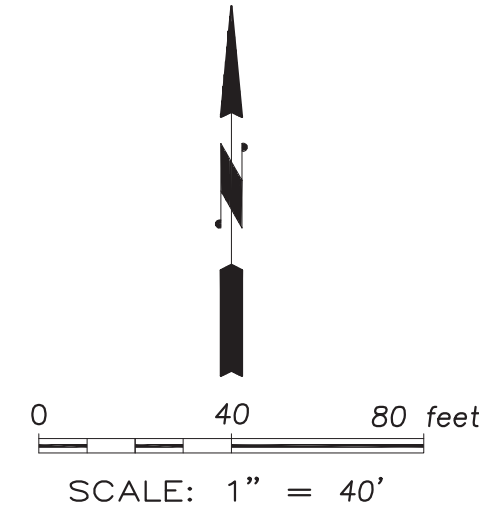


VICINITY MAP



- ① 30' Ingress/Egress Easement Vol 2001107, Pg 217 D.R.D.C.T.
- ② Southwestern Bell Telephone Co. Easement Vol 1546, Pg 518 D.R.D.C.T.
- ③ 20' Utility Easement Vol 87006, Pg 2069 D.R.D.C.T.
- ④ Water Line Easement Vol 84184, Pg 1774 D.R.D.C.T.
- ⑤ Ingress and Egress Easement Vol 85032, Pg 1471; Vol 85041, Pg 1189 D.R.D.C.T. To be abandoned by this plat
- ⑥ 30' Ingress/Egress Easement Vol 99164, Pg 6591 D.R.D.C.T. To be abandoned by this plat
- ⑦ 25' Public Utility Easement Instrument No. 200600241430 O.P.R.D.C.T.
- ⑧ 10' Water Easement Instrument No. 200600241430 O.P.R.D.C.T.
- ⑨ 15' Building Setback Instrument No. 200600241430 O.P.R.D.C.T.

MUTUAL ACCESS EASEMENT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
E1	N 89°40'20" E	29.12'
E2	S 46°22'07" E	27.02'
E3	N 46°22'07" W	27.02'
E4	S 89°40'20" W	29.12'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
V1	43°57'33"	S68°20'54"E	58.00'	44.50'	43.42'
V2	43°09'18"	S67°56'46"E	28.00'	21.09'	20.59'
V3	89°11'25"	S44°55'42"E	44.00'	68.49'	61.78'
V4	89°11'25"	N44°55'42"W	20.00'	31.13'	28.08'
V5	43°09'18"	N67°56'46"W	58.00'	43.69'	42.66'
V6	43°57'33"	N68°20'54"W	28.00'	21.48'	20.96'

NOTES:

- alum mon = 2" aluminum monument in concrete found for corner
  - cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner
  - cm = controlling monument
  - D.R.D.C.T. = Deed Records, Dallas County, Texas
  - irf = iron rod found for corner
  - mag = magnetic nail with washer stamped "BRAUM'S 3689" set for corner
  - mon = 3" aluminum monument stamped "BRAUM'S 3689" set for corner
  - O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
  - p/s = parking spaces
  - vol/pg = volume/page
  - "x" fnd = "x" cut in concrete found for corner
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0460K, dated July 7, 2014. Property is in Zone X, unshaded.
- Utility information is based upon field measurements, and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources, the completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

