

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, CVS Pharmacy, Inc., A Rhode Island Corporation, are the sole owners of a tract of land situated in the J. P. NARBOE SURVEY, ABSTRACT NO. 1079, in the City of Dallas, Dallas County, Texas, being part of Lot 1 and all of Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, and 14, Block 1/4187, and a part of a 15-foot alley through Block 1/4187, of Broadmoor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2, Page 128, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the intersection of the East right-of-way of S. Beckley Avenue, a variable width right-of-way, with the North right-of-way of E. Ohio Avenue, a 50-foot right-of-way, said point being the Southwest corner of said Lot 8;

THENCE North 00 deg 19 min 44 sec West, along the East right-of-way of said S. Beckley Avenue and the West line of said Lots 8, 7, 6, 5, 4, 3, 2, and 1, a distance of 400.00 feet to a mag-nail with a washer set for corner at the intersection of the East right-of-way of said S. Beckley Avenue with the South right-of-way of Illinois Avenue, a variable width right-of-way, said point being the Northwest corner of said Lot 1 and a Street Easement to Road District No. 1 of Dallas County as recorded in Volume 4, page 525, Deed Records, Dallas County, Texas;

THENCE North 89 deg 42 min 37 sec East, along the North line of said Lot 1 and said Street Easement, a distance of 159.65 feet to a mag-nail with a washer set for corner on the East line of said 15-foot alley through Block 1/4187, said point being the Northwest corner of Lot 9, Block 1/4187, of said Broadmoor Addition;

THENCE South 00 deg 17 min 23 sec East, along the East line of said 15-foot alley and the West line of said Lot 9, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northwest corner of said Lot 10 and the Southwest corner of said Lot 9;

THENCE North 89 deg 42 min 37 sec East, departing the East line of said 15-foot alley, along the South line of said Lot 9 and the North line of said Lot 10, a distance of 150.00 feet to an "X" cut in concrete found for corner on the West right-of-way of SeEVERS Avenue, a 50-foot right-of-way, said point being the Southeast corner of said Lot 9 and the Northeast corner of said Lot 10;

THENCE South 00 deg 17 min 23 sec East, along the West right-of-way of said SeEVERS Avenue and the East line of said Lots 10, 11, 12, 13, and 14, a distance of 250.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southeast corner of said Lot 14 and the Northeast corner of Lot 15, Block 1/4187, of said Broadmoor Addition from which a 1/2-inch iron rod found bears North 00 deg 02 min 05 sec West, 1.58 feet;

THENCE South 89 deg 42 min 37 sec West, departing the West right-of-way of said SeEVERS Avenue, along the South line of said Lot 14 and the North line of said Lot 15, and over and across said 15-foot alley, a distance of 165.00 feet to a point for corner from which a 3/8-inch iron rod found bears South 42 deg 33 min 20 sec East, 0.59 feet, said point being on the West line of said 15-foot alley, said point being the Southeast corner of said Lot 6 and the Northeast corner of said Lot 7;

South 00 deg 17 min 23 sec East, along the West line of said 15-foot alley and the East line of said Lots 7 and 8, a distance of 100.00 feet to a 1-inch iron pipe found for corner on the North right-of-way of said E. Ohio Avenue, said point being the Southeast corner of said Lot 8;

THENCE South 89 deg 42 min 37 sec West, along the North right-of-way of said E. Ohio Avenue and the South line of said Lot 8, a distance of 144.37 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 99,803 square feet or 2.291 acres of land, more or less. Bearings cited herein are based on global positioning system (Texas state plane coordinate system, Texas north central zone [4202], North American datum of 1983 [2011]) of South 00 deg 17 min 23 sec East (plat-no bearings), along the West right-of-way of SeEVERS Avenue, recorded in Volume 2, Page 128, Map Records, Dallas County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CVS Pharmacy, Inc., A Rhode Island Corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CVS ~ ILLINOIS 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, my hand at Woonsocket, Rhode Island, this the _____ day of _____, 2015.

CVS Pharmacy, Inc., a Rhode Island Corporation

By: _____
Toni A. Motta, Assistant Secretary

STATE OF RHODE ISLAND §
COUNTY OF PROVIDENCE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Rhode Island, on this day personally appeared Toni A. Motta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CVS Pharmacy, Inc., a Rhode Island Corporation, and that she executed the same for the purpose and considerations therein expressed.

Notary Public in and for State of Rhode Island

My Commission Expires: _____

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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-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 _____, 2015.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY PLAT
CVS ~ ILLINOIS ADDITION

LOT 1A, BLOCK 1/4187
BEING A REPLAT OF PART OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14, BLOCK 1/4187, AND PART OF A 15-FOOT ALLEY ABANDONMENT, BROADMOOR ADDITION
2.291 ACRES OUT OF THE J. P. NARBOE SURVEY, ABSTRACT NO. 1079, DALLAS, DALLAS COUNTY
CITY PLAN FILE NO. S156-065

OWNER:
CVS Pharmacy, Inc.,
a Rhode Island corporation
One CVS Drive
Woonsocket, RI 02895

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090

SHEET
2 of 2

J. P. NARBOE SURVEY, ABSTRACT NO. 1079
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CVS PHARMACY, INC., A RHODE ISLAND CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895

PRELIMINARY PLAT
CVS ~ ILLINOIS ADDITION
LOT 1A, BLOCK 1/4187

Date : 1222.15
Scale : N/A
File : 70115-PPLT
Project No. : 70115.00

REVISION APPROVAL
DATE
No.



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1520 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Engineers Registration No. 89
Professional Seal No. 1000000000
CDPERS/CHE # 2015, Winkelmann & Associates, Inc.