

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS, SBM Forward, LLC, is the sole owner of tracts of land situated in the City of Dallas, Dallas County, Texas, a part of the William Grigsby Survey, Abstract No. 501, a part of Lot 1 and all of Lots 2-4, Block 13/2028, University Place Addition, an addition to the City of Dallas, as recorded in Volume 1, Page 37, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of a called 0.1647 acre tract of land described in a Special Warranty Deed to SBM Forward, LLC, as recorded in Instrument No. 201800304260, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being all of a tract of land described in a Special Warranty Deed to SBM Forward, LLC, as recorded in Instrument No. 201800304262, O.P.R.D.C.T., being all of a tract of land described in a Special Warranty Deed to SBM Forward, LLC, as recorded in Instrument No. 201800304261, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found at the southwest corner of said 0.1647 acre tract of land and the southeast corner of Lot 1A, Block 13/2028, Lexington Herschel Phase Two Addition, an addition to the City of Dallas, as recorded in Volume 99147, Page 15, M.R.D.C.T., said iron rod being in the south line of said Lot 1 and said iron rod being in the north line of Herschel Avenue (60' width right-of-way, as created by said University Place Addition, Volume 1, Page 37, M.R.D.C.T.);

THENCE North 00 degrees 49 minutes 04 seconds West, a distance of 143.50 feet along the west line of said 0.1647 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) found at the northwest corner of said 0.1647 acre tract of land and the northeast corner of Lot 1B, of said Lexington Herschel Phase Two Addition, said capped iron rod being in the north line of said Lot 1 and said capped iron rod being in the south line of a 15 foot alley;

THENCE North 89 degrees 10 minutes 56 seconds East, a distance of 200.00 feet along the south line of said 15 foot alley to a capped iron rod found at the northeast corner of said Lot 4, at the northeast corner of said tract (Instrument No. 201800304261), at the northwest corner of Lot 5, Block 13/2028, of said University Place Addition, and at the northwest corner of a tract of land described in a Deed without Warranties to Cynthia Louise Heed, as recorded in Instrument No. 201200274158, O.P.R.D.C.T.;

THENCE South 00 degrees 49 minutes 04 seconds East, a distance of 143.50 feet along the east line of said Lot 4 and along the west line of said Lot 5 to a one-half inch iron pipe found at the southwest corner of said Lot 5, at the southwest corner of said tract (Instrument No. 201200274158), and at the southwest corner of Lot 6A, Block 13/2028, Herschel Oak Lawn Addition, an addition to the City of Dallas, as recorded in Volume 87151, Page 4132, M.R.D.C.T. bears North 89 degrees 10 minutes 56 seconds East a distance of 50.00 feet;

THENCE South 89 degrees 10 minutes 56 seconds West, passing at a distance of 100.00 feet a five-eighths inch iron rod found at the southwest corner of said Lot 3, at the southwest corner of said tract (Instrument No. 201800304261), at the southeast corner of said Lot 2 and the southeast corner of said tract (Instrument No. 201800304262), passing at a distance of 150.00 feet a three-eighths inch iron rod found at the southwest corner of said Lot 2, at the southwest corner of said tract (Instrument No. 201800304262) and at the southeast corner of said 0.1647 acre tract of land, continuing a total distance of 200.00 feet to the POINT OF BEGINNING and containing 28,700 square feet or 0.659 acres tract of land.

OWNER'S DEDICATION

STATE OF TEXAS \$
COUNTY OF DALLAS \$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SBM Forward, LLC, acting by and through its representative, Dean R. Casteliano, does hereby adopt this plat, designating the herein described property as CAVA, 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 roadway 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 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 \_\_\_, 2020.

