

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, RSDC, LLC, 1836 W JEFFERSON LLC, 1/3 BC, LLC, DAVID B. DEARING AND WILLIAM GENE ELLIS, are the owners of a tract of land situated in the John Beeman Survey, Abstract No. 209, City of Dallas, Dallas County, Texas, being all of Lot 1, Block 3404, Oak Cliff Plating Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 74114, Page 1971, Deed Records of Dallas County, Texas, being all of a called 0.3219 acre tract of land described in Special Warranty Deed with Vendors Lien to B. David Dearing recorded in Volume 2001021, Page 3738 of said Deed Records, being all of a called 0.32 acre tract of land described in General Warranty Deed to William Gene Ellis recorded in Instrument No. 200600439985, Official Public Records, Dallas County, Texas, and being part of a called 1.8363 acre tract of land described in General Warranty Contribution Deed to RSDC, LLC (33-1/3% interest), 1/3 BC LLC (33-1/3% interest) and 1836 W Jefferson LLC (33-1/3% interest) recorded in Instrument Nos. 201600228427, 201600228428 and 201600228429 of said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Beckley Avenue (a variable width right-of-way) created by right-of-way deed to the City of Dallas recorded in Volume 74225, Page 1658 of said Deed Records for the northwest corner of Lot 3, Block 3404, Watkins Addition, an addition to the City of Dallas according to the plat recorded in Volume 2002013, Page 31, Deed Records of Dallas County, Texas;

THENCE with said east right-of-way line of Beckley Avenue, the following courses and distances:
North 1°01'55" West, a distance of 289.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 12°30'49" East, a distance of 258.64 feet to a 5/8" iron rod with plastic cap stamped "CITY OF DALLAS" found for the southwest corner of a tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 202000263535 of said Official Public Records;

THENCE departing said east right-of-way line of Beckley Avenue and with the south line of said City of Dallas tract, North 89°31'35" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said City of Dallas tract being in the west line of a tract of land described in Special Warranty Deed to the City of Dallas recorded in Volume 73183, Page 764 of said Deed Records and being at the beginning of a non-tangent curve to the right having a central angle of 4°50'35", a radius of 739.30 feet, a chord bearing and distance of South 12°17'55" East, 62.47 feet;

THENCE with said west line of the City of Dallas tract, the following courses and distances:
In a southerly direction, with said curve to the right, an arc distance of 62.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 16°10'18" East, a distance of 322.09 feet to a 5/8" iron rod with "DC&A" cap found for corner;
South 89°44'39" West, a distance of 10.19 feet to a 5/8" iron rod with "DC&A" cap found for corner;
South 15°21'13" East, passing a 5/8" iron rod with "DAVIS RPLS NO 5111" cap found for the northeast corner of said Lot 3, Block 3404, a distance of 179.27 to a 5/8" iron rod with plastic cap stamped "DAVIS RPLS NO. 5111" found for the northeast corner of said Lot 3, Block 3404;

THENCE with the north line of said Lot 3, Block 3404, North 89°46'53" West, a distance of 241.11 feet to the **POINT OF BEGINNING** and containing 2.0238 acres and 88,157 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).

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 and 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 herein 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 _____, 2021.

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
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

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 _____ day of _____, 2021.

Notary Public in and for the State of _____

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS FOR DEVELOPMENT FROM 1 PLATTED LOT AND THREE UNPLATTED TRACTS OF LAND.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 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.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- NO BUILDINGS TO REMAIN.
- ACCORDING TO MAP NO. 48113C0340J, COMMUNITY PANEL NO. 480171 0340 J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN "ZONE X SHADED" OTHER FLOOD AREAS; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. 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.

OWNER:
1836 W JEFFERSON LLC
202 W. PEMBROKE AVE.
DALLAS, TEXAS 75208
CONTACT:
RICHARD@PATTENREALTY.COM
214-629-4071

OWNER:
1/3 BC, LLC
1207 ELDORADO
DALLAS, TEXAS 75208
CONTACT: JOSEPH MCELROY
JMCELROY@SQFT.NET
214-943-9090

OWNER:
RSDC, LLC
2116 KESSLER CT.
DALLAS, TEXAS 75208
CONTACT: ROBERT STIMSON
BOBSTIMSON@SBEGLOBAL.COM
214-500-9445

OWNER:
WILLIAM GENE ELLIS
P.O. BOX 752
FLINT, TEXAS 75762
CONTACT: WILLIAM GENE ELLIS
MC650@HOTMAIL.COM
903-399-6676

OWNER:
DAVID B. DEARING
2326 N. BECKLEY AVENUE
DALLAS, TEXAS 75208
CONTACT: DAVID B. DEARING
DDEARING@ATT.NET

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: CALLIE AAKER, P.E.
CALLIE.AAKER@KIMLEY-HORN.COM
970-770-1347

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RSDC, LLC, 1836 W JEFFERSON LLC, 1/3 BC, LLC, DAVID B. DEARING AND WILLIAM GENE ELLIS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WEST OVERLOOK 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 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 _____, this _____ day of _____, 2021.

RSDC, LLC
By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2021.

1836 W JEFFERSON LLC
By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2021.

DAVID B. DEARING
By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2021.

WILLIAM GENE ELLIS
By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of _____

WITNESS, my hand at _____, this _____ day of _____, 2021.

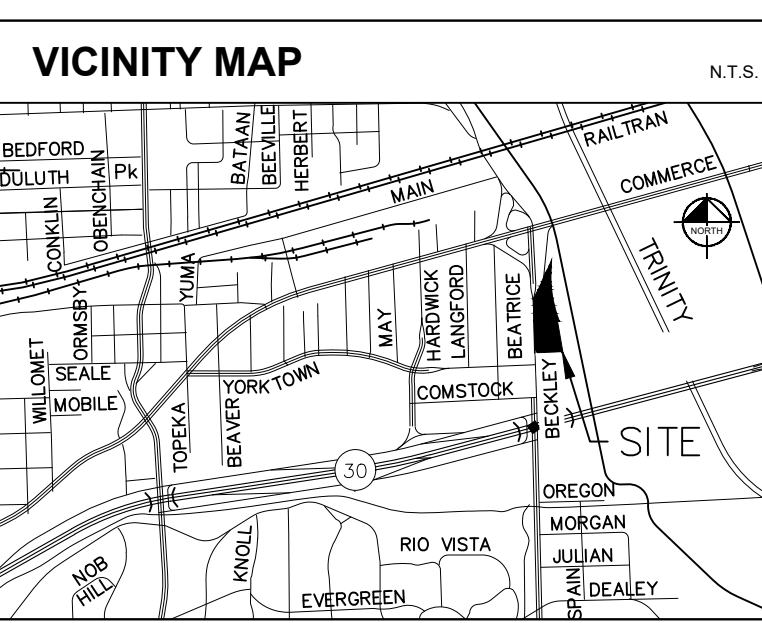
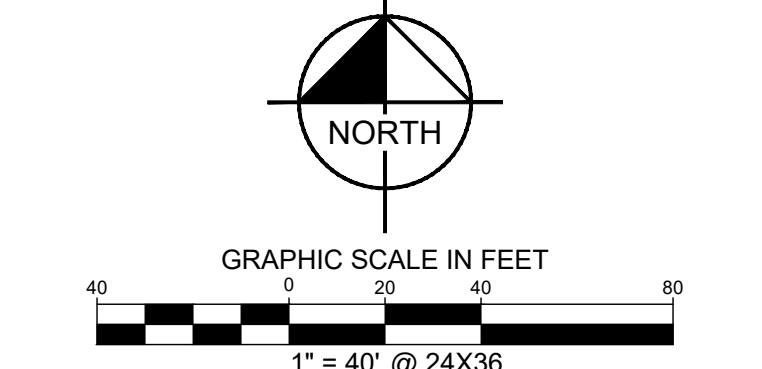
1/3 BC, LLC
By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of _____



LEGEND		
ROOF DRAIN	MAIL BOX	SANITARY SEWER CLEAN OUT
CABLE TV BOX	SANITARY SEWER MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV HANDHOLE	SANITARY SEWER MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV MANHOLE	STORM SEWER DRAIN	SANITARY SEWER VALVE
CABLE TV MARKER FLAG	STORM SEWER MANHOLE	TRAFFIC SIGNAL
CABLE TV MARKER SIGN	STORM SEWER VALVE	TRAFFIC SIGNAL
CABLE TV VAULT	TRAFFIC BARRIER	TRAFFIC SIGNAL
COMMUNICATIONS BOX	TRAFFIC COLLAR	TRAFFIC SIGNAL
COMMUNICATIONS HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELEVATION BENCHMARK	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
MONITORING WELL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS TANK	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS VALVE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FLOOD LIGHT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GUY ANCHOR	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GUY ANCHOR POLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
LIGHT STANDARD	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC METER	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
UTILITY POLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC TRANSFORMER	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
HANDICAPPED PARKING	TRAFFIC SIGNAL	TRAFFIC SIGNAL
SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
MARQUEE/SIGNS	TRAFFIC SIGNAL	TRAFFIC SIGNAL
BORE LOCATION	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GREASE TRAP	TRAFFIC SIGNAL	TRAFFIC SIGNAL
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	TRAFFIC SIGNAL	TRAFFIC SIGNAL
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS	TRAFFIC SIGNAL	TRAFFIC SIGNAL

LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

**PRELIMINARY PLAT
WEST OVERLOOK ADDITION
LOT 1A, BLOCK A/3404**
BEING A REPLAT OF ALL OF LOT 1, BLOCK 3404
OAK CLIFF PLATING SUBDIVISION
JOHN BEEMAN SURVEY, ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-602
WASTEWATER FILE NO. WW
PAVING & DRAINAGE FILE NO. PD

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale Drawn by Checked by Date Project No. Sheet No.
1" = 40' MTC JAD MARCH 2021 064487003 1 OF 1

LEGEND:
Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET