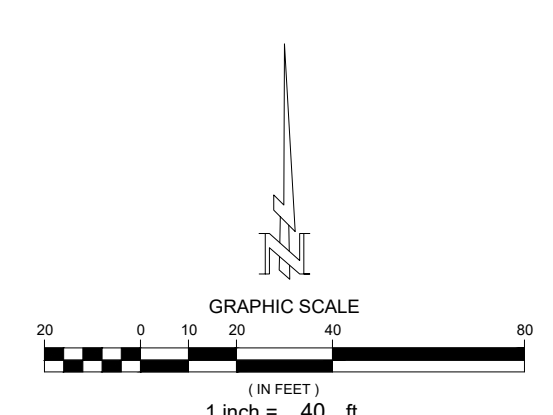


- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE
 - DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.99998759.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS PRELIMINARY PLAT IS TO COMBINE TWO TRACTS INTO ONE LOT.



OWNERS CERTIFICATE:

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, FRED TREFFINGER, OWNER OF A TRACT OF LAND CONTAINING 37.507 ACRES OF LAND IN THE WILLIAM LATHAM SURVEY, A-838 AND CASWELL JOHNSON SURVEY, A-714, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS FILED 19.323 ACRES AND CONVEYED FROM STANLEY W. WRIGHT TO FRED TREFFINGER, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #201600259228, DALLAS COUNTY OFFICIAL PUBLIC RECORD (DCOPR) AND THE RESIDUE OF A TRACT WHICH WAS CALLED 23.37105 ACRES AND CONVEYED FROM LAP V. LE TO FRED TREFFINGER, BY AN INSTRUMENT OF RECORD IN VOLUME 96168, PAGE 1715, DCOPR, SAID 37.507 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID RESIDUE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CONVEYED FROM PATSY RUTH CANNIFF TO EFRAIN ALVA MARTINEZ, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 2003154, PAGE 1374, DCOPR, LYING IN THE NORTH RIGHT OF WAY (R-O-W) LINE OF RAVENVIEW ROAD,

THENCE S45°13'37"W, 1.331.88 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND RAVENVIEW ROAD TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE MOST SOUTHERLY CORNER OF SAID RESIDUE TRACT AND SOUTHWEST CORNER OF SAID 19.323 ACRE TRACT;

THENCE S45°19'21"W, 579.91 FEET ALONG THE COMMON LINE OF SAID 19.323 ACRE TRACT AND RAVENVIEW ROAD TO A 5/8" IRON ROD SET FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 19.323 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 12,500 SQUARE FEET (S.F.) AND CONVEYED FROM JIM G. INGRAM, ET UX TO MARVIN F. MOTT, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 78032, PAGE 1964, DCOPR;

THENCE DEPARTING RAVENVIEW ROAD, N38°50'26"W, 124.02 FEET ALONG THE COMMON LINE OF SAID 19.323 ACRE TRACT AND SAID MOTT TRACT TO A 3/8" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 19.323 ACRE TRACT AND NORTHEAST CORNER OF SAID MOTT TRACT;

THENCE S46°24'27"W, 37.28 FEET CONTINUING ALONG SAID COMMON LINE TO A 3/8" IRON ROD FOUND FOR A SOUTHWEST CORNER, BEING A SOUTHWEST CORNER OF SAID 19.323 ACRE TRACT AND NORTHWEST CORNER OF SAID MOTT TRACT, LYING IN THE EAST LINE OF A TRACT WHICH WAS CALLED 21.20 ACRES AND CONVEYED FROM STANLEY W. WRIGHT TO ANEL PALACIOS, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #201600322165, DCOPR;

THENCE N00°13'45"W, 1.450.52 FEET ALONG THE COMMON LINE OF SAID 19.323 ACRE TRACT AND SAID 21.20 ACRE TRACT TO A 1" IRON PIPE FOUND FOR ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID 21.20 ACRE TRACT AND A SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 1.773 ACRES AND CONVEYED FROM W. L. EDELMAN, TRUSTEE TO ADOLFO CHACON, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 2001156, PAGE 8992, DCOPR;

