

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **MATTHEWS CCH PARTNERS, L.P.**, IS THE OWNER OF A 0.4238 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, BLOCK 911, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.42 ACRE TRACT OF LAND (TRACT II) DESCRIBED IN THE SPECIAL WARRANTY DEED TO MATTHEWS CCH PARTNERS, L.P. RECORDED IN INSTRUMENT NUMBER 201300075811, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 0.4238 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4 INCH ALUMINUM DISK STAMPED "STANTEC 1400 AKARD" AFFIXED TO 5/8-INCH IRON ROD SET (HEREAFTER CALLED AMON SET), AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GOULD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SULLIVAN DRIVE, (A 50-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE EAST CORNER OF SAID 0.42 ACRE TRACT OF LAND;

THENCE SOUTH 43°36'55" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 141.54 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AKARD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTH CORNER OF SAID 0.42 ACRE TRACT OF LAND;

THENCE NORTH 41°50'07" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 133.44 FEET TO AN 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 0.42 ACRE TRACT OF LAND, AND THE SOUTH CORNER OF THAT CALLED 0.344 ACRE TRACT OF LAND DESCRIBED IN THE DECLARATION OF 1408 SOUTH AKARD, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 201700133397, O.P.R.D.C.T.;

THENCE NORTH 44°06'02" EAST ALONG THE COMMON LINE OF SAID 0.42 ACRE TRACT OF LAND AND SAID 0.344 ACRE TRACT OF LAND, . A DISTANCE OF 137.18 FEET TO A 1/2-INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KCI 10194365" FOUND FOR THE NORTH CORNER OF SAID 0.42 ACRE TRACT OF LAND, THE EAST CORNER OF SAID 0.344 ACRE TRACT OF LAND AND BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GOULD STREET;

THENCE SOUTH 43°40'52" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GOULD STREET, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 18,461 SQUARE FEET OR 0.4238 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **MATTHEWS CCH PARTNERS, L.P.**, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FOURTEEN HUNDRED SOUTH AKARD**, 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 BUILDINGS, 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 _____, 2018.

MATTHEWS CCH PARTNERS, L.P.

BY: _____
MARCUS SHROPSHIRE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCUS SHROPSHIRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID J. DE WEIRD, 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 THE 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 _____, 2018.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

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.
FOR REVIEW PURPOSES ONLY
DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
SEPTEMBER 21, 2018

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 DAVID J. DE WEIRD, 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 EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
FOURTEEN HUNDRED SOUTH AKARD
LOT 3A, BLOCK 911
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TOTAL ACRES - 0.4238 ACRES
CITY PLAN FILE NO. S178-332
SEPTEMBER 21, 2018

APPLICANT/OWNER:
MATTHEWS CCH PARTNERS, L.P.
320 W. MAIN STREET
LEWISVILLE, TEXAS 75057
PH: (817) 366-0613
CONTACT: MARCUS SHROPSHIRE
EMAIL: MSHROPSHIRE@MATTHEWSWEST.COM

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM NO. 10194229