

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BB DALLAS, LLC & OUTER SPRING VOLCANO, LP, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS GOODS 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF ____, 2016.

BB DALLAS, LLC

NAME: _____, TITLE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF ____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. SURVEYOR'S CERTIFICATE

OUTER SPRINGS VOLCANO, LP

NAME: _____, TITLE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF ____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, LOUIS SALCEDO, 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 212.1 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

LOUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF ____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate State of Texas County of Dallas

Whereas BB DALLAS, LLC AND OUTER SPRING VOLCANO, LP, are the Owners of a 0.538 acre tract of land being in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being All of Lots 7, 8, 9, 10, and Part of Lot 11, City Block 279 1/2, of the Goods Addition, an Unrecorded Addition to the City of Dallas, being All of a tract of land conveyed to BB Dallas, LLC and Outer Spring Volcano, LP, by General Warranty Deed as recorded in Instrument No. 201600178407 of the Official Deed Records of Dallas County, Texas;

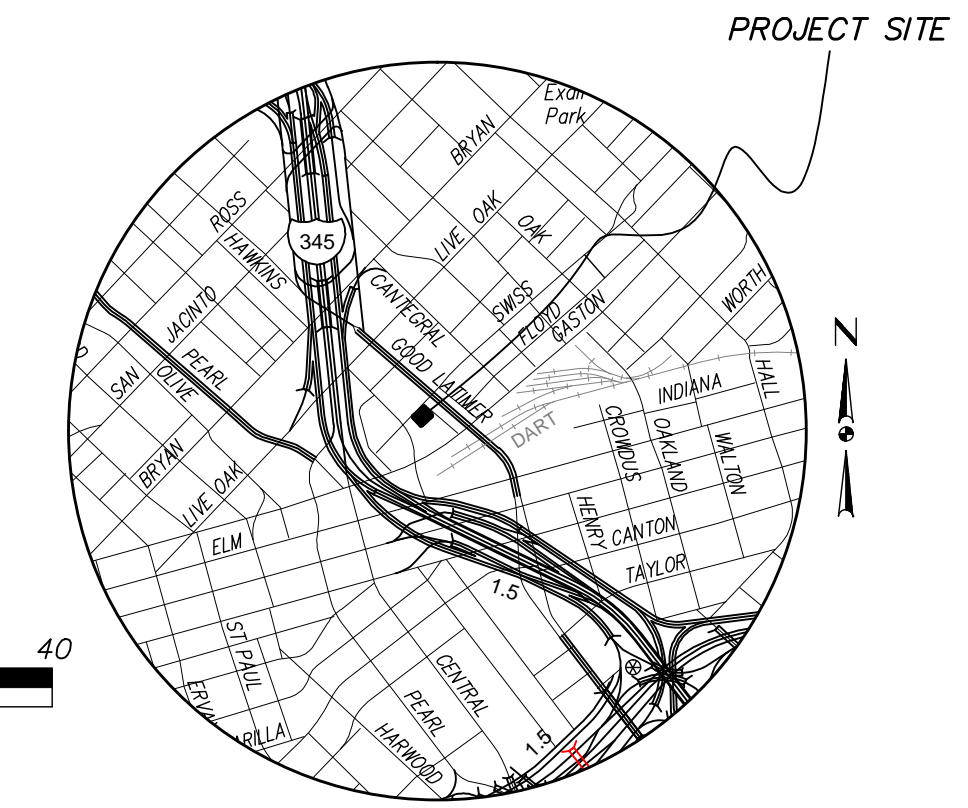
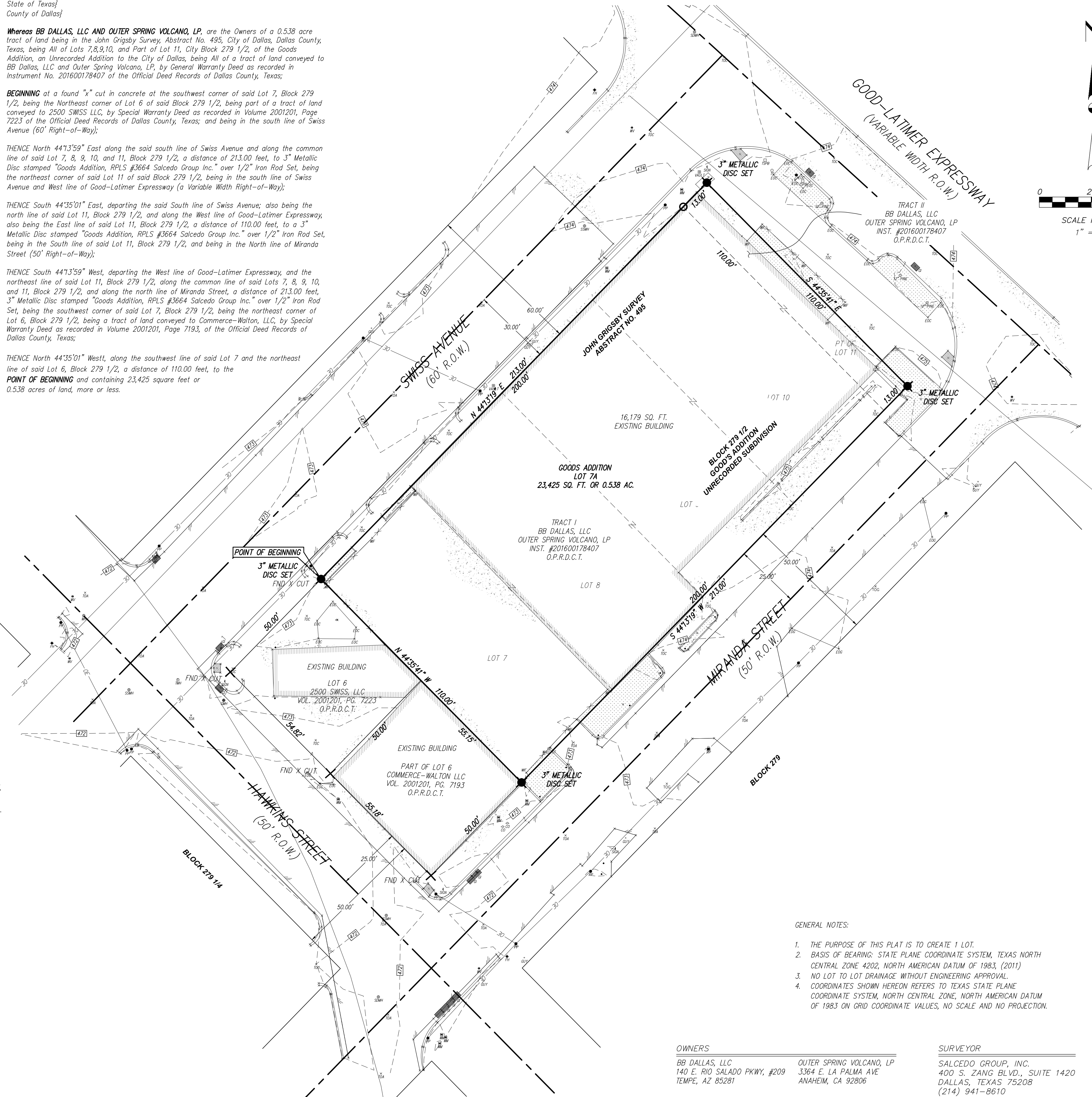
BEGINNING at a found "x" cut in concrete at the southwest corner of said Lot 7, Block 279 1/2, being the Northeast corner of Lot 6 of said Block 279 1/2, being part of a tract of land conveyed to 2500 SWISS LLC, by Special Warranty Deed as recorded in Volume 2001201, Page 7223 of the Official Deed Records of Dallas County, Texas; and being in the south line of Swiss Avenue (60' Right-of-Way);