THENCE N00°10'22"W, 271.43 FEET ALONG THE COMMON LINE OF SAID 19.323 ACRE TRACT, SAID 1.773 ACRE TRACT AND A TRACT WHICH WAS CALLED 2.807 ACRES AND CONVEYED FROM W. L. EDELMAN, TRUSTEE, TO ANSELMO ESTRADA, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 2001156, PAGE 8998, DCOPR TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 19.323 ACRE TRACT AND NORTHEAST CORNER OF SAID 2.807 ACRE TRACT, LYING IN THE SOUTH LINE OF LOT 12, BLOCK B, JOHNSTON GARDENS A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 251, DALLAS COUNTY MAP RECORDS (DCMR);

THENCE N89°08'08"E, 519.67 FEET ALONG THE COMMON LINE OF SAID 19.323 ACRE TRACT, SAID LOT 12, THE SOUTH LINE OF LOTTIE LANE AND LOT 11 OF SAID SUBDIVISION TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHEAST CORNER OF SAID 19.323 ACRE TRACT, SOUTHWEST CORNER OF SAID LOT 11, LYING IN THE WEST LINE OF SAID RESIDUE TRACT;

THENCE N00°10'16"W, 433.93 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT, LOT 11, LOT 10, LOT 9, LOT 8 AND LOT 7 TO A POINT FOR MOST NORTHERLY NORTHWEST CORNER IN A TREE, LYING IN THE SOUTH LINE OF A TRACT WHICH WAS CALLED 1.66 ACRES AND CONVEYED FROM CYNTHIA K. SWANSON RUSSELL GOTIEB TO HERMAN AMSHOFF, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 2001008, PAGE 1688, DCOPR;

THENCE N89°41'30"E, 42.75 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID 1.66 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID RESIDUE TRACT AND NORTHWEST CORNER OF LOT 11, SEAGOVILLE VILLAS NO. 3, A SUBDIVISION OF RECORD IN CLERKS FILE #201500174403, DCOPR;

THENCE S31°28'08"E, 638.13 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 11, LOT 10, LOT 9, LOT 8, LOT 7 AND LOT 6 OF SAID SUBDIVISION TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING AND ANGLE POINT IN SAID RESIDUE TRACT AND SOUTH CORNER OF SAID LOT 6, BEING THE NORTHWEST CORNER OF A TRACT WHICH WAS CONVEYED FROM JIMMY D. WARREN, ET UX TO JOSE MENDOZA, BY AN INSTRUMENT OF RECORD IN VOLUME 203138, PAGE 10775, DCOPR;

THENCE S58°45'40"E, 445.02 FEET ALONG THE COMMON LINE OF SAID MENDOZA TRACT, A TRACT WHICH WAS CALLED 0.81 ACRE AND CONVEYED FROM JUAN CASTILLO, ET AL TO JORGE JIMENEZ, BY AN INSTRUMENT OF RECORD IN VOLUME 203228, PAGE 1192, DCOPR, A TRACT WHICH WAS CALLED THE RESIDUE OF 2 ACRES AND CONVEYED FROM JOHNNIE I. POLLARD TO JOHNNIE I. POLLARD, TRUSTEE, BY AN INSTRUMENT OF RECORD IN VOLUME 2001077, PAGE 5964, DCOPR AND A TRACT WHICH WAS CALLED 0.944 ACRE AND CONVEYED FROM IGNACIO RANGEL, ET AL TO U.S. BANK TRUST NATIONAL ASSOCIATION, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #201500055207, DCOPR TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID RESIDUE TRACT AND SOUTHWEST CORNER OF SAID 0.944 ACRE TRACT;

THENCE N45°27'52"E, 57.05 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID 0.944 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER, BEING A NORTHEAST CORNER OF SAID RESIDUE TRACT AND NORTHWEST CORNER OF AFOREMENTIONED MARTINEZ TRACT;

THENCE S44°55'50"E, 217.73 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID MARTINEZ TRACT TO THE PLACE OF BEGINNING, CONTAINING 37.507 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRED TREFFINGER, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BONTON FARMS EXTENSION, 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, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2017.
 BY: FRED TREFFINGER

