

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS SONNY SIDE UP INVESTMENTS, LLC are the owners of Lot 1, Block 11/4003 of EVANSTON-POLLARD ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 92073, Page 928 of the Map Records of Dallas County, Texas, and being situated in the W. R. Coombs Survey, Abstract No. 290, and being all of that same tract of land described in Special Warranty Deed to Sonny Side Up, recorded in Instrument No. 20080199731 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5111" found for corner at the present intersection of the south R.O.W. line of Pollard Street (a 60' R.O.W.) with the west R.O.W. line of Topeka Street (a 50' R.O.W.); said point being the north corner of a corner cut-off;

THENCE S 45°00'00" E, 14.14' along said corner cut-off line to a 5/8" iron rod with plastic cap stamped "RPLS 5111" found for corner in the west line of Topeka Street;

THENCE SOUTH, 224.50' along the west line of Topeka Street to 5/8" iron rod with plastic cap stamped "RPLS 5111" found at the north corner of a corner cut-off;

THENCE S 45°00'00" W, 14.14' along said corner cut-off line to a 5/8" iron rod with plastic cap stamped "RPLS 5111" found for corner in the north R.O.W. line of Seale Avenue (a 50' R.O.W.);

THENCE WEST, 191.00' along the north line of Seale Avenue to 5/8" iron rod with plastic cap stamped "RPLS 5111" found at the south corner of a corner cut-off;

THENCE N 45°00'00" W, 14.14' along said corner cut-off line to a 5/8" iron rod with plastic cap stamped "RPLS 5111" found for corner in the east R.O.W. line of Evanston Avenue (a 45' R.O.W.);

THENCE NORTH, 224.50' along the east line of Evanston Avenue to 5/8" iron rod with plastic cap stamped "RPLS 5111" found at the south corner of a corner cut-off;

THENCE N 45°00'00" E, 14.14' along said corner cut-off line to a 5/8" iron rod with plastic cap stamped "RPLS 5111" found for corner in the south line of Pollard Street;

THENCE EAST, 191.00' along the south line of Pollard Street to the Point of Beginning and containing 51,390 square feet or 1.180 acres of land.

That SONNY SIDE UP INVESTMENTS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as PRIMROSE POLLARD 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.

MPC Pollard, LLC

Randy Primrose, Manager

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Randy Primrose, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____ 2016.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____ 2016.

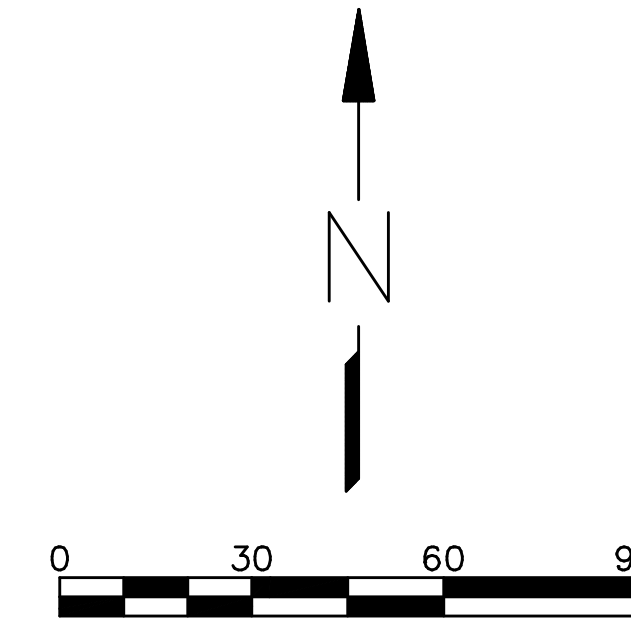
Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document.

