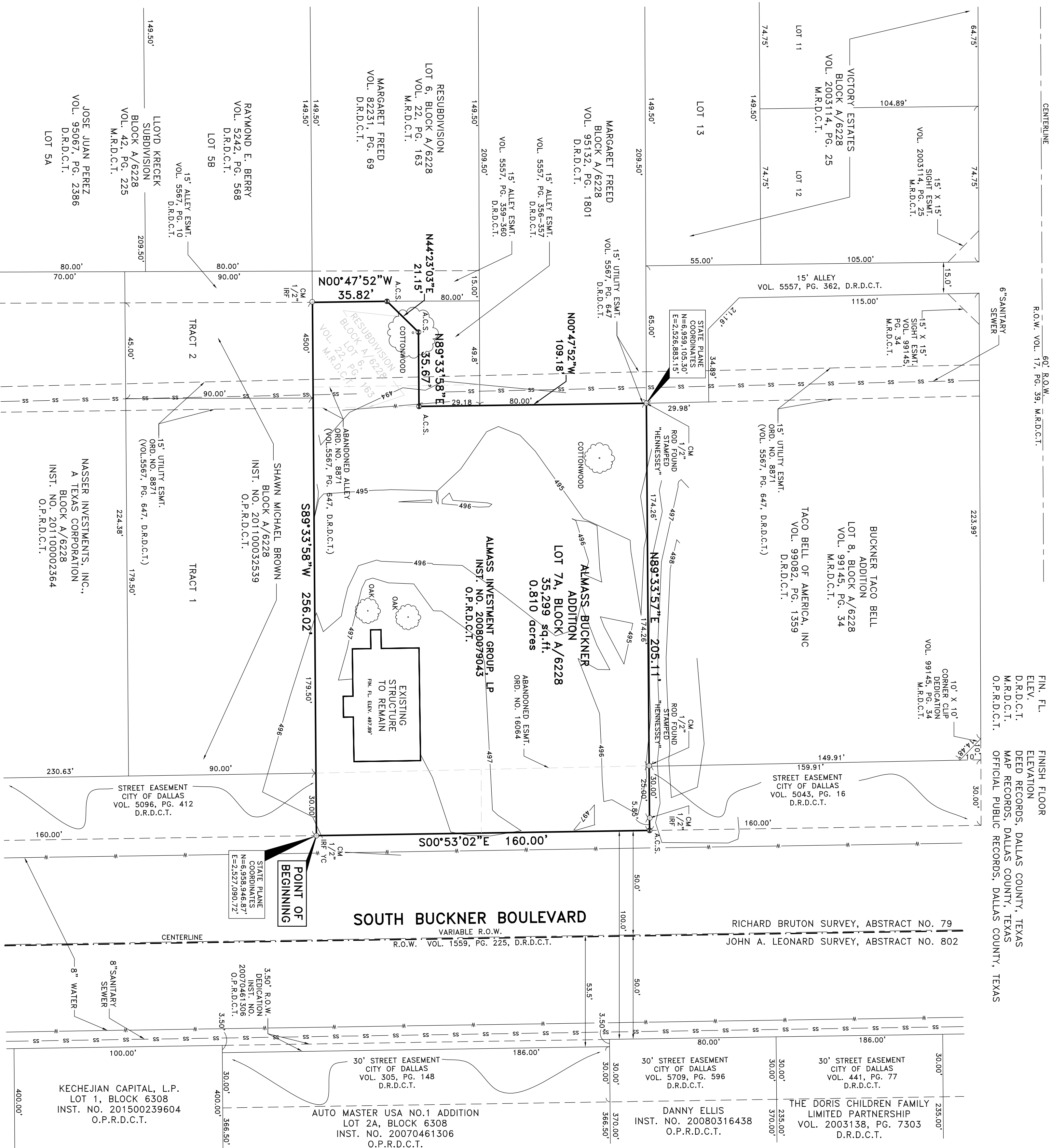


GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO PLAT 1 LOT.
- 3) LOT TO LOT BOUNDARY 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 SCALES AND NO PROJECTIONS.
- 6) ACCORDING TO THE TEXA FIRM COMMUNITY PANEL, MAP NUMBER 4811300510K, MAP REVISION 1, JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE X. PROPERTY IS NOT IN THE 100-124' PLATT PLAIN.
- 7) TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

LEGENDS:

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
A.C.S. 3 INCH ALUMINUM DISK STAMPED "ABA & RPLS 5513" SET OVER A 1/2
A.C.S.
E.SMT. IRON ROD SET
VOL. EXISTENT
PAGE VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
ORD. NO. ORDINANCE NUMBER
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
FIN. FL. FINISH FLOOR
ELEV. ELEVATION
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



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Alass Investment Group, LP is the sole owner of a tract of land situated in the Richard Bruton Survey, Abstract No. 79, Dallas County, Texas, conveyed to Almost Investment Group, LP by Special Warranty Deed with Vendor's Lien in Instrument Number 2008000790343, Official Public Records, Dallas County, Texas, same being a portion of Lot 6, Block A/6228 of a Resubdivision, according to the plat thereof recorded in Volume 22, Page 163, Map Records, Dallas County, Texas, and also being a part of a tract of land in City Block A/6228, City of Dallas, Texas, conveyed to Leonard B. Brown in a deed recorded in Volume 181, Page 1995, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/12 inch iron rod found for corner, said corner being in the Right-Of-Way, line of North Buckner Boulevard (a variable width Right-Of-Way), and being the Northeast corner of a street easement conveyed to the City of Dallas according to the deed therof recorded in Deed Book Volume 5096, Page 412, Deed Records, Dallas County, Texas;

