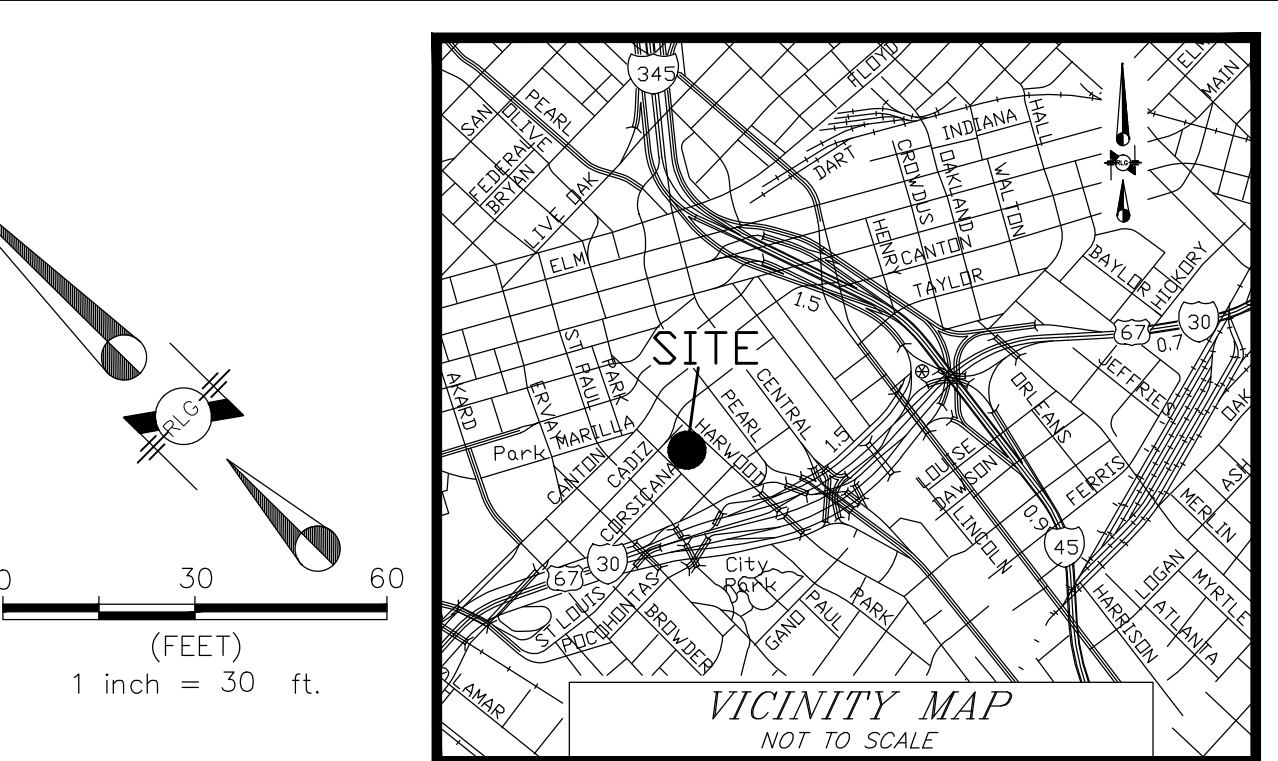


**LEGEND**

.....	PROPERTY LINE	.....	OVERHEAD POWER
.....	EASEMENT LINE	.....	OVERHEAD TELEPHONE
.....	BUILDING	.....	GAS LINE
.....	ASPHALT	.....	SEWER LINE
.....	CONCRETE	.....	STORM SEWER LINE
.....	FENCE LINE	.....	WATER LINE
.....	LIGHT STANDARD	.....	EXISTING CONTOUR LINE
.....	WATER VALVE	.....	EXISTING SPOT ELEVATION
.....	WATER METER	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
.....	FIRE HYDRANT	.....	IRON ROD FOUND
.....	TRAFFIC SIGNAL	.....	MAG NAIL SET / FOUND
.....	CLEAN OUT	.....	CHEISELED "X" SET / FOUND
.....	SURVEILLANCE CAMERA	.....	PK NAIL SET / FOUND
.....	ELECTRIC BOX	.....	PKS / PKF
.....	GAS PIPE	.....	CONTROLLING MONUMENT
.....	PARKING METER	.....	MAP RECORDS, DALLAS COUNTY, TX
.....	GAS METER	.....	DEED RECORDS, DALLAS COUNTY, TX
.....	PULL BOX	.....	OPTICAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	STORM SEWER MANHOLE	.....	INSTRUMENT NUMBER
.....	BARRIER-FREE RAMP	.....	TREE
.....	MONITORING WELL	.....	ELECTRIC MANHOLE
.....	VOLUME	.....	TELEPHONE MANHOLE
.....	PAGE	.....	GAS MANHOLE
.....	GAS VALVE	.....	BOLLARD
.....	POWER POLE	.....	GUY WIRE
.....	SANITARY SEWER MANHOLE	.....	SIGN



**OWNER'S CERTIFICATE**  
 STATE OF TEXAS §  
 COUNTY OF DALLAS §

Whereas J.C. COMBS PRODUCE COMPANY, INC., COMBS PROPERTIES, LTD., ACHASHVEROSH COMPANY, LLC, and SEAGOVILLE 29 LLC are the owners of a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495, Section Number 23, City of Dallas, Dallas County, Texas, being part of Block 120 as conveyed to Achashverosh Company, LLC by Special Warranty Deed With Vendor's Lien recorded in Instrument No. 201600008615, Official Public Records, Dallas County, Texas, part of Block 120 as conveyed to Seagoville 29 LLC by Special Warranty Deed recorded in Instrument No. 201400263437, Official Public Records, Dallas County, Texas, and being all of Block A/120, J.C. Combs Produce Company Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 