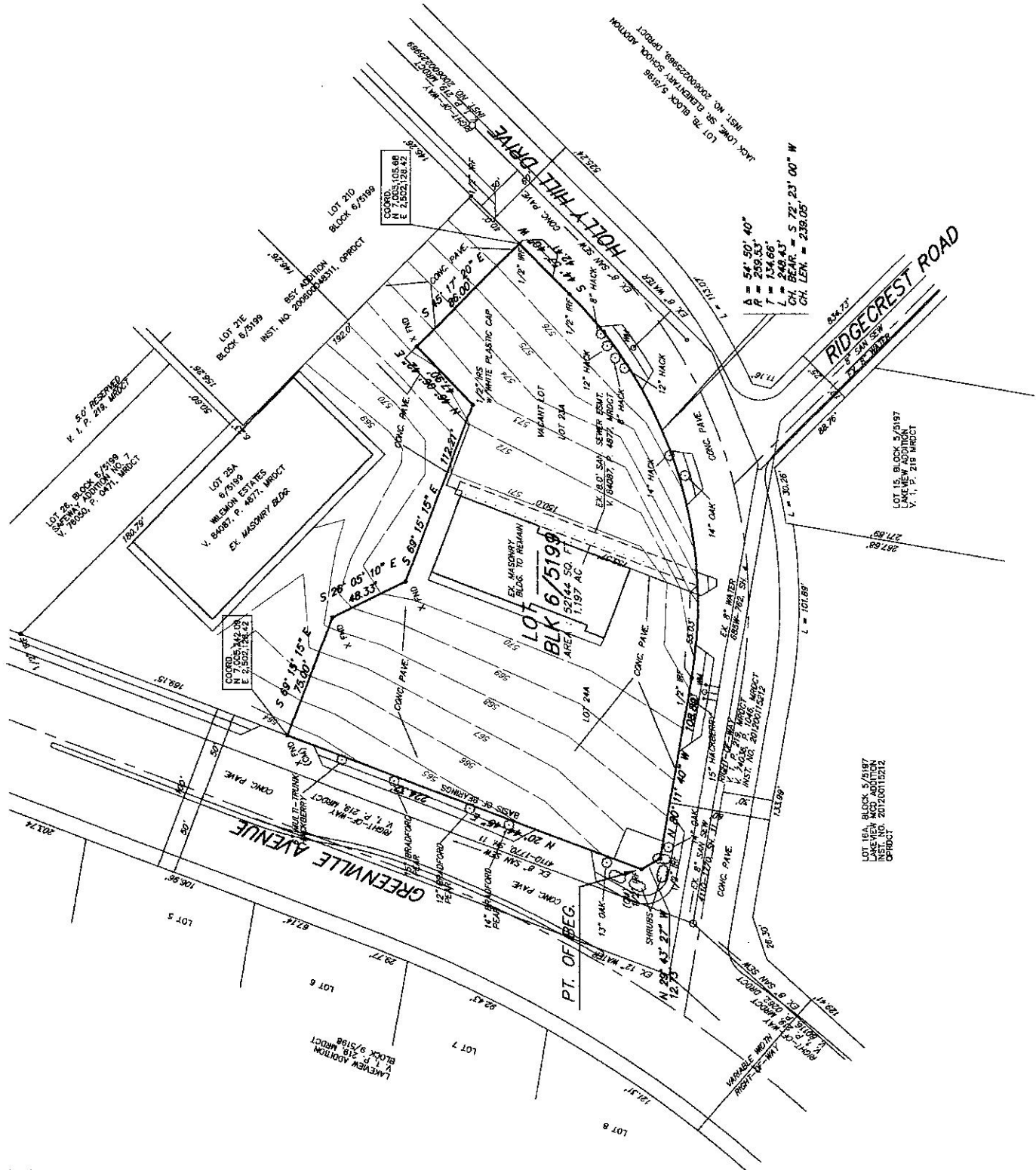
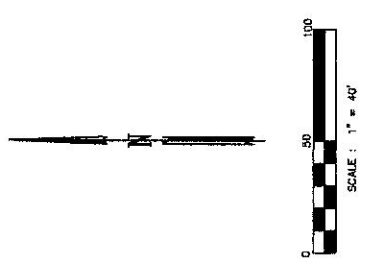


LEGEND
 IRS
 V. FND
 P.
 SQ. FT.
 CONC.
 MROCT
 MROCT
 INST. NO.

IRON ROD SET
 5'0" ROD FOR 1/2" CONC
 VOLUME
 PAGE
 SQUARE FEET
 CONC. MONUMENT
 MAP RECORDS DALLAS COUNTY, TEXAS
 DEED RECORDS DALLAS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 INSTRUMENT NUMBER



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, PARK GREENVILLE PROPERTIES I, L.P. AND W. W. WILLINGHAM, III ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, IN THE W. W. WILLINGHAM SURVEY, ABSTRACT NO. 702, AND BEING ALL OF LOTS 23A AND 24A, CITY BLOCK 6/5199, OF WILMON ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 84087, PAGE 4877, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND CONVEYED TO PARK GREENVILLE PROPERTIES I, L.P. AND W. W. WILLINGHAM, III, TRUSTEE ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 20022267865, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF GREENVILLE AVENUE AND HOLLY HILL DRIVE, SAID POINT BEING THE WESTERMOST CORNER OF LOT 24A, BLOCK 6/5199 OF WILMON ESTATES AS DESCRIBED ABOVE SAID POINT LYING IN THE EAST LINE OF GREENVILLE AVENUE (VARIABLE RIGHT-OF-WAY) AT THE NORTH END OF A CORNER CLIP WITH HOLLY HILL DRIVE (60' RIGHT-OF-WAY);

THENCE ALONG THE EAST LINE OF GREENVILLE AVENUE AND THE WEST LINE OF LOT 24A, BLOCK 6/5199 OF WILMON ESTATES, NORTH 20 DEGREES 44 MINUTES 45 SECONDS EAST A DISTANCE OF 224.37 FEET TO POINT A; FROM POINT A, LYING AT THE NORTHWEST CORNER OF LOT 24A, BLOCK 6/5199 OF WILMON ESTATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 25A, BLOCK 6/5199 OF WILMON ESTATES;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN LOT 24A AND LOT 25A, BLOCK 6/5199, SOUTH 89 DEGREES 15 MINUTES 15 SECONDS EAST A DISTANCE OF 75.00 FEET TO A FOUND "X" IN CONCRETE LYING AT AN ANGLE POINT;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN LOT 24A AND LOT 25A, BLOCK 6/5199, SOUTH 26 DEGREES 05 MINUTES 10 SECONDS EAST (CALLED SOUTH 26 DEGREES 05 MINUTES 05 SECONDS EAST BY PLAT) A DISTANCE OF 48.33 FEET TO A FOUND "X" IN CONCRETE LYING AT AN ANGLE POINT;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN LOT 24A AND LOT 25A, BLOCK 6/5199, SOUTH 69 DEGREES 15 MINUTES 15 SECONDS EAST A DISTANCE OF 112.21 FEET TO A 1/2 INCH IRON ROD WITH WHITE PLASTIC CAP SET AT AN INSET CORNER OF LOT 23A, BLOCK 6/5199;

THENCE ALONG THE COMMON LINE BETWEEN LOT 23A AND LOT 25A, BLOCK 6/5199, NORTH 46 DEGREES 08 MINUTES 42 SECONDS EAST A DISTANCE OF 47.90 FEET TO A FOUND "X" IN CONCRETE LYING AT AN ANGLE POINT;

THENCE ALONG THE COMMON LINE BETWEEN LOT 23A AND LOT 25A, BLOCK 6/5199, SOUTH 71 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD LYING IN THE NORTHWEST LINE OF HOLLY HILL DRIVE (60' RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 23A, BLOCK 6/5199;

THENCE ALONG THE NORTHEAST LINE OF HOLLY HILL DRIVE IN A SOUTHWESTERLY DIRECTION SOUTH 44 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 47.41 FEET TO A 1/2 INCH IRON ROD LYING AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT SAID CURVE TO AT THE RIGHT HAVING A CENTRAL ANGLE OF 54 DEGREES 50 MINUTES 40 SECONDS A RADIUS OF 259.53 FEET A CHORD LENGTH OF 239.05 FEET AND A CHORD BEARING OF SOUTH 72 DEGREES 23 MINUTES 00 SECONDS WEST;

THENCE ALONG THE COMMON LINE BETWEEN HOLLY HILL DRIVE AND LOT 23A, BLOCK 6/5199 AND ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 248.43 FEET TO A 1/2 INCH IRON ROD FOUND LYING IN THE COMMON LINE BETWEEN HOLLY HILL DRIVE AND LOT 24A, BLOCK 6/5199;

