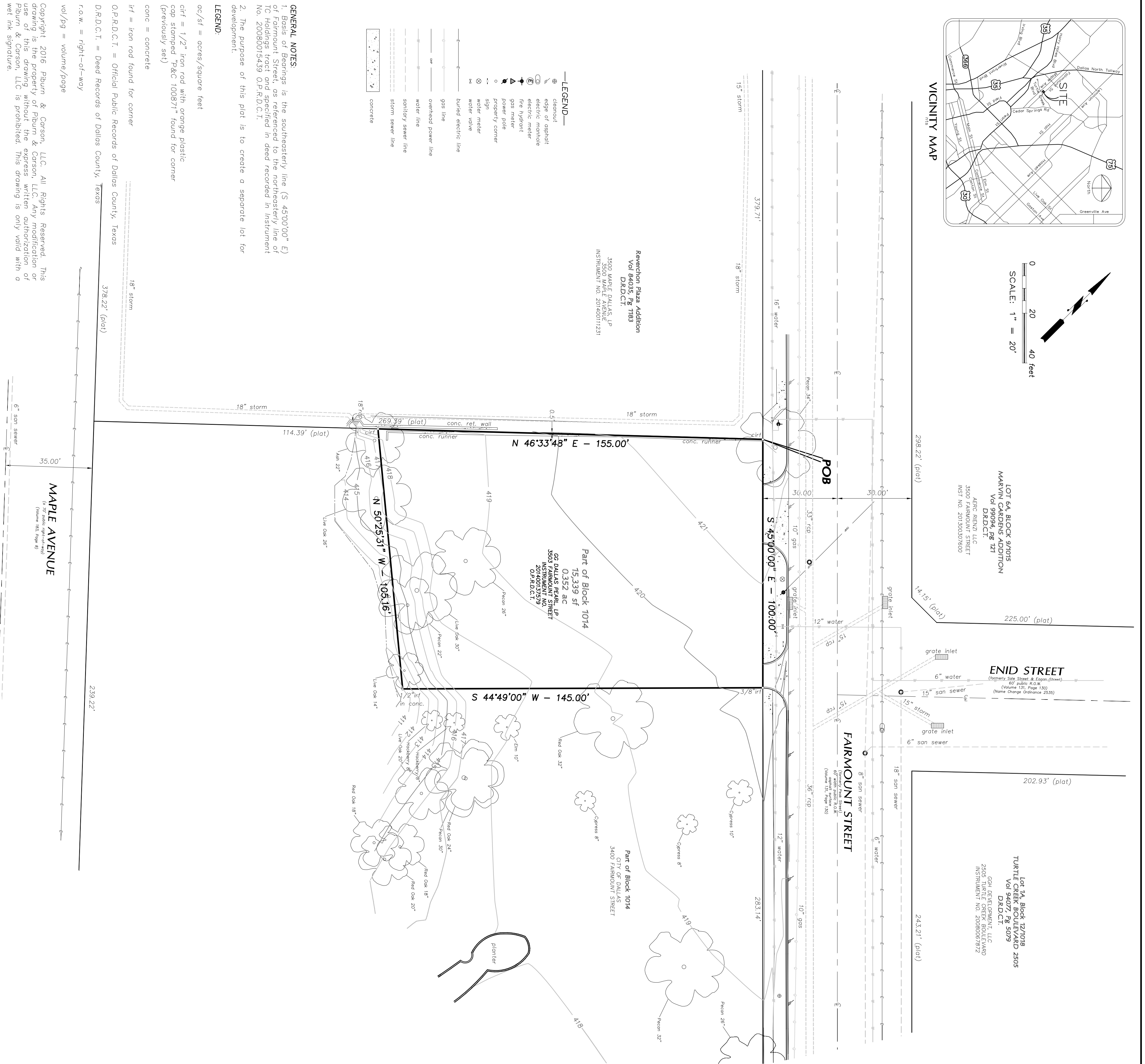


SCALE: 1" = 20'
 0 20 40 feet



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **GG DALLAS PEARL, LP** does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 4/1014 FAIRMOUNT/ENID 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 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 responsibility of repairing the utility and building 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 encroach upon or interfere with the construction, maintenance or operation of its respective system or the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, pot-holing, 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 provide service 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 areas 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

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

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 _____, 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.

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

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

COUNTY OF DALLAS §
 STATE OF TEXAS §

WHEREAS, **GG DALLAS PEARL, LP** is the owner of a 0.352 acres (15,339 square feet) tract of land situated in the John Grigsby Survey, Abstract No. 495 and being part of Block 1014 of the City of Dallas, Texas and being described in Special Warranty Deed as recorded in Instrument No. 201400137579 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "P&C 100871" found (previously set) for corner in the southwest line of Fairmount Street (a 60 foot right-of-way), said rod being 379.71 feet South 45°00'00" East of the north corner of Reverchon Plaza Addition, an addition to the City of Dallas as recorded in Volume 201400137579 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

HENCE South 45°00'00" East, along the southwest line of said Fairmount Street and the northeasterly line of aforementioned GG Dallas Pearl tract, for a distance of 100.00 feet to a 3/8 inch iron rod found for corner, said rod being a north corner of a City of Dallas tract;

HENCE South 44°49'00" West, departing said southwest line and along a common line between said GG Dallas Pearl tract and said Dallas tract, for a distance of 143.00 feet to a 1/2 inch iron rod found in concrete found for corner;

HENCE North 50°25'31" West, along a common line between said GG Dallas Pearl tract and said Dallas tract, for a distance of 105.16 feet to a 1/2" iron rod with orange plastic cap stamped "P&C 100871" found (previously set) for corner in the southeasterly line of aforementioned Reverchon Plaza Addition;

HENCE North 46°33'48" East, along the southeasterly line of said Reverchon Plaza Addition and the northwesterly line of said GG Dallas Pearl tract, for a distance of 155.00 feet to the **POINT OF BEGINNING** and containing 0.352 acres, or 15,339 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, John R. Plburn, Jr., a Registered Professional Land Surveyor, Licensed under the State of Texas, certify that the information contained herein was obtained by me and that I have personally examined the 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 No. 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.

John R. Plburn, Jr., RPLS No. 3699

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 John R. Plburn, Jr., 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 _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
FAIRMOUNT/ENID ADDITION
Lot 1, Block A/1014
 City Block 1014
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas
 CITY PLAN FILE NO. S156-078

DEVELOPER/OWNER
 GG DALLAS PEARL, LP
 3751 Victoria Park Avenue
 Toronto, ON M1W 3Z4
 Ontario, Canada
 Contact: Michael Fox

SURVEYOR
Plburn & Carson, LLC
 801 E. Campbell Road - Suite 575
 Richardson, Texas 75081
 Ph: 214.328.3500 Fax: 214.328.3512
 Surveying Firm #100871-00
 Contact: Alison Hershey