78069, Page 70, Deed Records, Dallas County, Texas, as conveyed to J.C. Combs Produce Company, Inc. by Long Form Warranty Deed recorded in Volume 88020, Page 2107, Deed Records, Dallas County, Texas and as conveyed to Combs Properties, LTD by Special Warranty Deed recorded in Instrument No. 201200307442, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a chiseled "X" in concrete set for corner at the intersection of the southwest line of S. Harwood Street (a variable width right-of-way) as created by City of Dallas Ordinance 1A-131 and the southeast line of Cadiz Street (a 66' right-of-way) as created by \_\_\_\_\_, said "X" being the north corner of said Achashverosh Company, LLC tract and said Block 120, from which a found chiseled "X" in concrete (Instrument No. 201600008615) bears South 15° 41' 18" West a distance of 5.33 feet;

**THENCE** South 44° 56' 45" East, along the southwest line of said S. Harwood Street and the northeast lines of said Achashverosh tract and said Block A/120, a distance of 374.51 feet to a PK nail found for corner, said nail being the east corner of said Block A/120, and the north corner of a tract of land conveyed to Dallas DSL Property Management, L.P. by Special Warranty Deed recorded in Instrument No. 200900026715, Official Public Records, Dallas County, Texas, from which a found nail bears North 57° 39' 11" East a distance of 0.68 feet;

**THENCE** South 45° 27' 00" West, along the common line between said Block A/120 and said Dallas DSL Property Management, L.P. tract and generally along the face of a building, a distance of 194.43 feet to a point for corner, from which a building corner bears North 45° 27' 00" East a distance of 0.4 feet;

**THENCE** North 44° 48' 10" West, continuing along the common line between said Block A/120 and said Dallas DSL Property Management, L.P. tract, a distance of 42.24 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the east corner of said Seagoville 29 LLC tract;

