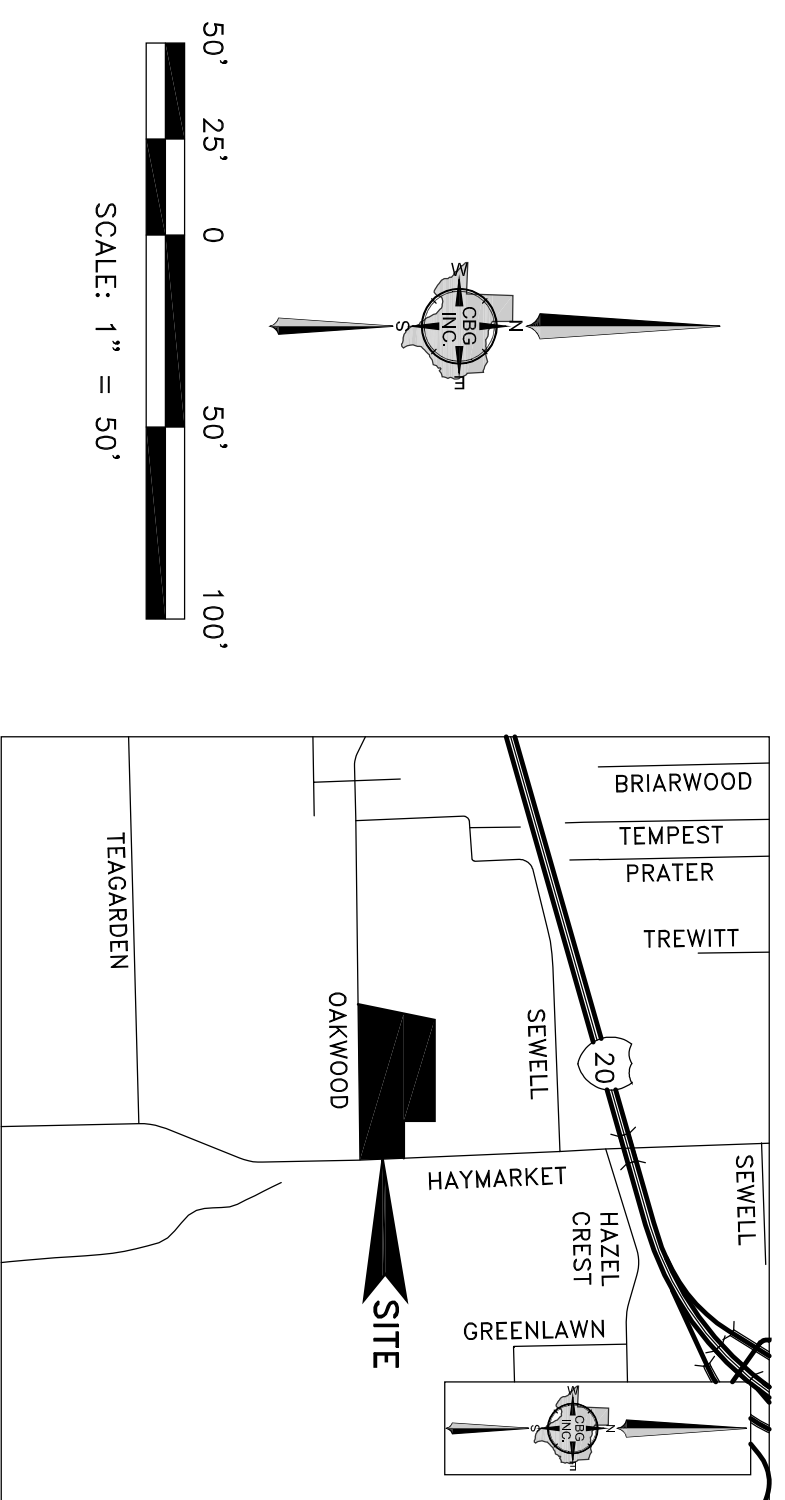


OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS



WHEREAS Pedro Fernando Alvarez, Gerold A. Baker, Jr., and Rubal Farms, LP are the sole owners of a 6.414 acre tract of land, situated in the James F. Pruitt Survey, Abstract No. 1178, and the Swing and Laws Survey, Abstract No. 1402, City of Dallas, Dallas County, Texas, and being that tract of land conveyed to Pedro Fernando Alvarez, by deed recorded in Volume 99156, Page 3564, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Gerold A. Baker, Jr., by deed recorded in Volume 97034, Page 2317, Official Public Records, Dallas County, Texas, and that tract of land conveyed to Rubal Farms, LP, by deed recorded in Instrument No. 201000023766, Official Public Records, Dallas County, Texas, also being the remainder of Tract 13, Block 8772, Hay-Market Acres, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "Doug Connolly and Associates" found for corner, said corner being in the West right-of-way line of Hay-Market Road (60 foot right-of-way), being the beginning of a curve to the right, having a radius of 30.00 feet, a delta of 90 degrees 17 minutes 41 seconds, and a chord bearing and distance of South 44 degrees 53 minutes 53 seconds West, 42.54 feet;