By: _____
 FRED TREFFINGER
 STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY FRED TREFFINGER 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:
 FRED TREFFINGER
 112850 RAVENVIEW DR, DALLAS, TX 75253

DEVELOPER:
 CITYBUILD COMMUNITY DEVELOPMENT CORPORATION
 2075 W. COMMERCE STREET DALLAS, TX 75208

SURVEYOR:
 360 SURVEYING
 1101 GARDENIA LN, LONGVIEW, TX 75001

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY BRET READ 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRET READ, 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-6.171 (6)(iv)(6) & (6); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2017.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPRODUCED AS A FINAL SURVEY DOCUMENT

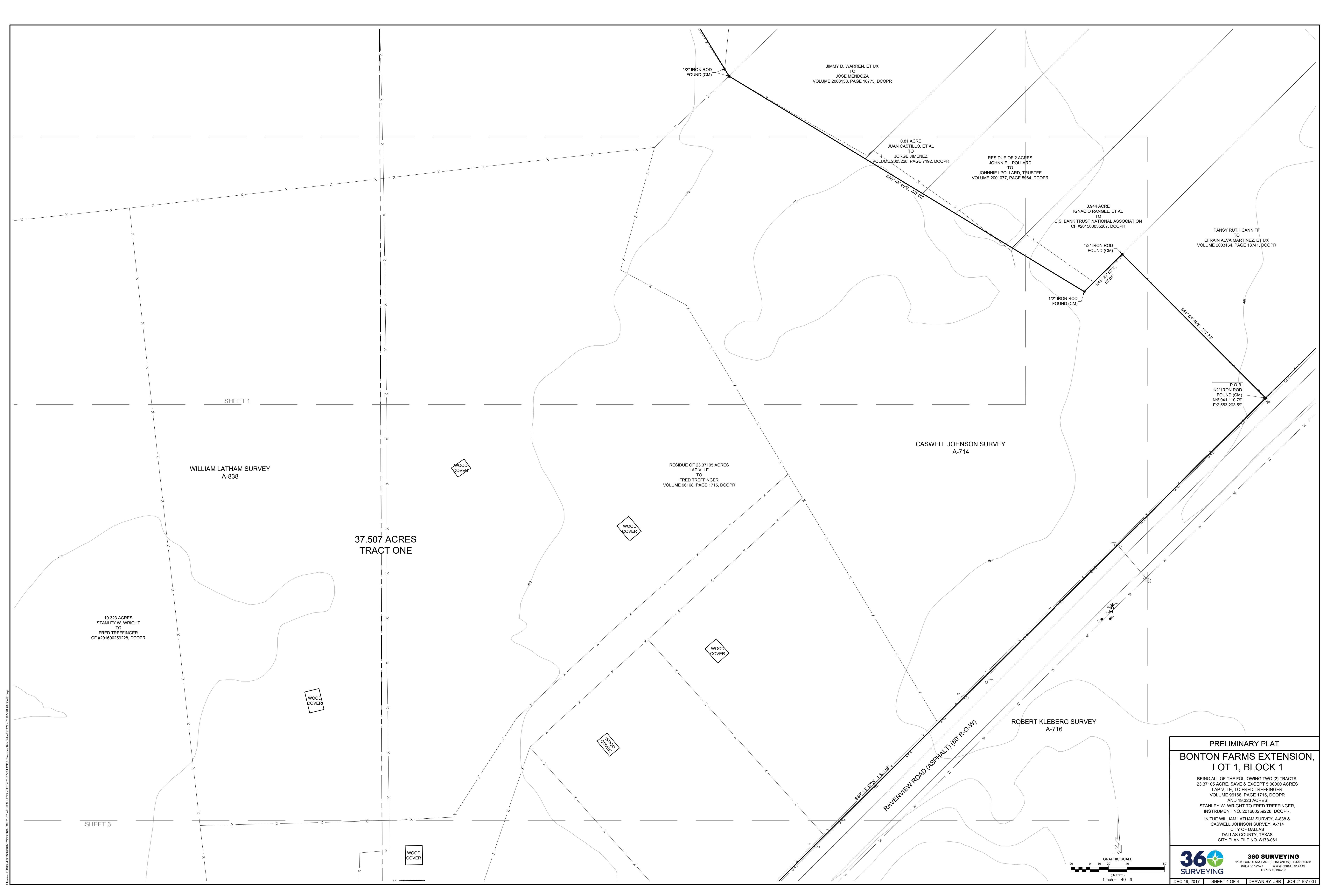
BRET READ
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6610