THENCE IN A WESTERLY DIRECTION ALONG THE COMMON LINE BETWEEN HOLLY HILL DRIVE AND LOT 24A, BLOCK 6/5199, NORTH 80 DEGREES 11 MINUTES 40 SECONDS WEST A DISTANCE OF 108.89 FEET TO A 1/2 INCH IRON ROD FOUND LYING AT THE SOUTH END OF A CORNER CLIP;

THENCE ALONG SAID CORNER CLIP IN A NORTHERLY DIRECTION NORTH 29 DEGREES 43 MINUTES 27 SECONDS WEST A DISTANCE OF 12.73 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 52,144 SQUARE FEET OR 1.197 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PARK GREENVILLE PROPERTIES I, L.P. AND W. W. WILLINGHAM, III, TRUSTEES, ACTING BY AND THROUGH THEIR AUTHORIZED AGENTS DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **AGNICH ADDITION**, AN ADDITION TO THE CITY OF DALLAS, PUBLIC USE FOREVER, AND DO HEREBY DEDICATE TO THE CITY OF DALLAS, TEXAS, ALL OF THE AREAS SHOWN THEREON IN THE EASEMENTS SHOWN THEREON, HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE LANE EASEMENTS FOR EACH PARTICULAR USE. THE MAINTENANCE OF THE PROPERTY UTILITIES AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE, GAS, WATER, AND SEWER, SHALL BE KEPT OPEN AND KEPT REMOVED FROM OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR GROUNTS OR GROUNTS 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 OF 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 THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREAS OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREAS ARE 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, TEXAS.

WITNESS OUR HANDS AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

PARK GREENVILLE PROPERTIES I, L.P. W. W. WILLINGHAM, III, TRUSTEE

BY: _____ W. W. WILLINGHAM

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROBERT AGNICH AND W. W. WILLINGHAM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO (2) EXISTING PLATTED LOTS INTO ONE (1) PLATTED LOT.
2. EXISTING BUILDINGS TO REMAIN.
3. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, GRID VALUES.
5. THE EXISTING BUILDING ON THE SITE IS SERVED BY EXISTING WATER AND WASTEWATER MAINS. ANY NEW WASTEWATER SERVICE TO THE REPLATED LOT WILL BE FROM THE WASTEWATER MAIN IN GREENVILLE AVENUE.
6. THE BASIS OF BEARINGS IS THE WESTERLY LOT LINE OF LOT 24A, BLOCK 6/5199 (NORTH 20 DEGREES 44 MINUTES 45 SECONDS EAST) AS SHOWN ON THE PLAT OF WILMON ESTATES AS RECORDED IN V. 84087, P. 4877, MAP RECORDS OF DALLAS COUNTY, TEXAS. DESIGN FOR GREENVILLE AVENUE USED A CORRECTION FOR THIS PROPERTY TO A C = 0.9 AND A B = 8.88. THE AREA OF THE REPLAT IS 11,197 AC. PREVIOUS CALC. RUNOFF: 0.9 x 7.8 x 1.2 = 8.42 cfs. CURRENT CALC. RUNOFF: 0.9 x 8.88 x 1.2 = 9.59 cfs.
7. AN ADDITIONAL 117.66 IS GENERATED BY THE CURRENT STANDARDS. THE EXISTING DRAINAGE SYSTEM AND GUTTER CAPACITY OF GREENVILLE AVENUE IS CAPABLE OF HANDLING THIS WITHOUT ANY ADVERSE EFFECTS.

OWNER: _____ SURVEYOR: _____
 PARK GREENVILLE PROPERTIES I, L.P.
 W. W. WILLINGHAM, III, TRUSTEE
 8525 FERNDALE ROAD
 DALLAS, TEXAS 75229
 (214) 348-2906 x123
 FAX: (214) 553-0063

RONALD A. YOUNG, R.P.L.S.
 602 TRAIL LAKE DRIVE
 GIBBS, TEXAS 75029
 (917) 675-5728
 FAX: (917) 267-5478

FORM NO. 1019423
 MAY, 2016

FINAL PLAT
 CITY PLAN FILE NO. S 156 - 216
AGNICH ADDITION
 LOT _____ BLOCK 6/5199

A REPLAT OF LOT 23A AND LOT 24A, BLOCK 6/5199
 WILMON ESTATES
 W. JENKINS SURVEY -- ABSTRACT NO. 702
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RONALD A. YOUNG, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS