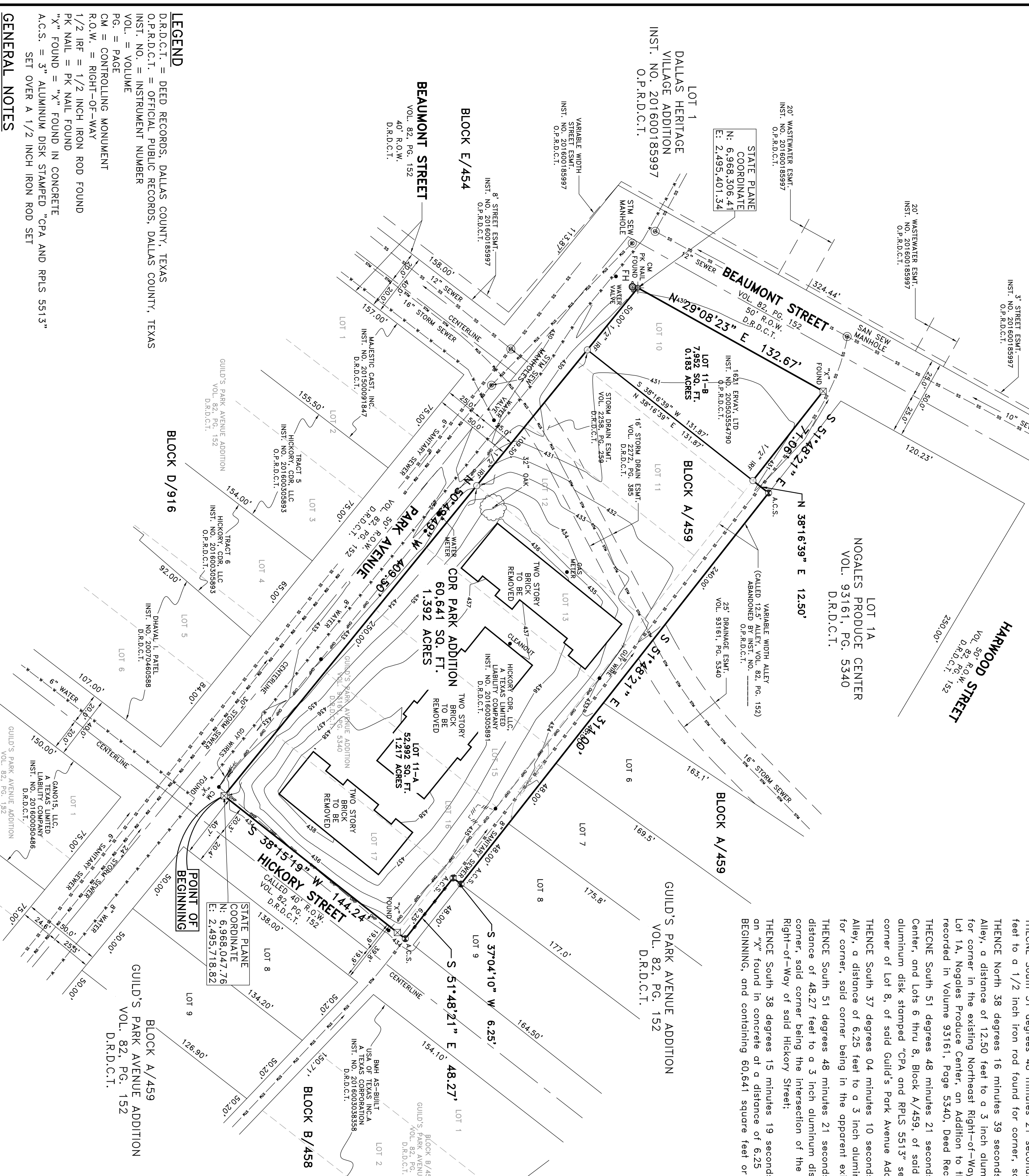


VICINITY MAP
NOT TO SCALE



LEGEND
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 C.W. = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2 IRF = 1/2 INCH IRON ROD FOUND
 PK NAIL = PK NAIL FOUND
 "X" FOUND = "X" FOUND IN CONCRETE
 A.C.S. = 3" ALUMINUM DISK STAMPED "CPA AND RPLS 5513"
 SET OVER A 1/2 INCH IRON ROD SET

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 2 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 COORDINATED SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Hickory CDR, LLC, a Texas limited liability company, and 1621 Ervey Ltd., are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 10 thru 17, and a portion of a 12.5 foot Alley, Block A/459, Guild's Park Avenue Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82, Page 152, Map Records, Dallas County, Texas, same being that tract of land conveyed to said Hickory CDR, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201600305891, Official Public Records, Dallas County, Texas, and also being a tract of land conveyed to said 1621 Ervey Ltd., by Special Warranty Deed recorded in Instrument No. 200503554790, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" found in concrete for corner, said corner being the intersection of the Northwest Right-of-Way line of Hickory Street (called 40 foot Right-of-Way), and the Northeast Right-of-Way line of Park Avenue (50 foot Right-of-Way); THENCE North 50 degrees 49 minutes 49 seconds East, along the Northeast Right-of-Way line of said Park Avenue, passing a 1/2 inch iron rod found at a distance of 250.00 feet, and a PK nail found at a distance of 359.50 feet, and continuing a total distance of 409.50 feet to a PK nail found for corner, said corner being the West corner of said Ervey tract, and being the intersection of the Northeast Right-of-Way line of said Park Avenue, and the Southeast Right-of-Way line of Beaumont Street (50 foot Right-of-Way);