PRELIMINARY PLAT
**BONTON FARMS EXTENSION,
 LOT 1, BLOCK 1**

BEING ALL OF THE FOLLOWING TWO (2) TRACTS,
 23.37105 ACRE, SAVE & EXCEPT 5.00000 ACRES
 LAP V. LE, TO FRED TREFFINGER
 VOLUME 96168, PAGE 1715, DCOPR
 AND 19.323 ACRES
 STANLEY W. WRIGHT TO FRED TREFFINGER,
 INSTRUMENT NO. 201600259228, DCOPR,
 IN THE WILLIAM LATHAM SURVEY, A-838 &
 CASWELL JOHNSON SURVEY, A-714
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-061

360 SURVEYING
 1101 GARDENIA LANE, LONGVIEW, TEXAS 75001
 (972) 381-2577 WWW.360SRV.COM
 TPLS 10194293

DEC 19, 2017 SHEET 3 OF 4 DRAWN BY: JBR JOB #1107-001



SHEET 1

WILLIAM LATHAM SURVEY
A-838

37.507 ACRES
TRACT ONE

19.323 ACRES
STANLEY W. WRIGHT
TO
FRED TREFFINGER
CF #201600259228, DCOPR

RESIDUE OF 23.37105 ACRES
LAP V, LE
TO
FRED TREFFINGER
VOLUME 96168, PAGE 1715, DCOPR

CASWELL JOHNSON SURVEY
A-714

ROBERT KLEBERG SURVEY
A-716

RAVENVIEW ROAD (ASPHALT) (60' R.O.W.)

JIMMY D. WARREN, ET UX
TO
JOSE MENDOZA
VOLUME 2003138, PAGE 10775, DCOPR

0.91 ACRE
JUAN CASTILLO, ET AL
TO
JORGE JIMENEZ
VOLUME 2003228, PAGE 7192, DCOPR

RESIDUE OF 2 ACRES
JOHNNIE I. POLLARD
TO
JOHNNIE I. POLLARD, TRUSTEE
VOLUME 2001077, PAGE 5964, DCOPR

0.944 ACRE
IGNACIO RANGEL, ET AL
TO
U.S. BANK TRUST NATIONAL ASSOCIATION
CF #201500035207, DCOPR

PANSY RUTH CANNIFF
TO
EFRAIN ALVA MARTINEZ, ET UX
VOLUME 2003154, PAGE 13741, DCOPR

P.O.B.
1/2" IRON ROD
FOUND (CM)
N:6,941,110.79'
E:2,553,203.59'

WOOD COVER

WOOD COVER

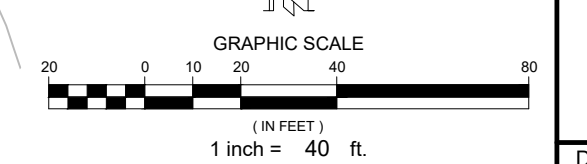
WOOD COVER

WOOD COVER

WOOD COVER

WOOD COVER

SHEET 3



PRELIMINARY PLAT
**BONTON FARMS EXTENSION,
 LOT 1, BLOCK 1**
 BEING ALL OF THE FOLLOWING TWO (2) TRACTS,
 23.37105 ACRE, SAVE & EXCEPT 5.00000 ACRES
 LAP V, LE, TO FRED TREFFINGER
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 STANLEY W. WRIGHT TO FRED TREFFINGER,
 INSTRUMENT NO. 201600259228, DCOPR,
 IN THE WILLIAM LATHAM SURVEY, A-838 &
 CASWELL JOHNSON SURVEY, A-714
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-061

36 SURVEYING
 1101 GARDENIA LANE, LONGVIEW, TEXAS 75001
 (936) 391-2577 WWW.36SURV.COM
 TPLS 10194293

DEC 19, 2017 SHEET 4 OF 4 DRAWN BY: JBR JOB #1107-001