

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS Concho Trust and Judith E. Horn are the owners of all of Lot 3, Block B/8413 of PIZZA INN ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 77056, Page 1688 of the Map Records of Dallas County, Texas, and being situated in the J. D. Hamilton Survey, Abstract No. 647, and being all of that same tract of land described in Special Warranty Deed to Concho Trust and Judith E. Horn, recorded in Volume 95096, Page 3292 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a cross found at the south corner of said Lot 3, being in the northeast right-of-way line of Interstate Highway 635 (Lyndon B. Johnson Freeway - a variable width right-of-way), and said point being S 38°31'00" W, 0.85' of the southwest corner of the remainder of Lot 4, Block B/8413 of Mobil Addition No. 5, an addition to the City of Dallas, Texas, recorded in Volume 77155, Page 1145 of the Map Records of Dallas County, Texas;

THENCE N 51°29'00" W, 5.24' along the northeast line of Interstate Highway 635 to a cross found for corner and the beginning of a curve to the left having a central angle of 01°41'05" and a radius of 5744.58' (Chord Bearing N 52°19'33" W, 168.91');

THENCE around said curve and along the northeast line of Interstate Highway 635 a distance of 168.91' to a 1/2" iron rod found at the southeast corner of that same tract of land described in deed to Chapter 8, LP, recorded in Instrument Number 200900023306 of the Official Public Records of Dallas County, Texas;

THENCE N 38°31'00" E, 137.28' along the southeast line of said Chapter 8, LP property to a 1/2" iron rod found at the southwest corner of Lot 1, Block B/8413 of Richland Village Shopping Center Addition, an addition to the City of Dallas, Texas, recorded in Volume 77029, Page 1 of the Map Records of Dallas County, Texas;

THENCE N 89°53'20" E, 65.00' along the south line of said Lot 1 to cross found at the northwest corner of the remainder of Lot 5, Block B/8413 of Jim Dandy Addition, an addition to the City of Dallas, Texas, recorded in Volume 77216, Page 1841 of the Map Records of Dallas County, Texas;

THENCE S 00°46'00" E, 100.05' along the west line of said Lot 5 to a cross found for corner;

THENCE S 38°31'00" W, 7.93' along the west line of said Lot 5 to a cross found for corner;

THENCE S 51°29'00" E, 60.00' along the southwest line of said Lot 5 to a 1/2" iron rod found for corner in the northwest line of the aforementioned Lot 4, Block B/8413 of Mobil Addition No. 5;

THENCE S 38°31'00" W, 90.00' along the northeast line of said Lot 4 to the Point of Beginning and containing 22,071.62 square feet or 0.5067 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CONCH TRUST and JUDITH E. HORN, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as HORN 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 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 \_\_\_\_\_, 2015.

CONCH TRUST and JUDITH E. HORN

Judith E. Horn, Trustee

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Judith E. Horn, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

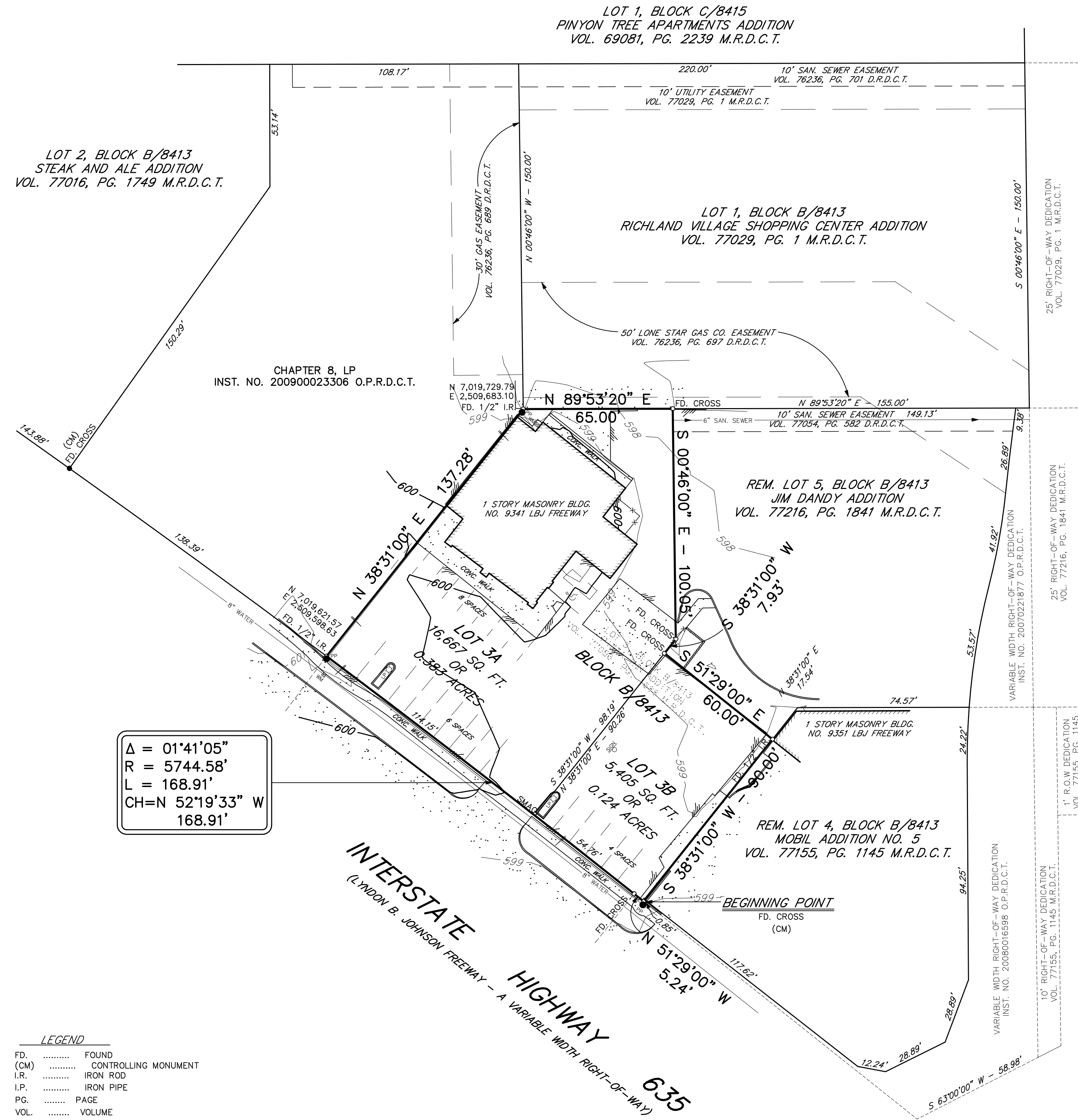
SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas.



Δ = 01°41'05"  
R = 5744.58'  
L = 168.91'  
CH=N 52°19'33" W  
168.91'

LEGEND

FD.	.....	FOUND
(CM)	.....	CONTROLLING MONUMENT
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
PG.	.....	PAGE
VOL.	.....	VOLUME
R.O.W.	.....	RIGHT-OF-WAY
D.R.D.C.T.	.....	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	.....	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	.....	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	.....	INSTRUMENT NUMBER
SMAG	.....	SET MAG NAIL

- GENERAL NOTES:
- REFERENCE BEARING, N 51°29'00" W, FOR THE NORTHEAST RIGHT-OF-WAY LINE OF LBJ FREEWAY PER PIZZA INN ADDITION, RECORDED IN VOLUME 77056, PAGE 1688, M.R.D.C.T.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING LOT.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID. COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
  - 1 EXISTING BUILDING ON SITE, TO REMAIN.

BENCHMARK: STANDARD WATER DEPT. BENCHMARK, ON NORTHEAST CORNER OF OVERPASS AT THE INTERSECTION OF ABRAMS RD. AND IH 635. ELEV. 599.63

BENCHMARK: 1/2" IRON ROD FOUND AT THE WEST CORNER OF SUBJECT PROPERTY. ELEV. 600.71

FINAL PLAT  
HORN ADDITION  
LOTS 3A AND 3B, BLOCK B/8413

A REPLAT OF LOT 3, BLOCK B/8413 OF PIZZA INN ADDITION, SITUATED IN THE J. D. HAMILTON SURVEY, ABSTRACT NO. 647, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 145-218

OWNER	DEVELOPER
CONCHO TRUSTS & JUDITH E. HORN	PRESCOTT INTERESTS, LTD.
5071 BUENA VISTA DR. FRISCO, TX 75034	7979 INWOOD ROAD, STE. 225 DALLAS, TEXAS 75209
	PH. 214-420-5569

ORIGINALLY SURVEYED 3/23/15  
DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228  
214-321-0569

DATE: 6/12/15  
JOB NO. 15027