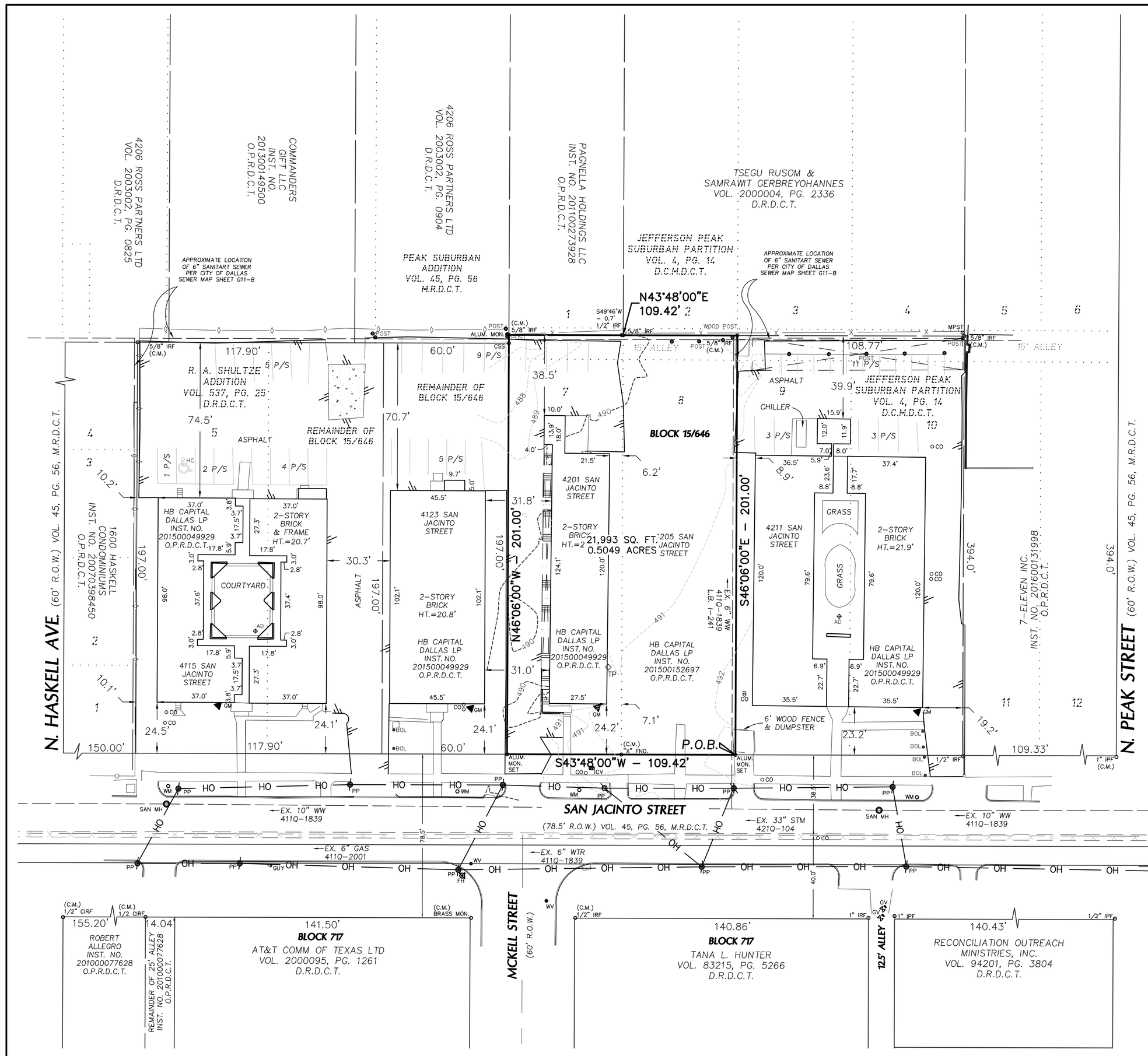

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

*WHEREAS **HB CAPITAL DALLAS, LP** is the owner of a 0.5049 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, being all of Lots 7 and 8, Block 15/646 and a portion of a 15 foot alley of the Jefferson Suburban Peak Partition as described and recorded in Volume 4, Page 14 of the 44th District Court Minutes, Dallas County, Texas (D.C.M.D.C.T.), same being a tract of land (from hereon referred to as HB Tract 1), conveyed to HB Capital Dallas, LP by Warranty Deed, recorded in Instrument Number 201500152697 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) also being that tract of land (from hereon referred to as HB Tract 2), conveyed to HB Capital Dallas, LP by Special Warranty Deed, recorded in Instrument Number 201500049929 (O.P.R.D.C.T.) and being more particularly described as follows:*

BEGINNING at a 3–1/2 inch aluminum monument stamped "HUFFMAN ADDITION" and "BOD" set for corner (from hereon referred to as aluminum monument), in the northwest R.O.W. of San Jacinto Street (78.5' R.O.W.) and being 218.10 feet, South 43°48'00" West of the intersection of the northwest R.O.W. of San Jacinto Street with the southwest R.O.W. of North Peak Street (60' R.O.W.), said monument being the southeast corner of said HB Tract 1;

THENCE South 43°48'00" West, along the northwest R.O.W. of San Jacinto Street, passing at a distance of 54.67 feet a "X" cut in concrete found for the southwest corner of said HB Tract 1, same being the southeast corner of said HB Tract 2, continuing for a total distance of 109.42 to an aluminum monument set for corner, same being the southwest corner of said HB Tract 2;

THENCE North 46°06'00" West, departing the northwest line of said San Jacinto Street, passing at a distance of 197.00 feet a cotton spindle found in asphalt for the southeast corner of a tract of land conveyed to 4206 Ross Partners LTD by Special Warranty Deed, recorded in Volume 2003002, Page 0904 (D.R.D.C.T.), continuing for a total distance of 201.00 feet to a 5/8 inch iron rod found for corner, same being the southwest corner of a tract of land conveyed to Pagnella Holdings LLC by Special Warranty Deed, recorded in Instrument Number 201100273928 (O.P.R.D.C.T.);

THENCE North 43°48'00" East, along the southeast line of said Pagnella Holdings LLC tract, passing at a distance of 54.75 feet a 5/8–inch iron rod found from which bears S 49°46' W, 0.7 feet a 1/2–inch iron rod found, for the southeast corner of said Pagnella Holdings LLC, same being the southwest corner of a tract of land conveyed to TSEGU & RUSOM SAMRAWIT GERBREYOHANNES by Special Warranty Deed, recorded in Volume 2000004, Page 2336 (D.R.D.C.T.), continuing along the southeast line of said TSEGU & RUSOM SAMRAWIT GERBREYOHANNES tract for a total distance of 109.42 feet to a 5/8 inch iron rod found for corner;

THENCE South 46°06'00" East, departing the southeast line of said TSEGU & RUSOM SAMRAWIT GERGREYOHANNES tract and along the northeast line of said HB Tract 1, a distance of 201.00 feet to the POINT OF BEGINNING and containing 21,993 square feet or 0.5049 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

*That **HB CAPITAL DALLAS, LP**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HUFFMAN 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 Dallas, Texas, this the ___ day of _____, 2016.

HB CAPITAL DALLAS, LP

By:_____

Name: DOUG HUFFMAN

Title: PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Doug Huffman, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 _____, 2016

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

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

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 Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

PURPOSE OF PLAT:

To plat two existing lots and a portion of an alley into one lot.

NOTES:

1. No portion of the subject property lies within any area of 100–year flood according to FEMA's Flood Insurance Rate Map, Community–Panel No. 48113C0345 J, dated August 23, 2001. Property is in zone X.

2. Bearings are based upon the northwest line of San Jacinto Street (N43°48'W), by Special Warranty Deed, as recorded in Instrument Number 201200083973 of the Official Public Records, Dallas County, Texas.

3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4. Buildings to be removed.

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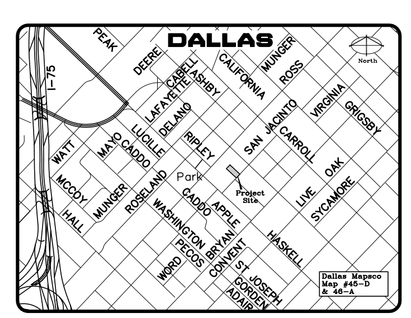
GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



Location Map

LEGEND

"X" SET	X CUT SET	TP	TELEPHONE PEDESTAL
CIRF	CAPPED IRON ROD FOUND	TELE MH	TELEPHONE MANHOLE
IRF	IRON ROD FOUND	FH	FIRE HYDRANT
IRS	IRON ROD SET	WV	WATER VALVE
IPF	IRON PIPE FOUND	WM	WATER METER
PKS	PK NAIL SET	WVT	WATER VAULT
PKF	PK NAIL FOUND	GM	GAS METER
CSS	COTTON SPINDLE SET	GV	GAS VALVE
ALUM. MON.	ALUMINUM MONUMENT	GAS MH	GAS MANHOLE
BRASS MON.	BRASS MONUMENT	BOL	BOLLARD
METAL POST	METAL POST	HC	HANDICAP PARKING
ELEC MH	ELECTRICAL MANHOLE	LS	LIGHT STANDARD
PP	POWER POLE	BM	BENCHMARK
GUY	GUYWIRE	GI	GRATE INLET
CO	CLEANOUT	P.O.B	POINT OF BEGINNING
SAN MH	SANITARY MANHOLE	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
STRM MH	STORM MANHOLE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
		O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT

HUFFMAN ADDITION

LOT 1, BLOCK A

SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
A BEING ALL OF LOTS 7 & 8, BLOCK 15/646
OF THE JEFFERSON SUBURBAN PEAK PARTITION
VOLUME 4, PAGE 14, D.C.M.D.C.T.

CITY PLAN FILE NO. S167–018

OWNER:
HB CAPITAL DALLAS, LP
808 OFFICE PARK CIRCLE
LEWISVILLE, TX 75057
(817) 637–2688

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
(214) 824–3647,
fax (214) 824–7064

NOVEMBER, 2016 *S167–018 C16124 PP.dwg*

M:\Data\Survey\2016\C16124 - 4115 4201 4205 San Jacinto - Dallas (plat-metes bounds)\Plat\Preliminary Plat\New\C16124 PP.dwg, 11/2/2016 2:49:57 PM, S.Dial