of-Way line of said North Prairie Avenue, and the Northwest Right-of-Way line of a 15 foot Alley;

THENCE South 44 degrees 22 minutes 54 seconds West, along the Northwest Right-of-Way line of said Alley, a distance of 108.00 feet to a 3 inch aluminum disk stamped "PA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of the aforesaid Lot 13, from which a 5/8 inch iron rod found with plastic yellow cap stamped "DAVIS" bears North 44 degrees 59 minutes 23 seconds West, a distance of 0.37 feet;

THENCE North 44 degrees 59 minutes 23 seconds West, along the Northeast line of said Lot 13, a distance of 143.00 feet to the POINT OF BEGINNING, and containing 15,444 square feet or 0.355 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Yelpert Proprietary Limited, Trustee for Isambard Investment Trust, acting by and through its duly authorized officer, Paul Chamberlain, does hereby adopt this plat, designating the herein described property as **PERTH ADDITION**, on 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 use, 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 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 or 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 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 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 plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

Yelpert Proprietary Limited,
Trustee for Isambard Investment Trust

BY: _____

Paul Chamberlain, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Paul Chamberlain, 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 Connolly, 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 05/09/18 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.

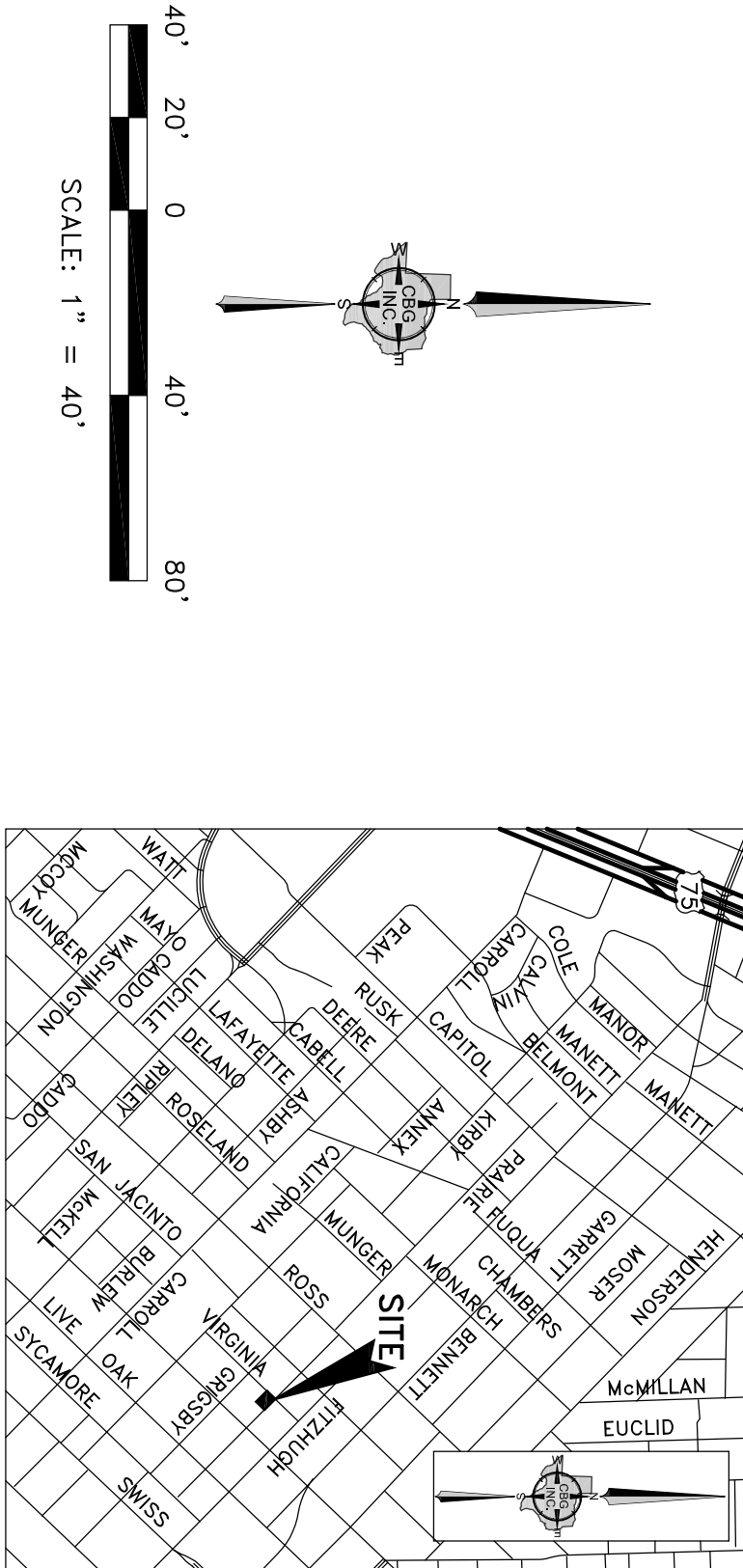
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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



LEGEND
L.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
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
P.F.C. = POINT FOR CORNER
"YC" = YELLOW CAP
"RC" = RED CAP
DAVIS = RPLS DAVIS 5111
5810 = RPLS 5810
A.C.S. = 3" ALUMINUM DISK STAMPED "PA" AND "RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO RE-PLAT TWO LOTS INTO 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

TABLE A		
ADJ	OWNER	DEED RECORDED REFERENCE
①	YELPERT PROPRIETARY LIMITED, TRUSTEE FOR ISAMBARD INVESTMENT TRUST	INST. NO. 20080281434, O.P.R.D.C.T.
②	YELPERT PROPRIETARY LIMITED, TRUSTEE FOR ISAMBARD INVESTMENT TRUST	INST. NO. 201200264510, O.P.R.D.C.T.

OWNER, YELPERT PROPRIETARY LIMITED,
TRUSTEE FOR ISAMBARD INVESTMENT TRUST
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SCALE: 1"=40' / DATE: 05-09-18 / JOB NO. 1804248 / DRAWN BY: WTH