**THENCE** South 45° 44' 05" West, along the common line between said Seagoville 29 LLC tract and said Dallas DSL Property Management, L.P. tract, a distance of 153.01 feet to a chiseled "X" in concrete set for corner in the northeast line of Park Avenue (a variable width right-of-way) as created by Volume U, Page 492, Deed Records, Dallas County, Texas, said "X" being the south corner of said Seagoville 29 LLC tract and the most westerly corner of said Dallas DSL Property Management, L.P. tract;

**THENCE** along the northeast line of said Park Avenue and the southwest lines of said Seagoville 29 LLC tract, said Block A/120, and said Achashverosh Company, LLC tract, the following courses and distances:

- North 44° 48' 10" West a distance of 83.50 feet to a point for corner, from which a found chiseled "X" in concrete bears North 88° 01' 09" East a distance of 0.29 feet;
- North 45° 27' 00" East a distance of 12.37 feet to a chiseled "X" in concrete set for corner;
- North 44° 48' 10" West a distance of 79.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner;
- South 45° 27' 00" West a distance of 12.37 feet to a chiseled "X" in concrete set for corner;
- North 44° 48' 10" West a distance of 168.50 feet to a building corner (Instrument No. 201600008615) at the intersection of the northeast line of said Park Avenue and the southeast line of said Cadiz Street;

**THENCE** North 45° 27' 00" East, along the southeast line of said Cadiz Street and the northwest line of said Achashverosh Company, LLC tract, a distance of 346.49 feet to the **POINT OF BEGINNING** and containing 122,433 square feet or 2.811 acres, more or less.

- GENERAL NOTES:**
- Bearings are based on the southwest line of S. Harwood Street (South 44° 56' 45" East) as shown on the plat of J.C. Combs Produce Company Subdivision recorded in Volume 78069, Page 70, Deed Records, Dallas County, Texas, as monumented on the ground.
  - Controlling Monuments: As shown.
  - Lot-to-lot drainage will not be permitted without Engineering Section approval.
  - Existing buildings to be demolished.
  - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A PLATTED LOT AND AN UNPLATTED PORTION OF BLOCK 120.

SHEET 1 OF 2

**PRELIMINARY PLAT**  
**DFM**  
**LOT 1A, BLOCK A/120**  
**REPLAT**  
 OF  
**BLOCK A/120, J.C. COMBS PRODUCE COMPANY**  
**SUBDIVISION AND PART OF BLOCK 120**  
 JOHN GRIGSBY SURVEY, 23, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-015  
 ENGINEERING PLAN NO. 3117-\_\_\_\_  
 SCALE: 1" = 30'  
 DATE: 07-21-2016