THENCE North 29 degrees 08 minutes 23 seconds East, along the Southeast Right-of-Way line of said Beaumont Street, a distance of 132.67 feet to an "x" found in concrete for corner, said corner being the intersection of the Southeast Right-of-Way line of said Beaumont Street, and the Southwest Right-of-Way line of said 12.5 foot Alley; THENCE South 51 degrees 48 minutes 21 seconds East, along the Southwest line of said 12.5 foot Alley, a distance of 71.06 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said 1621 Ervey tract; THENCE North 38 degrees 16 minutes 39 seconds East, departing the existing Southwest Right-of-Way line of said 12.5 foot Alley, a distance of 12.50 feet to a 3 inch aluminum disk stamped "CPA and RPLS 5513" set over a 1/2 inch iron rod set for corner in the existing Northeast Right-of-Way line of said 12.5 foot Alley, a distance of 6.25 feet to a 3 inch aluminum disk stamped "CPA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the opposite existing centerline of said 12.5 foot Alley;

THENCE South 51 degrees 48 minutes 21 seconds East, along the opposite existing centerline of said 12.5 foot Alley, a distance of 48.27 feet to a 3 inch aluminum disk stamped "CPA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the existing opposite centerline of said 12.5 foot Alley, and the Northwest Right-of-Way of said Hickory Street;

THENCE South 38 degrees 15 minutes 19 seconds West, along the Northwest Right-of-Way line of said Hickory Street, passing an "x" found in concrete at a distance of 6.25 feet, and continuing a total distance of 144.24 feet to the POINT OF BEGINNING, and containing 60,641 square feet or 1.392 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hickory CDR, LLC, acting by and through its duly authorized officer, Steve Jennings, and 1621 Ervey Ltd., acting by and through its duly authorized officer, Eric Anderson, does hereby adopt this plat, designating the herein described property as **CDR PARK 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 hereon. The easements shown hereon 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 said easements. Said easements shall be constructed, reconstructed, or placed upon, over or across the 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, 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, maintaining, and adding to or removing all or parts of the respective systems without the necessity of any time of permitting 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 these systems. Additional 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.

Hickory CDR, LLC,
 a Texas limited liability company
 By: Steve Jennings

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings 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.
 1621 Ervey Ltd.
 By: Eric Anderson

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Eric Anderson 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 and other reliable sources, in accordance with the rules and regulations of the State 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 communication shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(5)(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 _____, 2017.
 RELEASED FOR REVIEW 07/19/17 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD 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 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 and considerations therein stated 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

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.
 Independent Bank

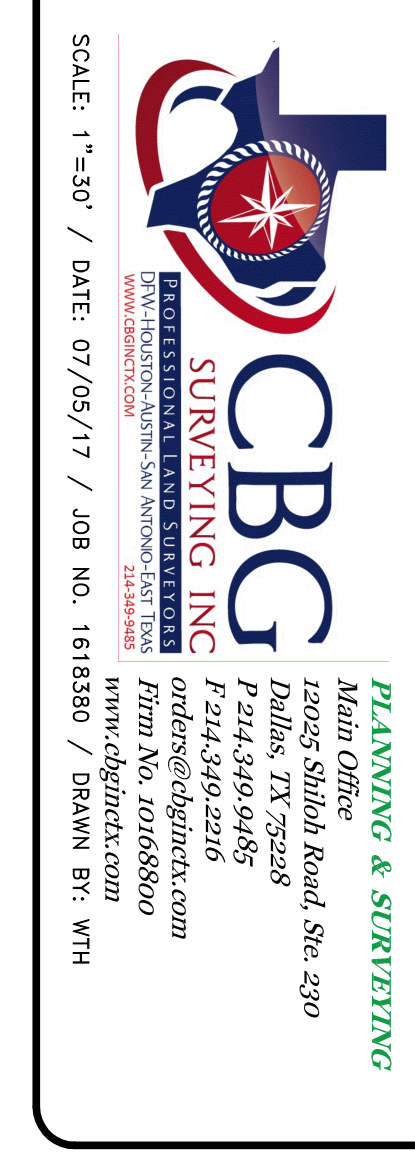
BY: Kathlin Mahorad
 STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Kathlin Mahorad, of Independent Bank.

OWNERS:
 HICKORY CDR, LLC
 3109 KNOX AVENUE, UNIT 538
 DALLAS, TX 75205
 1621 ERVAY, LTD.
 P.O. BOX 595095
 DALLAS, TX 75359

PRELIMINARY PLAT
CDR PARK ADDITION
 LOT 11-A AND 11-B, BLOCK A/459
 60,641 SQ.FT. / 1.392 ACRES
 BEING A REPLAT OF
 ALL OF LOTS 10 THRU 17, BLOCK A/459
 GUILD'S PARK AVENUE ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5167-241

PLANNING & SURVEYING
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 Dallas, TX 75245
 P: 214-340-2216
 F: 214-340-2216
 info@cbginc.com
 www.cbginc.com



SCALE: 1"=30' / DATE: 07/05/17 / JOB NO. 1618390 / DRAWN BY: WTH