



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JAHCO SPRING CREEK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THAT CERTAIN TRACT SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, CITY BLOCK NUMBER 8187, CITY OF DALLAS, DALLAS COUNTY, TEXAS [BEING THE "TEXACO, INC." LOT AS RECORDED IN VOLUME 50, PAGE 95 (MRDCT) AND AS SHOWN BY REPLAT PART OF SPRING CREEK VILLAGE RECORDED IN VOLUME 69214, PAGE 2020 (MRDCT) AND LOT 2 AS SHOWN BY FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED IN VOLUME 90043, PAGE 37 (MRDCT), SAID TRACT BEING THE SAME TRACT DESCRIBED IN THE DEED TO SAID JAHCO SPRING CREEK, L.L.C., AN TEXAS LIMITED LIABILITY COMPANY RECORDED UNDER INSTRUMENT NUMBER 201000136621 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; THE SUBJECT TRACT BEING SURVEYED BY ME, EARL T BECKWITH, R.P.L.S. 6689 OF CARLSON CONSULTING ENGINEERS, INC., IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar with yellow plastic cap stamped "RLG INC" found at the southwesterly end of the cutoff line between the westerly right-of-way line of Coit Road (variable width right-of-way) and the northerly right-of-way line of Belt Line Road (variable width right-of-way), said rebar being the most southerly southeasterly corner of said Spring Creek Village and being the beginning of a curve to the right;

THENCE southwesterly along the curved Northerly right-of-way of said Belt Line Road deflecting to the right a distance of 216.95 feet, said curve having a radius of 2814.79 feet, a Delta angle of 4°24'58" and a chord which bears South 79°28'361" West, 216.89 feet to a 1/2 inch iron rebar with yellow plastic cap stamped "RLG INC" found at the Southeasterly corner of Lot 5 in said Fourth Replat of part of Spring Creek Village;

THENCE along the Easterly line of said Lot 5 North 00°45'23" West a distance of 227.26 feet to a Mag nail with a steel washer stamped "JPH" found at the Northeasterly corner thereof;

THENCE North 89°46'38" East a distance of 163.66 feet to a Chiseled "X" set;

THENCE South 89°10'28" East a distance of 166.96 feet to a 1/2 inch iron rebar with yellow plastic cap stamped "JPH" found in said Westerly right-of-way line of Coit Road;

THENCE along said right-of-way line South 03°10'23" West a distance of 42.98 feet to a Mag nail with a steel washer stamped "JPH" found at the Northeasterly end of said cutoff line;

THENCE continuing along said right-of-way line South 38°04'27" West a distance of 181.58 feet to the PLACE OF BEGINNING containing 57,896 square feet or 1.33 acres of land.

SURVEY LEGAL DESCRIPTION

WHEREAS, JAHCO SPRING CREEK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF THAT CERTAIN TRACT SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, CITY BLOCK NUMBER 8187, CITY OF DALLAS, DALLAS COUNTY, TEXAS [BEING THE "TEXACO, INC." LOT AS RECORDED IN VOLUME 50, PAGE 95 (MRDCT) AND AS SHOWN BY REPLAT PART OF SPRING CREEK VILLAGE RECORDED IN VOLUME 69214, PAGE 2020 (MRDCT) AND LOT 2 AS SHOWN BY FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED IN VOLUME 90043, PAGE 37 (MRDCT), SAID TRACT BEING THE SAME TRACT DESCRIBED IN THE DEED TO SAID JAHCO SPRING CREEK, L.L.C., AN TEXAS LIMITED LIABILITY COMPANY] RECORDED UNDER INSTRUMENT NUMBER 201000136621 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; THE SUBJECT TRACT BEING SURVEYED BY ME, EARL T BECKWITH, R.P.L.S. 6689 OF CARLSON CONSULTING ENGINEERS, INC., IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE continuing along said right-of-way line South 38°04'27" West a distance of 181.58 feet to the PLACE OF BEGINNING containing 57,896 square feet or 1.33 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT JAHCO SPRING CREEK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY-AUTHORIZED OFFICER JEFF NORMAN, LANDLORD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS FIFTH REPLAT OF A PART OF SPRING CREEK VILLAGE LOT 6, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC'S USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS MY HAND THIS _____ DAY OF _____ 2018.

BY: _____
JEFF NORMAN, LANDLORD

STATE OF _____ COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF NORMAN, LANDLORD, 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 MY COMMISSION EXPIRES:

Corporate Dedication

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAHCO SPRING CREEK, L.L.C., a Texas limited liability company acting by and through its duly authorized agent, (You may place agents name here) does hereby adopt this plat, designating the herein described property as FIFTH REPLAT OF A PART OF SPRING CREEK VILLAGE LOT 6 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 lane 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 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 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 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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

By: _____
Jeff Norman
JAHCO Spring Creek, L.L.C.

TITLE COMMITMENT NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FAH16000526, EFFECTIVE DATE: APRIL 6, 2017 AT 8:00 AM, AND ISSUED APRIL 17, 2017 AT 8:00 AM. COMPLETE COPIES OF THE RECORD DESCRIPTION OF THE PROPERTY, ANY RECORD EASEMENTS BENEFITING THE PROPERTY, THE RECORD EASEMENTS OR SERVITUDES AND COVENANTS AFFECTING THE PROPERTY ("RECORD DOCUMENTS"), DOCUMENTS OF RECORD REFERRED TO IN THE RECORD DOCUMENTS, AND ANY OTHER DOCUMENTS CONTAINING DESIRED APPROPRIATE INFORMATION AFFECTING THE PROPERTY BEING SURVEYED AND TO WHICH THE SURVEY SHALL MAKE REFERENCE WERE NOT PROVIDED TO THIS SURVEYOR FOR NOTATION ON THE SURVEY EXCEPT FOR THOSE ITEMS LISTED WITHIN SCHEDULE B OF SAID COMMITMENT. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S STATEMENT

I, EARL T BECKWITH, 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

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

~RELEASED FOR REVIEW TO THE CITY OF DALLAS ON MAY 21, 2018.

EARL T. BECKWITH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6689

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EARL T BECKWITH 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, STATE OF TENNESSEE

5178-225

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OWNER: JAHCO SPRING CREEK, L.L.C.
JEFF NORMAN, LANDLORD
1008 E. HEYNER ROAD
OKLAHOMA CITY, OK. 73131

**PRELIMINARY PLAT
FIFTH REPLAT OF PART OF
SPRING CREEK VILLAGE,
LOT 6, BLOCK 8187**

PART OF THE BECKNELL SURVEY, ABSTRACT NO. 53, CITY BLOCK NUMBER 8187
DALLAS COUNTY, CITY OF DALLAS, TEXAS

**CARLSON
CONSULTING
ENGINEERS, INC.**
TEXAS REGISTRATION NUMBER: 10194388
7088 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-9710

SCALE: 1" = 20'
DATE: 6/12/2018
DRAWING FILE: CVS
DRAWN BY: ETB/JSL
JOB No. 10977
JOB No. 10977
SHEET 2 OF 2