

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **STILLWATER McCOMMAS DEVELOPMENT, LLC** IS THE OWNER OF A 0.974 ACRE TRACT OF LAND SITUATED IN THE AMMON McCOMMAS SURVEY, ABSTRACT NO. 911, DALLAS COUNTY, TEXAS, BEING PART OF CITY OF DALLAS BLOCK NO. 2896, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 312, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO McCOMMAS URBAN DEVELOPMENT GROUP L.P., RECORDED IN INSTRUMENT NO. 20070293240 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 8, BLOCK 4/2149 OF GREENVILLE CREST ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID POINT BEING THE NORTHEAST CORNER OF LOT 7 OF SAID GREENVILLE CREST ADDITION AND LYING IN THE SOUTH LINE OF A VARIABLE WIDTH ALLEY;

THENCE: NORTH 89 DEGREES, 24 MINUTES, 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID VARIABLE WIDTH ALLEY, A DISTANCE OF 25.85 FEET TO A POINT;

THENCE: NORTH 00 DEGREES, 53 MINUTES, 32 SECONDS WEST, DEPARTING THE SAID NORTH LINE OF LOT 8, A DISTANCE OF 10.30 FEET TO A 1-INCH IRON PIPE FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO TGHM PROPERTIES, L.P. RECORDED IN INSTRUMENT NO. 200600083206 OF SAID OFFICIAL PUBLIC RECORDS, AND AT THE SOUTHWEST CORNER OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT; SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE: SOUTH 89 DEGREES, 12 MINUTES, 14 SECONDS WEST, DEPARTING THE WEST LINE OF SAID TGHM TRACT AND ALONG THE SOUTH LINE OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT, A DISTANCE OF 280.64 FEET TO A "4" CUT IN CONCRETE FOUND FOR CORNER IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO FRED D. WOLFF AND RECORDED IN VOLUME 81024, PAGE 2245 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AT THE SOUTHWEST CORNER OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT;

THENCE: NORTH 00 DEGREES, 50 MINUTES, 22 SECONDS WEST, ALONG THE EAST LINE OF SAID WOLFF TRACT AND THE WEST LINE OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT, A DISTANCE OF 151.50 FEET TO AN "4" CUT IN CONCRETE FOUND AT IN THE SOUTH LINE OF McCOMMAS BOULEVARD (A 50' R.O.W.) AND AT THE NORTHEAST CORNER OF SAID WOLFF TRACT AND THE SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT;

THENCE: NORTH 89 DEGREES, 18 MINUTES, 53 SECONDS EAST, ALONG THE SOUTH LINE OF SAID McCOMMAS BOULEVARD AND THE SNORTH LINE OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT, A DISTANCE OF 280.50 FEET TO AN "4" CUT IN CONCRETE FOUND FOR CORNER IN AT THE NORTHWEST CORNER OF SAID TGHM TRACT AND THE NORTHEAST CORNER OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT;

THENCE: SOUTH 00 DEGREES, 53 MINUTES, 29 SECONDS, DEPARTING THE SAID SOUTH LINE OF McCOMMAS BOULEVARD, ALONG THE WEST LINE OF SAID TGHM TRACT AND THE EAST LINE OF SAID McCOMMAS URBAN DEVELOPMENT GROUP TRACT, A DISTANCE OF 150.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 42,430 SQUARE FEET OR 0.974 ACRE TRACT OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **STILLWATER McCOMMAS DEVELOPMENT, LLC**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____ DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **STILLWATER McCOMMAS** ADDITION AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS 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 _____, 2013.

BY: _____

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 _____ KNOWN BY 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 ____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS

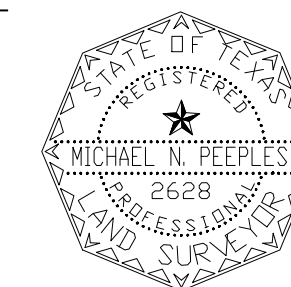
SURVEYOR'S STATEMENT

I, MICHAEL N. PEEPLES, 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.

DATED THIS THE ____ DAY OF _____, 2013.

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED 8/05/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MICHAEL N. PEEPLES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX



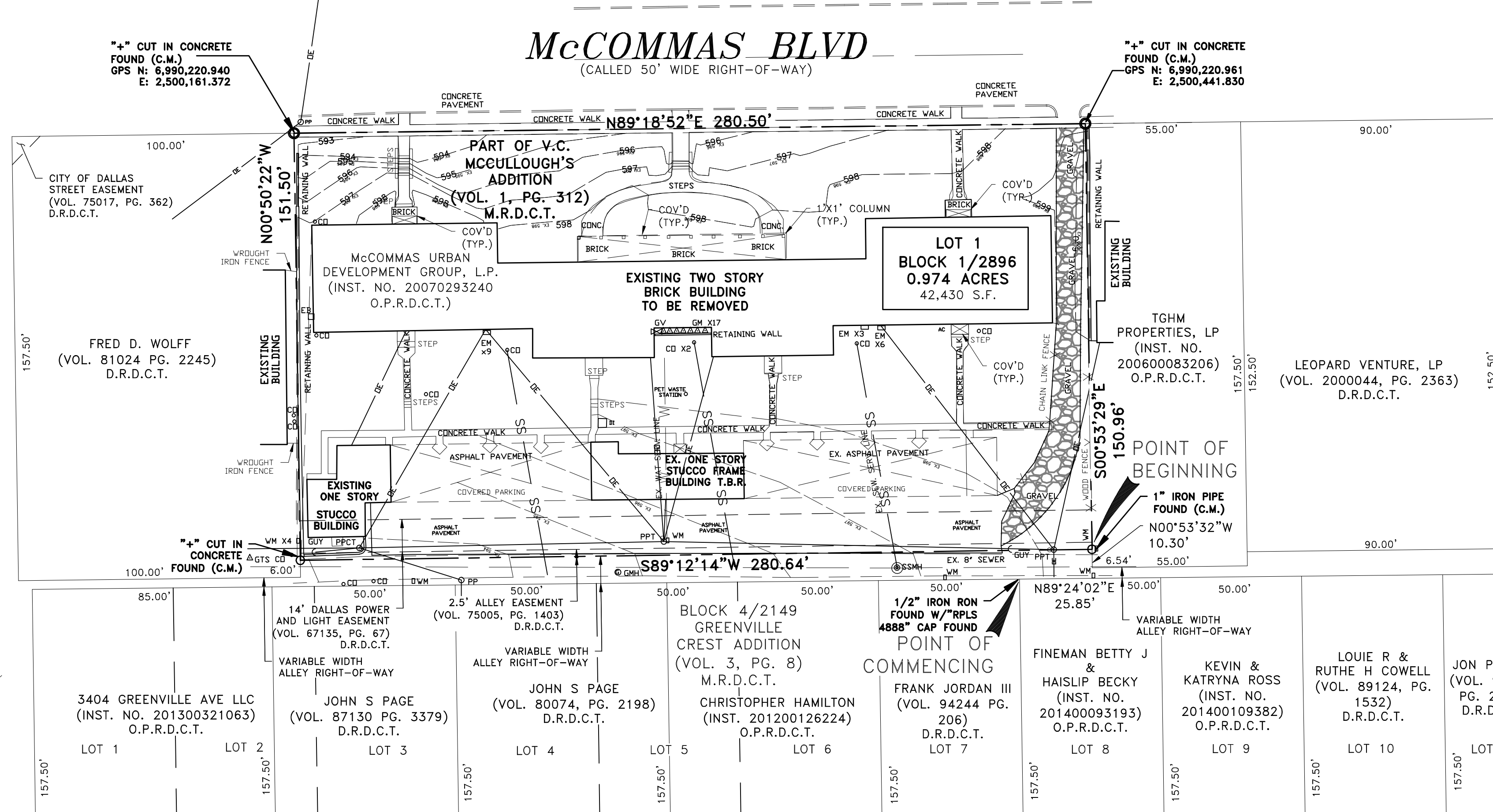
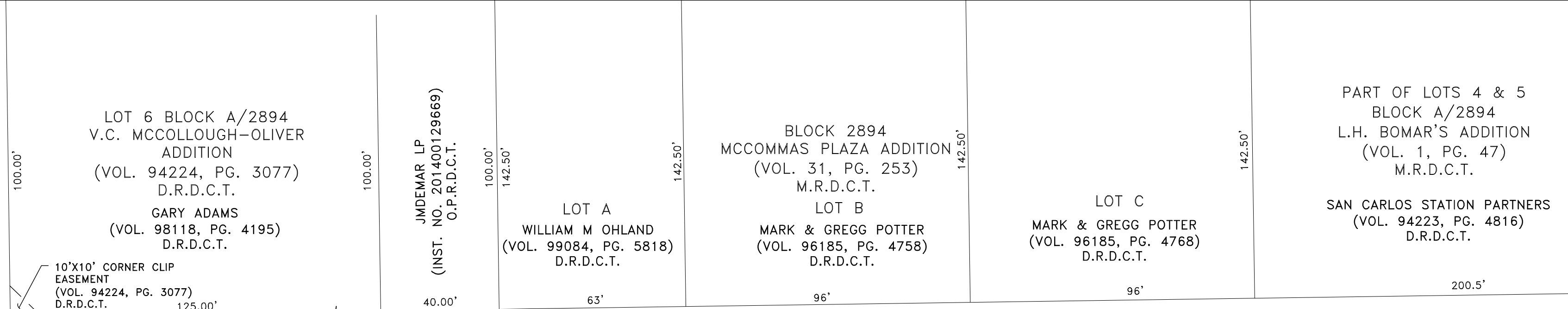
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, R.P.L.S. NO. 2628, STATE OF TEXAS, 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.