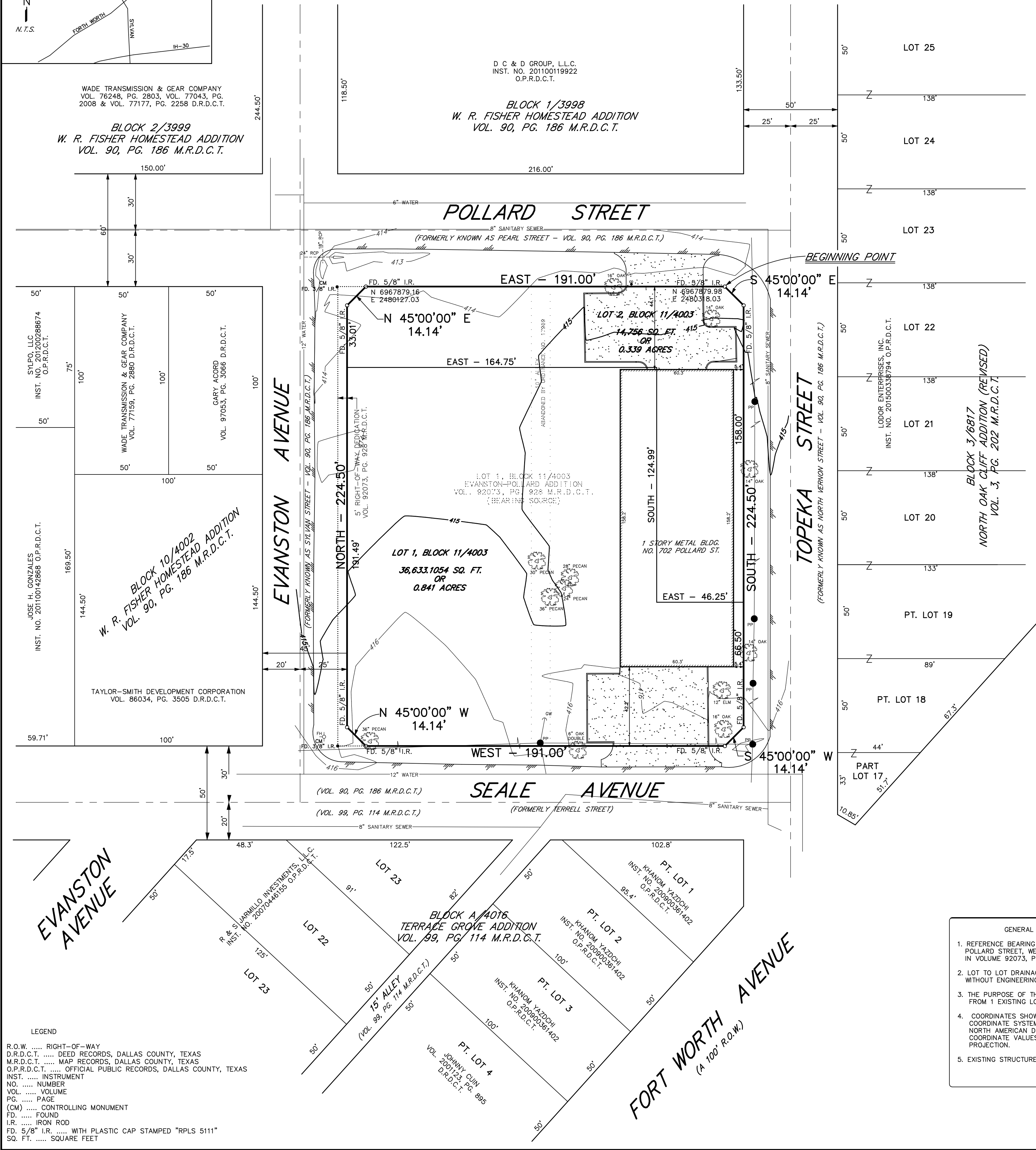
SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



- GENERAL NOTES:
1. REFERENCE BEARING FOR THE SOUTH LINE OF POLLARD STREET, WEST, PER PLAT, RECORDED IN VOLUME 92073, PAGE 928, M.R.D.C.T.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. EXISTING STRUCTURE TO BE REMOVED.

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.



LEGEND
R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
VOL. VOLUME
PG. PAGE
(CM) CONTROLLING MONUMENT
FD. FOUND
I.R. IRON ROD
FD. 5/8" I.R. WITH PLASTIC CAP STAMPED "RPLS 5111"
SQ. FT. SQUARE FEET

PRELIMINARY/FINAL PLAT
PRIMROSE POLLARD ADDITION
LOTS 1 AND 2, BLOCK 11/4003
A REPLAT OF LOT 1, BLOCK 11/4003 OF EVANSTON-POLLARD ADDITION, SITUATED IN THE W. M. COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S 167-019
OWNER/DEVELOPER
MPC POLLARD
1903 CENTRAL DRIVE, STE. 406
BEDFORD, TEXAS 76021
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
DATE: 10/26/16
JOB NO. 16093A
FIRM NO. 10009600