THENCE, along said curve to the right and the West line of said Hay-Market Road, on arc length of 4728.7 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the West right-of-way line of said Hay-Market Road, and the North right-of-way line of Oakwood Drive (60 foot Right-of-Way);

THENCE North 89 degrees 56 minutes 45 seconds West, along the North right-of-way line of said Oakwood Drive, passing a 1/2 inch iron rod found with red cap stamped "RPUS 4898" of a distance of 117.40, and also passing a 1/2 inch iron rod found with red cap stamped "RPUS 4898" of a distance of 175.44 feet, and continuing a total distance of 817.85 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of that tract of land conveyed to Evelyn Russell and Allen Russell, by deed recorded in Instrument No. 200210503247, Official Public Records, Dallas County, Texas;

THENCE North 09 degrees 16 minutes 00 seconds East, along the East line of said Russell Tract, a distance of 368.32 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of Tract 12, of said Hay-Market Acres;

THENCE North 89 degrees 08 minutes 01 seconds East, along the South line of said Tract 12, a distance of 635.98 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of Lot 13A, Block 8772, of Jose Hugo Sosa Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2004002, Page 88, Map Records, Dallas County, Texas;

THENCE South 00 degrees 46 minutes 21 seconds East, along the West line of said Lot 13A, a distance of 150.00 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Lot 13A;

THENCE North 89 degrees 07 minutes 53 seconds East, along the South line of said Lot 13A, a distance of 149.30 feet to a 3 inch aluminum disk stamped "QA and RPUS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Lot 13A, and being in the West right-of-way line of said Hay-Market Road;

THENCE South 00 degrees 20 minutes 17 seconds East, along the West right-of-way line of said Hay-Market Road, a distance of 196.14 feet to the POINT OF BEGINNING, and containing 279,393 square feet or 6.414 acres of land.

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Pedro Fernando Alvarez, Gerold A. Baker, Jr., and Rubal Farms, LP, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **OAKWOOD 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 roadway 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 or growth shall be constituted, 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 interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall, in any way may be necessary, have the right to enter upon, over or across the easements, and all public utilities shall, in any way may be necessary, have the right to add to or remove any or parts of the respective systems without the necessity of any time of notice. Any public utility shall have the right of ingress and egress to its 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 _____, 2017.

By: Pedro Fernando Alvarez

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pedro Fernando Alvarez 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 _____, 2017.

Notary Public in and for Dallas County, Texas.

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

By: Gerold A. Baker, Jr.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gerold A. Baker, Jr. 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 _____, 2017.

Notary Public in and for Dallas County, Texas.

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

Rubal Farms, LP,
a Texas limited partnership

By: (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rubal Farms, LP, acting by and through its duly authorized officer, 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 _____, 2017.

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 (G)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.
RELEASED FOR REVIEW 06/21/2017 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 purposes 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

PRELIMINARY PLAT
OAKWOOD ADDITION
LOT 13B, 13C, AND 13D, BLOCK 8772
279,393 SQ.FT. / 6.414 ACRES
BEING A REPLAT OF THE REMAINDER OF
TRACT 13, BLOCK 8772, HAY-MARKET ACRES
JAMES F. PRUITT SURVEY, ABSTRACT NO. 1178, AND
SWING AND LAWS SURVEY, ABSTRACT NO. 1402
CITY AND DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S157-219

OWNER: PEDRO FERNANDO ALVEREZ
382 NACHTA DRIVE
DALLAS, TX 75217
214-724-6833

OWNER: GERALD A. BAKER, JR.
10531 OAKWOOD DRIVE
DALLAS, TX 75217

OWNER: RUBAL FARMS, LP.
601 DALLAS, TX 75201

PLANNING & SURVEYING
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GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
- 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.
- 6) ACCORDING TO THE F.I.R.M. NO. 48113C0520K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.