

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BEN E. KEITH COMPANY, is the owner of a 7.20 acre (313,678 square feet) tract of land situated in the H. Bennett Survey, Abstract No. 83, City of Dallas Blocks 7920, Dallas County, Texas, and being all of a tract of land described as Tract I and Tract II in Special Warranty Deed to Ben E. Keith Company, as recorded in Instrument Number 201000322416 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") at the intersection of the south right-of-way line of Plantation Road (a 60-foot wide right-of-way, Volume 2613, Page 594, D.R.D.C.T.) with the west right-of-way line of Wyche Boulevard (a 60-foot wide right-of-way, Volume 2746, Page 24, D.R.D.C.T.), and being the northeast corner of said Tract I;

THENCE South 00 degrees 40 minutes 20 seconds East, with the west right-of-way line of said Wyche Boulevard and the east line of said Tract I, a distance of 410.63 feet to a found monument with 3 1/4-inch aluminum disk stamped "BEN E. KEITH ADDITION" for the southeast corner of said Tract I and the northeast corner of Lot 1A, Block A/7919 of Ben E. Keith Company Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201100134133;

THENCE South 89 degrees 51 minutes 13 seconds West, with the north line of Lot 1A, Block A/7919 of said Ben E. Keith Company Addition No. 2 and with the south line of said Tract I, passing at a distance of 263.95 feet to the common southeast corner of said Tract II and the southwest corner of said Tract I, and continuing with the north line Lot 1A, Block A/7919 of said Ben E. Keith Company Addition No. 2, the north line of Lot 3, 4 and 5 of Arlington Park Industrial Tracts, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 10, Page 251 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and with the south line of said Tract II, for a total distance of 763.95 feet to the southwest corner of said Tract II and the southeast corner of a tract of land described in deed to Dallas Foundation Drilling Company, Inc., a Texas Corporation, as recorded in Volume 94152, Page 2337 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), from which a found "X" cut in concrete bears South 04 degrees 09 minutes 49 seconds West, a distance of 0.31 feet;

THENCE North 00 degrees 36 minutes 52 seconds West, departing the north line of said Lot 5 Arlington Park Industrial Tracts, and with the east line of said Dallas Foundation Drilling tract and the west line of said Tract II, a distance of 410.82 feet to the northwest corner of said Tract II and the northeast corner of said Dallas Foundation Drilling tract, said corner being on the south right-of-way line of said Plantation Road, from which a 1/2-inch found iron pipe bears North 31 degrees 20 minutes 10 seconds West, a distance of 0.80 feet;

THENCE North 89 degrees 52 minutes 08 seconds East, with the south right-of-way line of said Plantation Road and the north line of said Tract II, passing at a distance of 500.00 feet to a 1/2-inch found iron rod with cap for the northeast corner of said Tract II and the northwest of said Tract I, and continuing with the south right-of-way line of said Plantation Road and the north line of said Tract I, for a total distance of 763.54 feet to the POINT OF BEGINNING AND CONTAINING 7.20 acres (313,678 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ben E. Keith Company, a Texas Corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BEN E. KEITH COMPANY ADDITION NO. 3**, 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 _____, 2017.

Ben E. Keith Company, a Texas Corporation

By: _____

Name: _____

Title: _____

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 _____, 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 and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires:

GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All coordinates shown hereon are grid, no scale and no projection. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map, Dallas County, Texas and Incorporated Areas, Map Number 48113C0330 J, dated August 23, 2001, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 500-year floodplain". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
- The purpose of this plat is to create one lot from two unplatted tracts of land.
- Lot-to-lot drainage is not permitted without Engineering Division approval.
- All coordinates shown are grid and may be converted to surface by the conversion factor of 1.000136506.
- Per the City of Dallas, Texas this property is Zoned IM (Industrial Manufacturing).

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 _____, 2017

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Getsy J. Suthan
Texas Registered Professional Land Surveyor No. 6449
TBPLS FIRM NO. 10029600

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 Getsy J. Suthan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas

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PRELIMINARY PLAT
BEN E. KEITH COMPANY ADDITION NO. 3
LOT 1, BLOCK A/7920

OF A
7.20 ACRE TRACT
BEING ALL OF 4.716 ACRE TRACT
AND ALL OF A 2.487 ACRE TRACT

SITUATED IN THE
H. BENNETT SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-107

FOR
BEN E. KEITH COMPANY

BY
HALFF

TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
SCALE: 1"=50' (214) 346-6200 AVO. 31812 FEBRUARY, 2017

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: GETSY J. SUTHAN
PH: (214) 346-6200
E-MAIL: gsuthan@halff.com

OWNER
BEN E. KEITH
WILL ROGERS BLVD.
FORT WORTH, TX 76140
CONTACT: PAUL HOLTON
PH: (214) 346-6200
E-MAIL: paulholt@beneketh.com

