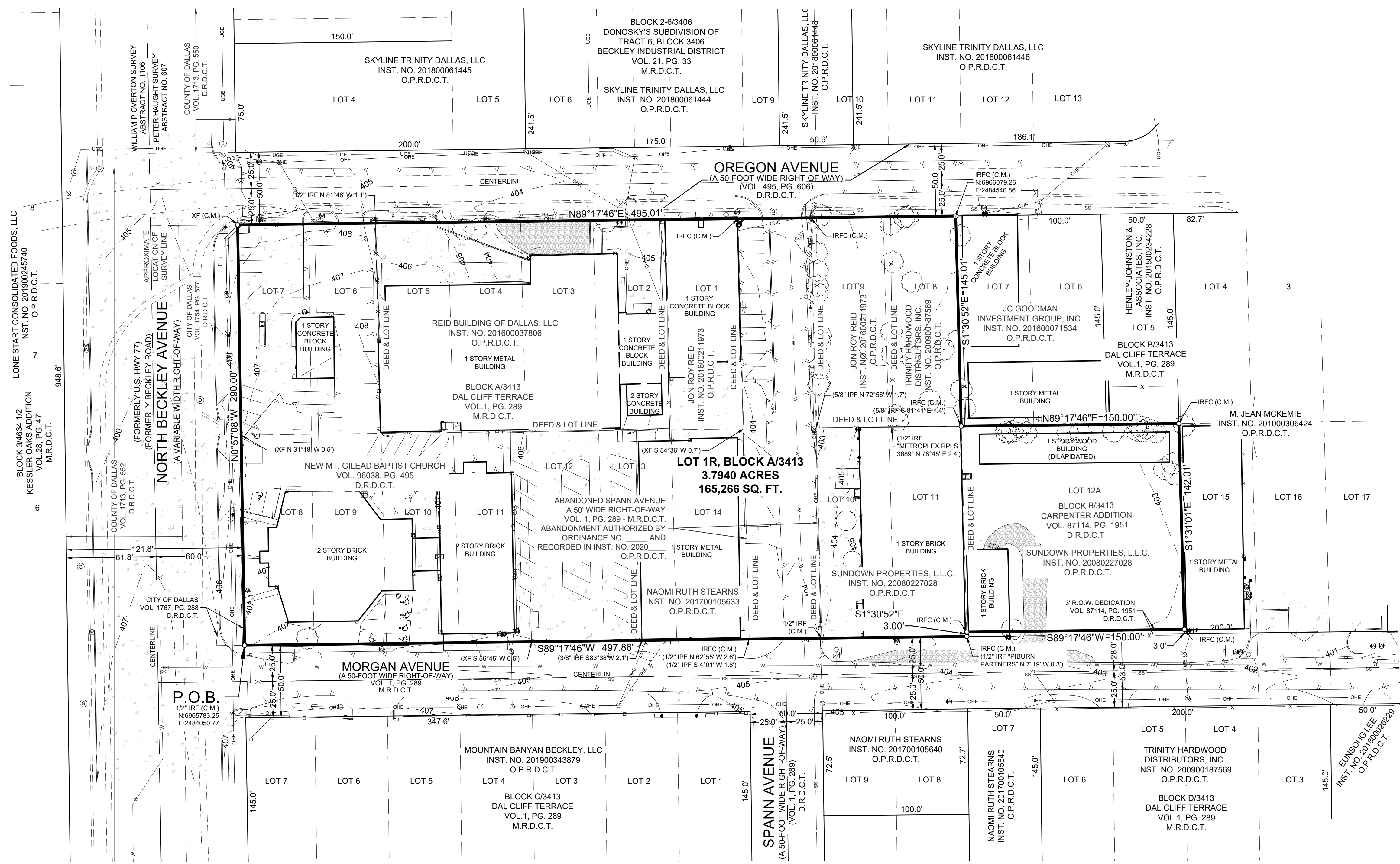


LEGEND

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LINE TYPE LEGEND

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|--|----------------------------|
| | BOUNDARY LINE |
| | ORIGINAL LOT LINE |
| | BUILDING LINE |
| | WATER LINE |
| | SANITARY SEWER LINE |
| | STORM SEWER LINE |
| | UNDERGROUND GAS LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELEPHONE LINE |
| | FENCE |
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |



GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- NO BUILDINGS TO REMAIN.
- THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE GRID COORDINATES SHOWN ARE BASED UPON THE 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 DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM ALL OF 17 AND PART OF 2 PREVIOUSLY PLATTED LOTS AND AN ABANDONED PORTION OF SPANN AVENUE.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4813C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRF = IRON ROD FOUND
 R.O.W. = RIGHT-OF-WAY
 C.M. = CONTROLLING MONUMENT
 VOL., PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 INST. NO. = INSTRUMENT NUMBER
 MNF = MAG NAIL FOUND
 ORD. NO. = ORDINANCE NUMBER

PRELIMINARY PLAT STONEHAWK BECKLEY ADDITION LOT 1R, BLOCK A/3413

BEING A REPLAT OF ALL OF LOTS 1-6, 9-14,
 PART OF LOTS 7 & 8, BLOCK A/3413
 AND ALL OF LOTS 8-11, BLOCK B/3413
 DAL CLIFF TERRACE
 AND ALL OF LOT 12A, BLOCK B/3413
 CARPENTER ADDITION

BEING ALL OF THE ABANDONED PORTION OF SPANN AVENUE
 CITY OF DALLAS BLOCKS A/3413 & B/3413
 PETER HAUGHT SURVEY, ABSTRACT NO. 607
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-107
 WASTEWATER NO. WW20-
 PAVING AND DRAINAGE NO. DP20-

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 40' | MTC | JAD | FEB. 2020 | 064514808 | 1 OF 2 |

| | | | | | | |
|---|--|---|---|--|---|---|
| OWNER: SUNDOWN PROPERTIES, L.L.C. 110 E OREGON, DALLAS, TX 75203 Tel. No.: 214-908-4977 Contact: JON ROY REID | OWNER: TRINITY HARDWOOD DISTRIBUTORS, INC. 209 JULIAN, DALLAS, TX 75203 Tel. No.: 214-908-4977 Contact: JON ROY REID | OWNER: NAOMI RUTH STEARNS 2149 NAOMI, DALLAS, TX 75203 Tel. No.: 214-908-4977 Contact: NAOMI RUTH STEARNS | OWNER: NEW MT. GILEAD BAPTIST CHURCH 110 E OREGON, DALLAS, TX 75203 Tel. No.: 469-585-9073 Contact: ROY LOCKE | OWNER: REID BUILDINGS OF DALLAS, LLC 110 E OREGON, DALLAS, TX 75203 Tel. No.: 214-908-4977 Contact: JON ROY REID | OWNER: JON ROY REID 127 E OREGON, DALLAS, TX 75203 Tel. No.: 214-908-4977 Contact: JON ROY REID | ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 Tel. No.: (972) 772-1300 Contact: JENNIFER GANSERT, P.E. |
|---|--|---|---|--|---|---|

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, NEW MT. GILEAD BAPTIST CHURCH, REID BUILDING OF DALLAS, LLC, NAOMI RUTH STEARNS, JON ROY REID, TRINITY HARDWOOD DISTRIBUTORS, INC. AND SUNDOWN PROPERTIES, L.L.C., are the owners of a tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas and being all of Lots 1-6 and 9-14 and part of Lots 7 and 8, Block A/3413 and being all of Lots 8-11, Block B/3413 of Dal Cliff Terrace, an addition to the City of Dallas recorded in Volume 1, Page 289, Map Records of Dallas County, Texas and being all of a tract of land described in Warranty Deed with Vendor's Lien to New Mt. Gilead Baptist Church recorded in Volume 96038, Page 495, Deed Records of Dallas County, Texas, being all of a tract of land described in Special Warranty Deed to Reid Building of Dallas, LLC, recorded in Instrument Number 201600037806, Official Public Records of Dallas County, Texas, being all of a tract of land described in Special Warranty Deed to Naomi Ruth Stearns recorded in Instrument Number 200503635115 of said Official Public Records, and being all of a tract of land described in Special Warranty Deed to Jon Roy Reid recorded in Instrument Number 201600211973 of said Official Public Records and being all of Lot 12A, Block B/3413 of Carpenter Addition, an addition to the City of Dallas, recorded in Volume 87114, Page 1951, Deed Records of Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to Sundown Properties, L.L.C. recorded in Instrument No. 20080227028 of said Official Public Records and being all of a tract of land described in Special Warranty Deed with Vendor's Lien to Trinity Hardwood Distributors, INC. recorded in Instrument No. 200900187569 of said Official Public Records and being all an abandoned portion of Spann Avenue authorized by Ordinance Number _____ and recorded in _____ of said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Lot 8, Block A/3413 at the intersection of the north right-of-way line of Morgan Avenue (a 50-foot wide right-of-way) dedicated by said Dal Cliff Terrace and said Carpenter Addition and the east right-of-way line of North Beckley Avenue (a variable width right-of-way) dedicated by deed to the City of Dallas recorded in Volume 1754, Page 577, Volume 1767, Page 288 of said Deed Records and in deed to the County of Dallas recorded in Volume 1713, Page 552 of said Deed Records;

THENCE with said east right-of-way line of North Beckley Avenue, North 0°57'08" West, a distance of 290.00 feet to an "X" cut in concrete found for the northwest corner of said Lot 7, Block A/3413 at the intersection of said east right-of-way line of North Beckley Avenue and the south right-of-way line of Oregon Avenue (a 50-foot wide right-of-way) dedicated by said Dal Cliff Terrace;

THENCE with said south right-of-way line of Oregon Avenue, North 89°17'46" East, a distance of a distance of 495.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 8, Block B/3413;

THENCE departing said south right-of-way line of Oregon Avenue and with the east line of said Lot 8, Block B/3413, South 1°30'52" East, a distance of 145.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 8, Block B/3413 and being the northwest corner of said Lot 12A, Block B/3413;

THENCE with the north line of said Lot 12A, Block B/3413, North 89°17'46" East, a distance of 150.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 12A, Block B/3413;

THENCE with the east line of said Lot 12A, Block B/3413, South 1°31'01" East, a distance of 142.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 12A, Block B/3413 in said north right-of-way line of Morgan Avenue;

THENCE with said north right-of-way line of Morgan Avenue, South 89°17'46" West, a distance of 150.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 12A, Block B/3413;

THENCE continuing with said north right-of-way line of Morgan Avenue, South 1°30'52" East, a distance of 3.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 11, Block B/3413 from which a 1/2" iron rod with cap stamped "Piburn Partners" bears North 7°19' West, a distance of 0.3 feet;

THENCE continuing with said north right-of-way line of Morgan Avenue, South 89°17'46" West, a distance of 497.86 feet to the POINT OF BEGINNING and containing 3.7940 acres or 165,266 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NEW MT. GILEAD BAPTIST CHURCH, REID BUILDING OF DALLAS, LLC, NAOMI RUTH STEARNS, JON ROY REID, TRINITY HARDWOOD DISTRIBUTORS, INC. AND SUNDOWN PROPERTIES, L.L.C., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as STONEHAWK BECKLEY 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 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 our hands at Dallas, Texas, this ____ day of _____, 2020.

NEW MT. GILEAD BAPTIST CHURCH

By: _____
Name: Roy Locke
Title: Managing Director

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 Roy Locke, 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 _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this ____ day of _____, 2020.

REID BUILDING OF DALLAS, LLC

By: _____
Jon Roy Reid - Owner

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 Jon Roy Reid, 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 _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this ____ day of _____, 2020.

NAOMI RUTH STEARNS

By: _____
Naomi Ruth Stearns - Owner

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 Naomi Ruth Stearns, 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 _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this ____ day of _____, 2020.

JON ROY REID

By: _____
Jon Roy Reid - Owner

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 Jon Roy Reid, 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 _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this ____ day of _____, 2020.

SUNDOWN PROPERTIES, L.L.C.

By: _____
Jon Roy Reid - Owner

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 Jon Roy Reid, 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 _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this ____ day of _____, 2020.

TRINITY HARDWOOD DISTRIBUTORS, INC.

By: _____
Jon Roy Reid - Owner

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 Jon Roy Reid, 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 _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 Engineers & Land Surveyors, 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 _____, 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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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 J. Andy Dobbs 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 the ____ day of _____, 2020.

Notary Public in and for the State of Texas

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

PRELIMINARY PLAT
STONEHAWK BECKLEY ADDITION
LOT 1R, BLOCK A/3413
BEING A REPLAT OF ALL OF LOTS 1-6, 9-14, PART OF LOTS 7 & 8, BLOCK A/3413 AND ALL OF LOTS 8-11, BLOCK B/3413 DAL CLIFF TERRACE AND ALL OF LOT 12A, BLOCK B/8313 CARPENTER ADDITION
BEING ALL OF THE ABANDONED PORTION OF SPANN AVENUE CITY OF DALLAS BLOCKS A/3413 & B/3413 PETER HAUGHT SURVEY, ABSTRACT NO. 607 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-107 WASTEWATER NO. WW20-___ PAVING AND DRAINAGE NO. DP20-___

Kimley Horn logo and contact information including address, phone numbers, and project details.

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MTC, JAD, FEB. 2020, 064514808, 2 OF 2