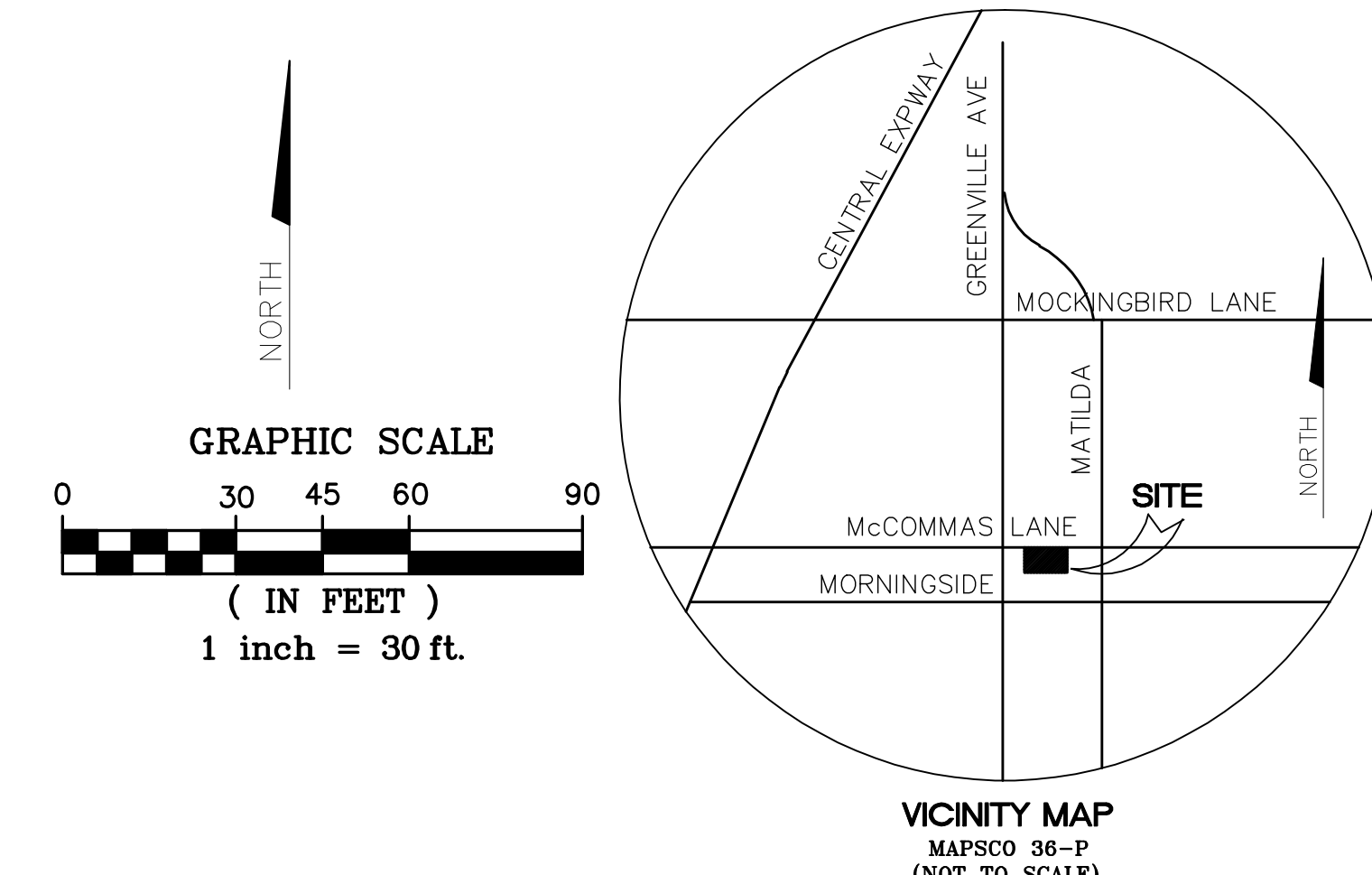
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



GREENVILLE AVE
(VARIABLE WIDTH RIGHT-OF-WAY)



- 1) NO LOT TO LOT DRAINAGE ALLOWED WITHOUT ENGINEERING DIVISION APPROVAL.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 (ONE) LOT FROM A 0.974 ACRE TRACT OF LAND.
- 3) THE EXISTING STRUCTURES ON THIS SITE ARE TO BE REMOVED.
- 4) THERE ARE NO TREES ON THIS SITE.
- 5) ALL COORDINATES ARE BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4202. DISTANCES SHOWN HEREON ARE GRID.

PRELIMINARY PLAT OF A REPLAT OF STILLWATER McCOMMAS ADDITION
LOT 1, BLOCK 1/2896

BEING A REPLAT OF V.C. MCCULLOUGH'S ADDITION AS RECORDED IN VOLUME 1, PAGE 312 AND BEING 0.974 ACRES SITUATED IN THE AMMON McCOMMAS SURVEY, ABSTRACT NO. 911 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 145-255

OWNER:
STILLWATER McCOMMAS DEVELOPMENT, LLC
4145 Travis Street
Suite 300 DALLAS, TEXAS 75204

SURVEYOR:
MICHAEL PEEPLES ENGINEERS & PLANNERS
1930 E. Rosemeade Pkwy,
Suite 205
Carrollton, Texas 75007
MARK PEEPLES (214) 731-9948

August 6, 2015

SCALE: 1" = 30'