THESE South 89 degrees 35 minutes 58 seconds West, along the North line of said City of Dallas street assessment, and along the North line of a tract of land conveyed to Shown Michael Brown, according to the deed thereto recorded in Instrument Number 201100032533, Official Public Records, Dallas County, Texas, a distance of 256.02 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Shown Michael Brown tract, and same being in the East line of a 15 feet alley assessment;

THENCE North 00 degrees 47 minutes 52 seconds West, along the East line of said alley easement, a distance of 35.82 feet to a 3 inch Aluminum disk stamped "ABA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 44 degrees 23 minutes 03 seconds East, along the East line of said alley easement, a distance of 21.15 feet to a 3 inch Aluminum disk stamped "ABA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 33 minutes 58 seconds East, along the South line of said alley easement, a distance of 35.67 feet to a 3 inch Aluminum disk stamped "ABA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

THESE North 00 degrees 47 minutes 52 seconds West, along the East line of said alley easement, and along the East line of a tract of land conveyed to Margaret Freed according to the deed thereon recorded in Volume 95135, Page 1801, Deed Records, Dallas County, Texas, "the distance of 109.18 feet to a 1/2 section corner, Dallas County, Texas,"

The Southwest corner of Lot 6, Block A/6222 of the Buckner Tract, and some being the Northeast corner of said Margaret Freed tract, and being adjacent to the City of Dallas recorded in Volume 99145, Page 34, Map Record, Dallas County, Texas;

THEENCE North 99 degrees 33 minutes 57 seconds East, along the South line of said Buckner Tooto Bell Addition, passing a 1/2 inch iron rod with a plastic cap stamped "Hemmes", found at a distance of 17.426 feet, along said Buckner Tooto Bell Addition, passing a 1/2 inch iron rod found at a distance of 139.26 feet, continuing on for a total distance of 205.11 feet to a 3 inch aluminum disk stamped "ABA & PLS 55.3" set over a 1/2 inch iron rod for corner, said corner being in the West Right-Of-Way line of said South Buckner Boulevard, and also being the Southeast corner of a street easement conveyed to the City of Dallas according to the deed thereof recorded in Volume 5043, Page 10, of the Public Records, Dallas County, Texas.

THEENCE South 00 degrees 53 minutes 02 seconds East, along the West Right-Of-Way line of said South Buckner Boulevard, a distance of 160.00 feet to the POINT OF BEGINNING and containing 55,299 square feet or 0.810 acres of land.

SURVEYOR'S STATEMENT:

1. Byron Conns, 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 Land Surveying, and the Texas Local Government Code Chapter 217, Sections 194.255, 194.256, and 194.257.

2. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-6.17 (c)(o)(c)(d) & (e); and that the digit drawing (the accompanying this plat is) is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2017.

 NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR
 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered Professional Land Surveyor No. 55133

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 _____, 2017.

Notary Public in and for the State of Texas

**OWNER: ALMASS INVESTMENT GROUP, LP
MAZIN AWAD REPRESENTATIVE**

P.O. BOX 29181
DALLAS, TEXAS 75222
469-879-1187

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHL&Ls, Almass Investment Group LP, acting by and through its duly authorized officer, Mr. Mazin Awad, Representative, does hereby adopt this plat, designating the herein described property as **ALMASS BUCKNER ADDITION**, an 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 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 fire line 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. All 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 and 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).

Watermain 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

BY: _____
Mazin Awad
Representative

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State of _____, on this day appears Marlin Awad 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
-----, 2017.

Notary Public in and for Dallas County, Texas.

LIEN HOLDERS 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 Dedication.

Inwood National Bank

By: _____
John Klein
Officer & CEO

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the ____ day of _____, 2017, by John Klein, as Trustee for the benefit of Inwood National Bank, on behalf of Inwood National Bank.

Notary Public in and for State of Texas.

ALMASS BRUCKNER ADDITION
PRELIMINARY PLAT
LOT 7A, BLOCK A/6228
35,299 SQ.FT., 0.810 ACRES
BEING A PORTION OF LOT 6, BLOCK A/6228,
OF A RESUBDIVISION, AND ALSO BEING A
PORTION OF A TRACT
OF LAND SITUATED IN THE
RICHARD BRUTON SURVEY, ABSTRACT NO. 79
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. 5167-177



CBG
SURVEYING, INC.
1000 E. 10TH AVE., SUITE 200
DENVER, CO 80202
WWW.CBGCSURV.COM

PLANNING & SURVEYING
16000 E. Harvard Road, Ste. 230
Denver, CO 80231
P 303.490.0456
F 303.490.0456
Firm No. 1068680
www.cbgcsurv.com

SCALE: 1"=30' / DATE: 17. 2017 / JOB NO. 1513149 / DRAWN BY: YP
WATER SURVEYING, INC. (LTD.)
1000 E. 10TH AVE., SUITE 200
DENVER, CO 80202