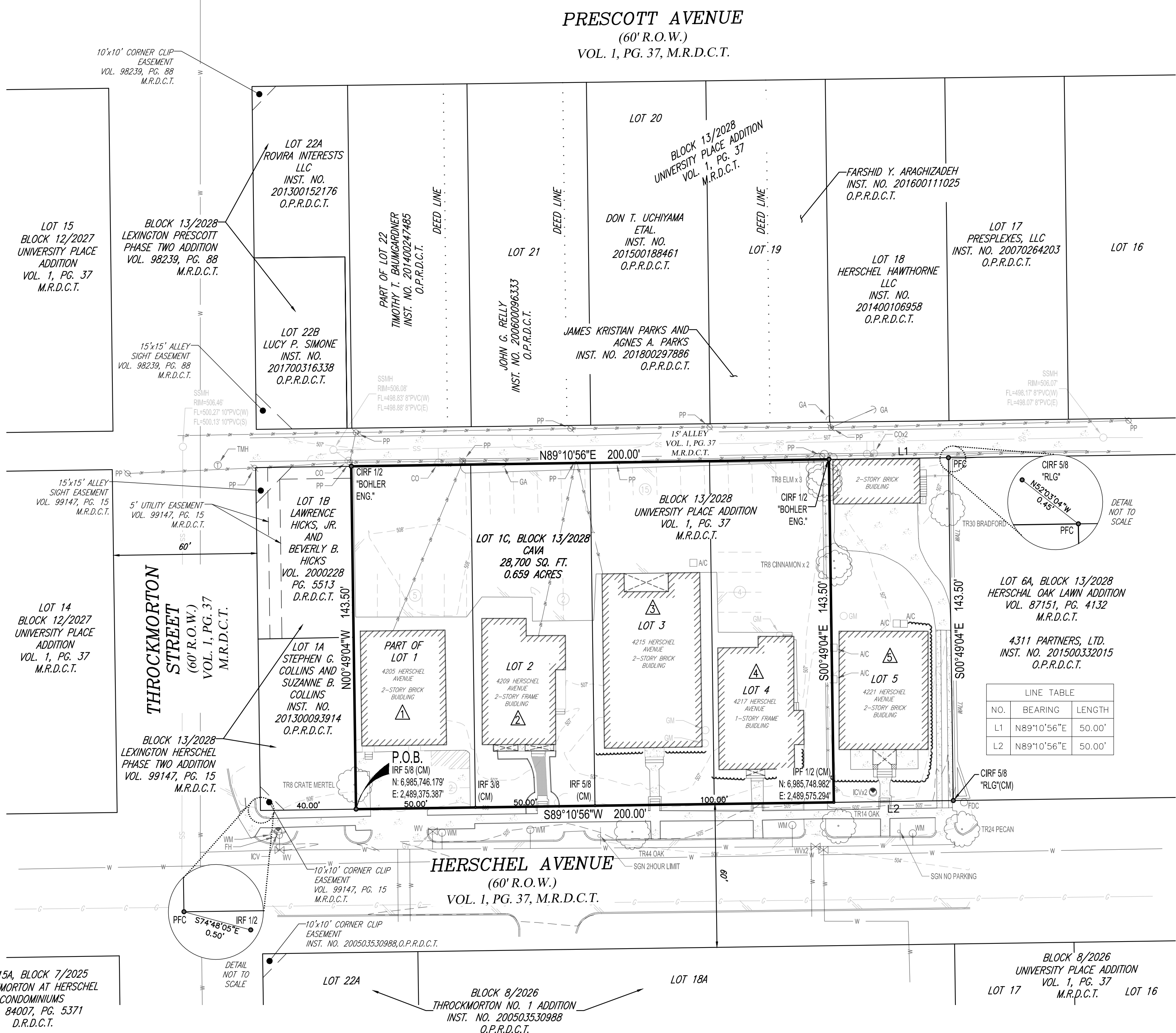
SBM Forward, LLC
Signature: Dean R. Casteliano
Title

STATE OF TEXAS \$
COUNTY OF DALLAS \$

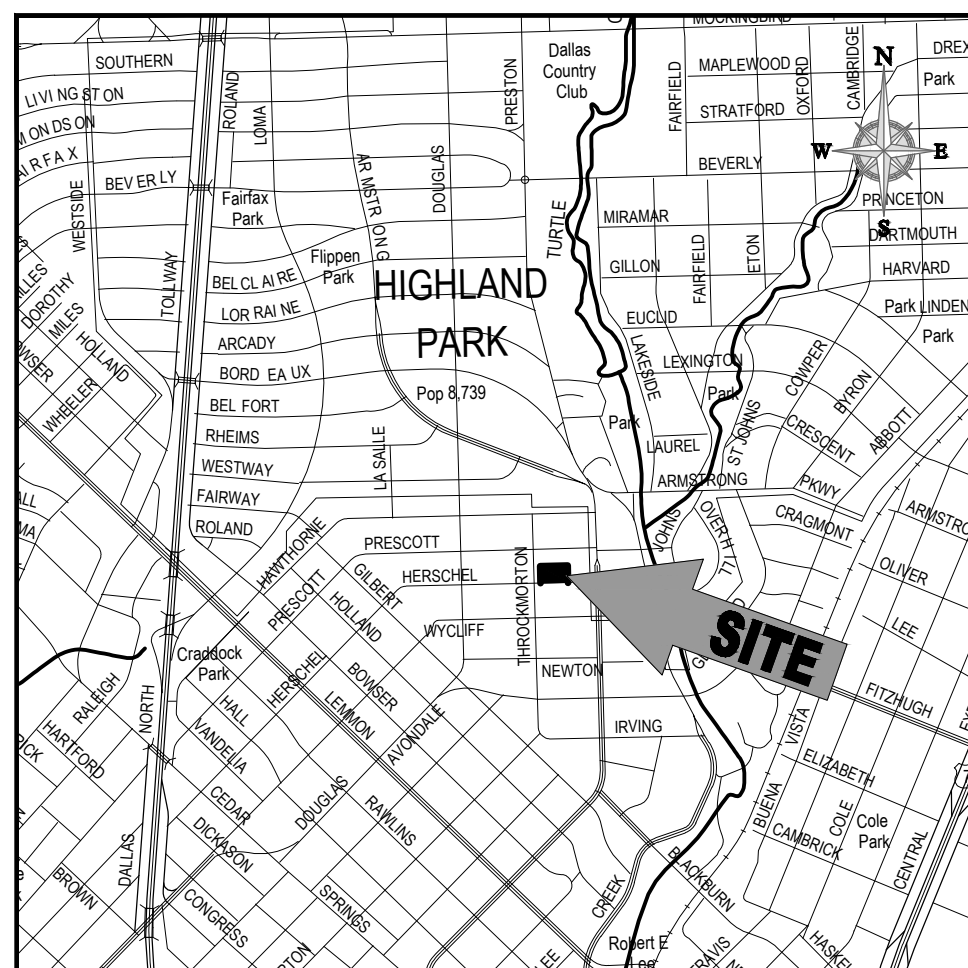
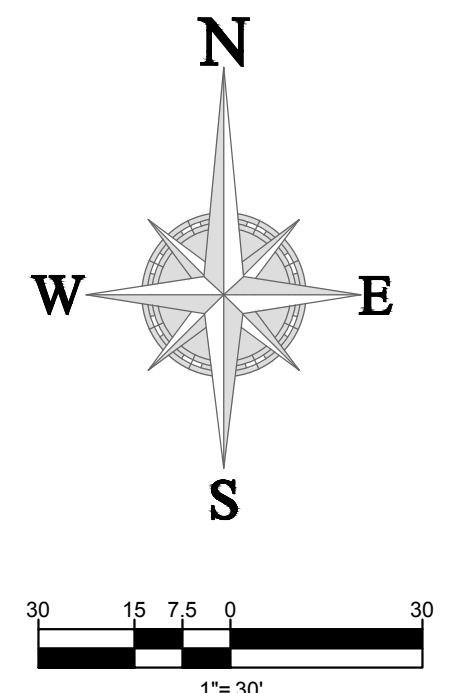
BEFORE ME, the undersigned authority on this day personally appeared Dean R. Casteliano, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_ day of \_\_\_, 2020.

Notary Public in and for the State of \_\_\_



LINE TABLE
NO. BEARING LENGTH
L1 N89°10'56"E 50.00'
L2 N89°10'56"E 50.00'



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- 1. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM RECORD DOCUMENTS AND HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF THIS SURVEY TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
2. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS WDS RTK COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
4. CONTROLLING MONUMENTS: AS SHOWN
5. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
6. THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR PLATTED LOTS INTO ONE PLATTED LOT.
7. 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.
8. EXISTING BUILDINGS TO BE REMOVED.
9. ACCORDING TO COMMUNITY PANEL NO. 48113C0335K, DATED JULY 7, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S STATEMENT

I, Billy M. Logsdon, Jr., 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 no 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 \_\_\_ day of \_\_\_, 2020

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

Billy M. Logsdon, Jr.
Texas Registered Professional Land Surveyor No. 6487

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, on this day personally appeared Billy M. Logsdon, Jr., 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 \_\_\_, 2020

Notary Public in and for the State of Texas

RECORDED DEED INFORMATION:

- Called: 0.1647 acres, SBM Forward, LLC, Inst. No. 201800304260, O.P.R.D.C.T.
- SBM Forward, LLC, Inst. No. 201800304262, O.P.R.D.C.T.
- SBM Forward, LLC, Inst. No. 201800304261, O.P.R.D.C.T.
- SBM Forward, LLC, Inst. No. 201800304261, O.P.R.D.C.T.
- Cynthia Louise Heed, Inst. No. 201200274158, O.P.R.D.C.T.

LEGEND

- IRF IRON ROD FOUND
CRS/CRF CAPPED IRON ROD SET/FOUND
IPF IRON PIPE FOUND
PFC POINT FOR CORNER
PP POWER POLE
FH FIRE HYDRANT
FDC FIRE DEPARTMENT CONNECTION
ICV IRRIGATION VALVE
GV GAS VALVE
SMH SANITARY SEWER MAN HOLE
WM WATER VALVE
WM WATER METER
A/C AIR CONDITIONER
CO SANITARY SEWER CLEAN OUT
TR TREE
SON SIGN
GA GUIDE ANCHOR
GM GAS METER
TMH TELEPHONE MAN HOLE
MB MAILBOX
CM CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
BL BUILDING LINE
-WL EXISTING UNDERGROUND WATER LINE
-SW EXISTING UNDERGROUND SANITARY SEWER LINE
-G EXISTING UNDERGROUND GAS LINE
-OH EXISTING OVERHEAD ELECTRIC LINE
-X EXISTING FENCE LINE
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
INST. NO. INSTRUMENT NUMBER
VOL. PG. VOLUME PAGE
SQ. FT. SQUARE FEET
P.O.B. POINT OF BEGINNING
ASPH. ASPHALT PAVING
CONC. CONCRETE PAVING

OWNER: SBM FORWARD, LLC
APPLICANT: CA VENTURES
SURVEYOR: BOHLER ENGINEERING
ENGINEER: BOHLER ENGINEERING

PRELIMINARY PLAT

CAVA
LOT 1C, BLOCK 13/2028

PART OF LOT 1, ALL OF LOTS 2-4, BLOCK 13/2028
UNIVERSITY PLACE ADDITION
VOL. 1, PG. 37
M.R.D.C.T.

0.659 ACRES OUT OF THE
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501;
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-075
ENGINEERING NO. XXXT-XXXX



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

Table with columns: FILE NO., DATE, DRAWN, REVIEWED, APPROVED, SCALE, DWG. NO.
Values: TSD192034, 01/09/20, ASA, BL, 1" = 30', 1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PORTION OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.