THENCE North 44°13'59" East along the said south line of Swiss Avenue and along the common line of said Lot 7, 8, 9, 10, and 11, Block 279 1/2, a distance of 213.00 feet, to 3" Metallic Disc stamped "Goods Addition, RPLS #3664 Salcedo Group Inc." over 1/2" Iron Rod Set, being the northeast corner of said Lot 11 of said Block 279 1/2, being in the south line of Swiss Avenue and West line of Good-Latimer Expressway (a Variable Width Right-of-Way);

THENCE South 44°35'01" East, departing the said South line of Swiss Avenue; also being the north line of said Lot 11, Block 279 1/2, and along the West line of Good-Latimer Expressway, also being the East line of said Lot 11, Block 279 1/2, a distance of 110.00 feet, to a 3" Metallic Disc stamped "Goods Addition, RPLS #3664 Salcedo Group Inc." over 1/2" Iron Rod Set, being in the South line of said Lot 11, Block 279 1/2, and being in the North line of Miranda Street (50' Right-of-Way);

THENCE South 44°13'59" West, departing the West line of Good-Latimer Expressway, and the northeast line of said Lot 11, Block 279 1/2, along the common line of said Lots 7, 8, 9, 10, and 11, Block 279 1/2, and along the north line of Miranda Street, a distance of 213.00 feet, 3" Metallic Disc stamped "Goods Addition, RPLS #3664 Salcedo Group Inc." over 1/2" Iron Rod Set, being the southwest corner of said Lot 7, Block 279 1/2, being the northeast corner of Lot 6, Block 279 1/2, being a tract of land conveyed to Commerce-Walton, LLC, by Special Warranty Deed as recorded in Volume 2001201, Page 7193, of the Official Deed Records of Dallas County, Texas;

THENCE North 44°35'01" West, along the southwest line of said Lot 7 and the northeast line of said Lot 6, Block 279 1/2, a distance of 110.00 feet, to the POINT OF BEGINNING and containing 23,425 square feet or 0.538 acres of land, more or less.



VICINITY MAP NOT TO SCALE MAPSCO PAGE 54P

Legend of Symbols & Abbreviations

Table with 4 columns listing symbols and abbreviations for natural ground, concrete, iron rod sets, and other survey features.

- GENERAL NOTES: 1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT. 2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011) 3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL. 4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT GOODS ADDITION LOT 7A, BLOCK 279 1/2 BEING ALL OF LOTS 7, 8, 9, 10 AND PART OF LOT 11, BLOCK 279 1/2 OF THE GOODS ADDITION AN UNRECORDED ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S156-300

OWNERS: BB DALLAS, LLC 140 E. RIO SALADO PKWY, #209 TEMPE, AZ 85281; OUTER SPRING VOLCANO, LP 3364 E. LA PALMA AVE ANAHEIM, CA 92806; SURVEYOR: SALCEDO GROUP, INC. 400 S. ZANG BLVD., SUITE 1420 DALLAS, TEXAS 75208 (214) 941-8610

SGI SALCEDO GROUP, INC. 400 S. ZANG BLVD., SUITE 1420 DALLAS, TX 75208 PHONE: (214)-941-8610 09-21-16 SHEET 1 OF 1