**SURVEYOR:**  
 RAYMOND L. GOODSON JR., INC.  
 5445 LA SIERRA, STE 300, LB 17  
 DALLAS, TX 75231-4138  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REG #493  
 TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	16354	E-FILE	16354APP	DWG NO.	26,461W
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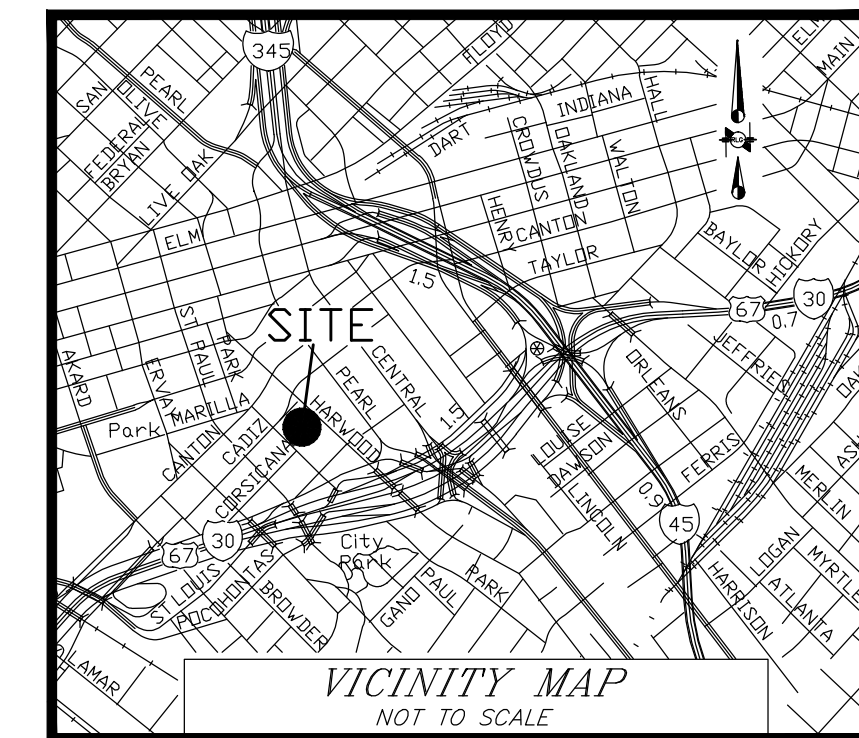
**OWNER'S DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That J.C. COMBS PRODUCE COMPANY, INC, COMBS PROPERTIES, LTD., ACHASHVEROSH COMPANY, LLC, and SEAGOVILLE 29 LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DFM, 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 of 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 \_\_\_\_\_, 2016.

Owner: COMBS PROPERTIES, LTD.

Signature: \_\_\_\_\_

Name: Brett Combs

Title: General Partner

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Brett Combs**, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My commission expires:

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: J.C. COMBS PRODUCE COMPANY, INC

Signature: \_\_\_\_\_

Name: Brett Combs

Title: General Partner

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Brett Combs**, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My commission expires:

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: SEAGOVILLE 29 LLC

Signature: \_\_\_\_\_

Name: Mills Roberts

Title: President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Mills Roberts**, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My commission expires:

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Owner: ACHASHVEROSH COMPANY, LLC

Signature: \_\_\_\_\_

Name: John Kirtland

Title: Achashverosh Representative

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **John Kirtland**, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My commission expires:

**SURVEYOR'S STATEMENT**

I, Dale R. White, 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 \_\_\_\_\_, 2016

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Dale R. White  
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Dale R. White**, 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 and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

OWNER:  
J.C. COMBS PRODUCE COMPANY, INC.  
11990 SHILOH ROAD  
DALLAS, TX 75228  
214-367-6500  
C/O BRETT COMBS, GENERAL PARTNER

OWNER:  
ACHASHVEROSH COMPANY, LLC.  
2828 SOUTH STREET, SUITE 500  
DALLAS, TX 75201-1438  
214-849-9802  
C/O JOHN KIRTLAND

OWNER:  
COMBS PROPERTIES, LTD.  
11990 SHILOH ROAD  
DALLAS, TX 75228  
214-367-6500  
C/O BRETT COMBS, GENERAL PARTNER

OWNER:  
SEAGOVILLE 29 LLC  
1505 COTTONWOOD VALLY CIR N  
IRVING, TX 75038  
214-707-2663  
C/O MILLS ROBERTS, PRESIDENT

SHEET 2 OF 2

PRELIMINARY PLAT  
**DFM**  
LOT 1A, BLOCK A/120  
REPLAT  
OF  
**BLOCK A/120, J.C. COMBS PRODUCE COMPANY**  
SUBDIVISION AND PART OF BLOCK 120  
JOHN GRIGSBY SURVEY, 23, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-015  
ENGINEERING PLAN NO. 3117-\_\_\_\_\_

SCALE: 1" = 30'

DATE: 07-21-2016

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
5445 LA SIERRA, STE 300, LB 17  
DALLAS, TX 75231-4138  
214-739-8100  
rlg@rlginc.com  
TX PE REG #P-493  
TBPLS REG #100341-00