

OWNER'S CERTIFICATE
STATE OF TEXAS ()
COUNTY OF DALLAS ()

WHEREAS DONNY P. BROWN, INC., AND RONNY G. BROWN, ARE THE OWNER OF THE FOLLOWING TRACTS OF LAND:
BEING THAT CERTAIN TRACT OF LAND SITUATED IN G.A. CORNAGGY SURVEY, ABSTRACT NUMBER 369, WM.J. SHOW SURVEY, ABSTRACT NUMBER 1348, AND W.M. ELLIOTT SURVEY, ABSTRACT NUMBER 1651, CITY OF DALLAS BLOCK 2/8795, DALLAS COUNTY, TEXAS, BEING LOTS 5, 6, 7, 8, 10, 14, 15, AND 16, WILLIAM'S HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 13, PAGE 163, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AS CONVEYED BY GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 200600239792, SPECIAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 201500303876, GENERAL WARRANTY DEED, RECORDED IN VOLUME 2001162, PAGE 6045, GENERAL WARRANTY DEED, RECORDED IN VOLUME 2001162, PAGE 6049, AND GENERAL WARRANTY DEED, RECORDED IN VOLUME 99107, PAGE 7130, OF SID D.R.D.C.T., AND THAT 8.153 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DONNY P. BROWN, INC., AS RECORDED IN VOLUME 2003098, PAGE 8481, OF SAID (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.153 ACRE TRACT IN THE EAST LINE OF GRAPHIC EQUIPMENT SERVICES, INC., AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 84250, PAGE 1193, (D.R.D.C.T.), AND BEING IN THE SOUTH LINE OF RAVENVIEW ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 79 DEGREES 50 MINUTES 32 SECONDS EAST, 304.30 FEET WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RAVENVIEW ROAD TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, IN WEST LINE OF RYER ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 84153, PAGE 3447, (D.R.D.C.T.);

THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, 1210.00 FEET WITH THE WEST LINE OF SAID RYER ADDITION AND THE WEST LINE OF A 32.0188 ACRE TRACT OF LAND AS CONVEYED BY TRUSTEE'S DEED RECORDED IN INSTRUMENT NUMBER 20070131953 (D.R.D.C.T.), TO 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 8.153 ACRE TRACT IN THE NORTH LINE OF A TRACT OF LAND AS CONVEYED TO SILVERADO SELF STORAGE LTD. BY DEED RECORDED IN VOLUME 2003197, PAGE 12994, (D.R.D.C.T.);

THENCE SOUTH 89 DEGREES 28 MINUTES 41 SECONDS WEST, 300.00 FEET WITH THE COMMON LINE OF SAID 8.153 ACRE TRACT AND SAID SILVERADO SELF STORAGE LTD. TRACT TO THE EAST LINE OF BLOCK 2, OF SAID WILLIAM'S HEIGHTS ADDITION;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 39.02 FEET WITH THE EAST LINE OF LOT 4, OF SAID BLOCK 2, TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 89 DEGREES 21 MINUTES 20 SECONDS WEST, 197.00 FEET WITH THE COMMON LINE OF LOT 4, AND LOT 5, OF SAID BLOCK 2, TO THE SOUTHWEST CORNER OF SAID LOT 5, IN THE EAST RIGHT-OF-WAY LINE OF GARDEN SPRINGS DRIVE (50 FOOT RIGHT-OF-WAY) AS RECORDED IN VOLUME 13, PAGE 163, (D.R.D.C.T.) ;

THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 280.01 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID GARDEN SPRINGS DRIVE AND THE WEST LINE OF BLOCK 2, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 2, AND THE SOUTHWEST CORNER OF LOT 9, OF SAID BLOCK 2;

THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST, 197.00 FEET WITH THE COMMON LINE OF SAID LOT 9, AND SAID LOT 8, TO THE EAST LINE OF SAID BLOCK 2;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 70.00 FEET WITH THE EAST LINE OF SAID LOT 9, AND THE WEST LINE OF SAID 8.153 ACRE TRACT TO THE NORTHEAST CORNER OF LOT 9, AND THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 2;

THENCE SOUTH 89 DEGREES 21 MINUTES 20 SECONDS WEST, 197.00 FEET WITH THE COMMON LINE OF LOTS 9, AND 10, OF SAID BLOCK 2, TO THE EAST LINE OF SAID GARDEN SPRINGS DRIVE;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 70.00 FEET WITH THE EAST LINE OF SAID GARDEN SPRINGS DRIVE TO THE NORTHWEST CORNER OF LOT 10, AND THE SOUTHWEST CORNER OF LOT 11, OF SAID BLOCK 2;

THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST, 197.00 FEET WITH THE COMMON LINE OF SAID LOT 10, AND SAID LOT 11, TO THE EAST LINE OF SAID BLOCK 2, AND THE WEST LINE OF SAID 8.153 ACRE TRACT;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 210.01 FEET WITH THE COMMON LINE OF SAID 8.153 ACRE TRACT AND SAID BLOCK 2, TO THE SOUTHEAST CORNER OF LOT 14, AND THE NORTHEAST CORNER OF LOT 13, OF SAID BLOCK 2;

THENCE SOUTH 89 DEGREES 21 MINUTES 20 SECONDS WEST, 197.00 FEET WITH THE COMMON LINE OF LOTS 13, AND 14, OF SAID BLOCK 2, TO THE EAST LINE OF SAID GARDEN SPRINGS DRIVE;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 210.01 FEET WITH THE EAST LINE OF SAID GARDEN SPRINGS DRIVE TO THE SOUTHEAST CORNER OF SAID GRAPHIC EQUIPMENT SERVICES, INC., ADDITION AND THE NORTHWEST CORNER OF LOT 16, OF SAID BLOCK 2;

THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST, 197.00 FEET WITH THE COMMON LINE OF LOT 16, AND SAID GRAPHIC EQUIPMENT SERVICES, INC., ADDITION TO THE SOUTHEAST CORNER SAID GRAPHIC EQUIPMENT SERVICES, INC., ADDITION IN THE WEST LINE OF SAID 8.153 ACRE TRACT;

THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 280.00 FEET WITH THE COMMON LINE OF SAID GRAPHIC EQUIPMENT SERVICES, INC., ADDITION AND SAID 8.153 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 465,445 SQUARE FEET OR 10.6851 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DONNY P. BROWN, INC., AND RONNY G. BROWN, acting by and through their duly authorized agents to hereby adopt this plat, designating the herein described property as B & B CONCRETE, 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 land 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 shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove or keep removed all or parts of any buildings, 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 purposed 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 waste water 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 waste water services from the main to the curb 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

BY: DONNY P. BROWN, INC.,

BY: _____

TITLE: _____

STATE OF TEXASCOUNTY OF DALLAS Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 2017, Notary Public in and for the State of Texas

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

BY: RONNY G. BROWN

BY: _____

TITLE: _____

STATE OF TEXASCOUNTY OF DALLAS Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 2017, Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Edward Khalil, 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, and the 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 accompanyint this plat is a precise representation of this signed Final Plat.

Dated this the ____ day of _____ 2017

Edward Khalil
Texas Registered Professional Land Surveyor No. 5951



"Preliminary, this document shall not be used for any purposes and shall not be used or viewed or relied upon as a final survey document"

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Edward Khalil, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____ 2017.

Notary Public in and for the State of Texas

GENERAL NOTES:

1. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

2. BEARINGS ARE EXPRESSED AS GRID BEARINGS (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 - 2011 ADJUSTMENT) ,AS DETERMINED BY GPS OBSERVATION, NO SCALE AND NO PROJECTION.

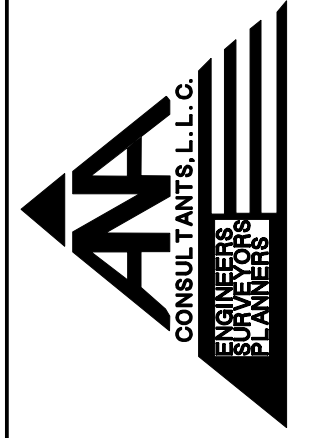
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4. THE PURPOSE OF PLAT IS TO COMBINE EXISTING 8 LOTS AND ADDITIONAL 8.15 ACRE TO CREATE 9 LARGER LOTS.

REVISIONS		DATE	
PROJECT NO.	DATE	DATE	DATE
DRAWN BY	DATE	DATE	DATE
APPROVED BY	DATE	DATE	DATE
DATE	DATE	DATE	DATE

PRELIMINARY PLAT
B & B CONCRETE
CITY BLOCK 8795

5000 Thompson Terrace
Colleyville, TX 76034
(817)335-9900
FAX:(817)335-9955
F.R.NO. 10090800



PRELIMINARY PLAT
B & B CONCRETE
LOTS 5R - 8R, 10R, 15R, AND 21-23, BLOCK 2/8795
10.6851 ACRE (465,445 Sq. Ft.)
BEING A REPLAT OF LOTS 5-8, 10, & 14-16,
BLOCK 2, WILLIAM'S HEIGHTS ADDITION
AND 8.153 ACRE TRACT SITUATED IN
G.A. CORNAGGY SURVEY, A-369,
WM.J. SHOW SURVEY, A-1348,
AND W.M. ELLIOTT SURVEY, A-1651

AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S000-000

PREPARED MAY 2017

SHEET 2 OF 2