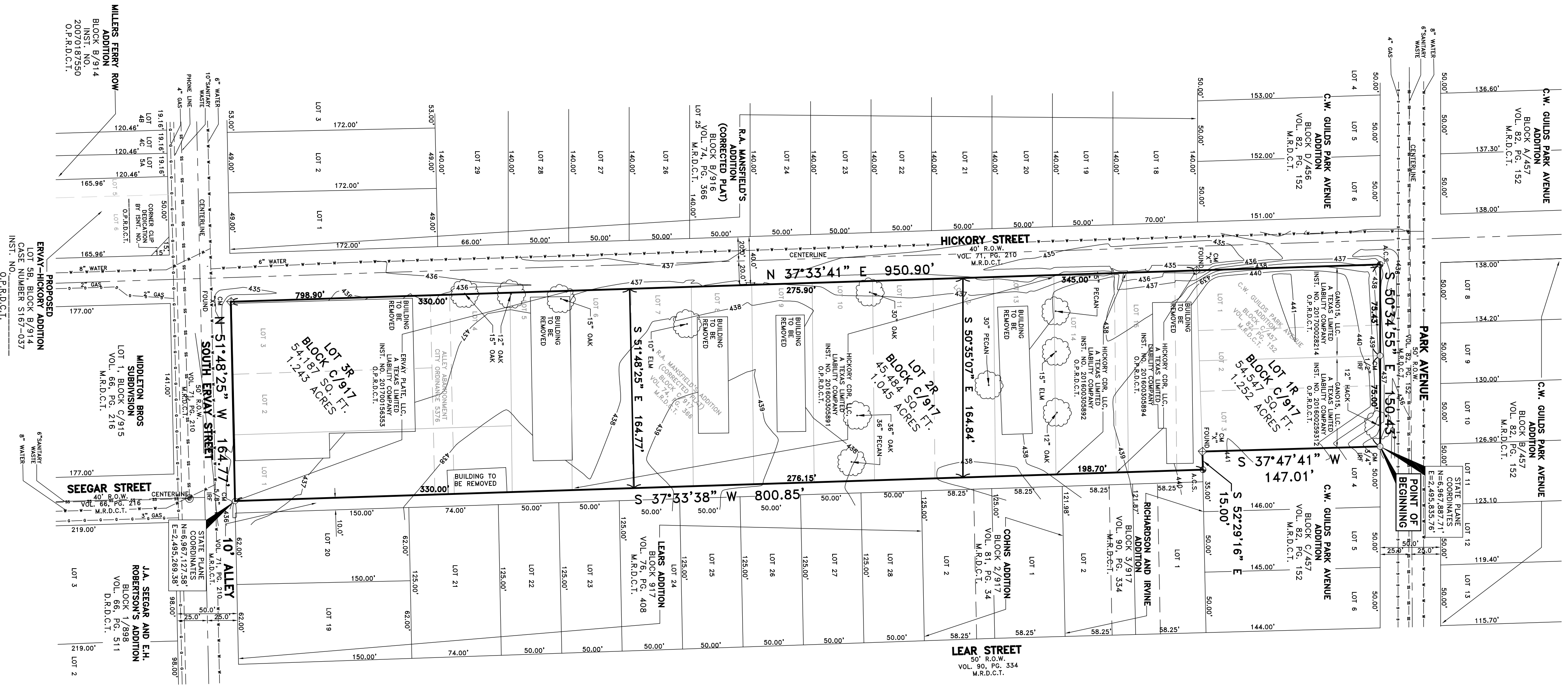


- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
  - 2) THE PURPOSE OF THIS PLAN IS TO CREATE 3 LOTS.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) ACCORDING TO THE F.I.R.M. MAP NO. 4811300345, ISSUED ON AUGUST 23, 2001, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  - 7) TPOOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - A.C.S. 3 INCH ALUMINUM DISK STAMPED "PHEA & RPLS 5513" OVER A 1/2 INCH IRON ROD SET
  - ESMT. EASEMENT
  - VOL. VOLUME
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - SQ. FT. SQUARE FEET
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**PARK-HICKORY-ERVAY ADDITION**  
**LOT 1R, LOT 2R & LOT 3R, BLOCK C/917**  
**TOTAL AREA:**  
**154,218 SQ.FT.**  
**3.540 ACRES**



**OWNERS' CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Gano15, LLC, a Texas limited liability company, Hickory CDR, LLC, a Texas limited liability company and Ervay Pk1e LLC, a Texas limited liability company are the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all of Lot 1 through Lot 3, Block C/457 of C.W. Guilds Park Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to Gano15, LLC, a Texas limited liability company by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201602059312, Official Public Records, Dallas County, Texas, and in Instrument Number 201700028214, Official Public Records, Dallas County, Texas, some being all of Lot 1 through Lot 15, Block C/917 of R.A. Mansfield Addition (Corrected Plat), an addition to the City of Dallas, Dallas County, Texas, according to the Plat Hereof recorded in Volume 74, Page 366, Map Records, Dallas County, Texas, conveyed to Hickory CDR, LLC, a Texas limited liability company by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201602059312, Official Public Records, Dallas County, Texas, and in Instrument Number 201700028214, Official Public Records, Dallas County, Texas, and in Instrument Number 201700028214, Official Public Records, Dallas County, Texas, and also conveyed to Ervay Pk1e LLC, a Texas limited liability company by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201700156555, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 3/4 inch iron rod found for corner, said corner being the North corner of Lot 4, Block C/457, of said Guild's Park Avenue, some being in the Southwest Right-of-Way line of Park Avenue (50 foot Right-of-Way):

THENCE South 37 degrees 47 minutes 41 seconds West, along the Northwest line of said Lot 4, a distance of 147.01' feet to an "x" found in concrete for corner, said corner being the West corner of said Lot 4;

THENCE South 52 degrees 29 minutes 16 seconds East, along the Southwest line of said Lot 4, a distance of 15.00 feet to a 3 inch aluminum disk stamped "PHEA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being on the Southwest line of said Lot 4, some being the North corner of a 10 foot Alley;

THENCE South 37 degrees 33 minutes 38 seconds West, along the Northwest line of said 10 foot Alley, a distance of 800.85 feet to a 5/8 inch iron rod found for corner, said corner being the intersection of the Northwest Right-of-Way line of said 10 foot Alley, and the Northeast Right-of-Way line of South Ervay Street (50 foot Right-of-Way);

THENCE North 51 degrees 48 minutes 25 seconds West, along the Northeast Right-of-Way line of said South Ervay Street, a distance of 164.77 feet to an "x" found in concrete for corner, said corner being the intersection of the Northeast Right-of-Way line of said South Ervay Street, and the Southeast Right-of-Way line of Hickory Street (40 foot Right-of-Way);

THENCE North 37 degrees 33 minutes 41 seconds East, along the Southeast Right-of-Way line of said Hickory Street, passing an "x" found in concrete at a distance of 798.90 feet, and continuing a total distance of 950.90 feet to a 3 inch aluminum disk stamped "PHEA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the intersection of the Southeast Right-of-Way line of said Hickory Street, and the Southwest Right-of-Way line of said Park Avenue;

THENCE South 50 degrees 34 minutes 55 seconds East, along the Southwest Right-of-Way line of said Park Avenue, passing a 1/2 inch iron rod found at a distance of 75.43 feet, and continuing a total distance of 150.43 feet to the POINT OF BEGINNING, and containing 154,218 square feet or 3.540 acres of land.

**SHEET 1 OF 2**

**OWNERS:**  
**GANO15, LLC**  
**HICKORY CDR, LLC**  
**A TEXAS LIMITED LIABILITY COMPANY**  
**ERVAY PK1E, LLC**  
**A TEXAS LIMITED LIABILITY COMPANY**

**PLANNING & SURVEYING**  
**CBG**  
**SURVEYING, INC.**  
 12005 Shiloh Road, Ste 200  
 Dallas, TX 75228  
 P 214.349.0485  
 F 214.349.2216  
 D 214.349.2216  
 www.cbgsurveying.com

**PRELIMINARY PLAT**  
**PARK-HICKORY-ERVAY ADDITION**  
**LOT 1R, LOT 2R & LOT 3R, BLOCK C/917**  
**154,218 SQ.FT. / 3.540 ACRES**  
 BEING A TRACT OF THE C.W. GUILDS PARK AVENUE ADDITION,  
 AND ALSO BEING A REPLAT OF ALL OF LOT 1 THROUGH LOT 15,  
 SITUATED IN THE  
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S167-263**

DATE: AUGUST 8, 2017 / JOB NO. 1701001-1 / DRAWN BY: JP