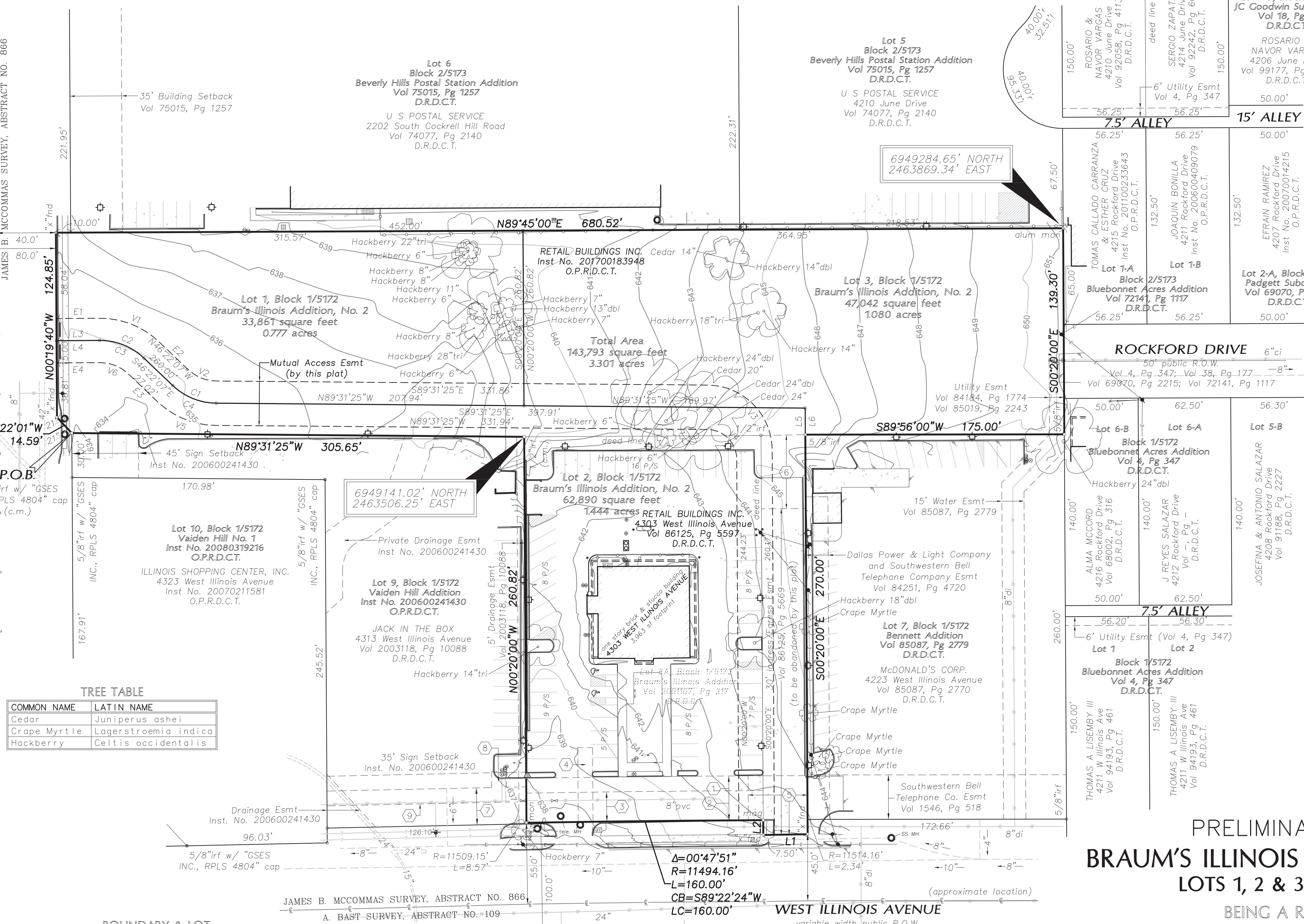
GENERAL NOTES:

- Lot-to-lot drainage is not permitted without engineering section approval.
- Basis of Bearings is the north line (South 89°31'25" East) of Lot 9, Block 1/5172 of Vaiden Hill Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 200600241430 O.P.R.D.C.T.
- Selling a portion of a platted lot by metes and bounds is a violation of State law.
- The purpose of this plat is to create three lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

BENCHMARKS:

- City of Dallas Benchmark 53-P-2, a square cut on top of a concrete curb at the midpoint of the southwest corner of the intersection of Coombs Creek Drive and June Drive.  
ELEVATION = 646.100'
- City of Dallas Benchmark 53-Q-1, a square cut on top of a concrete curb at the midpoint of the northwest corner of the intersection of Glenhaven Boulevard and Coombs Creek Drive.  
ELEVATION = 623.830'

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TREE TABLE

COMMON NAME	LATIN NAME
Cedar	Juniperus ashei
Crape Myrtle	Lagerstroemia indica
Hackberry	Celtis occidentalis

BOUNDARY & LOT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 89°00'05" W	29.96'
L2	N 00°20'00" W	10.00'
L3	S 89°40'20" W	29.12'
L4	N 89°40'20" E	29.12'
L5	S 00°20'00" E	17.97'
L6	N 00°20'00" W	17.97'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C1	43°09'18"	N 67°56'46" W	43.00'	32.39'	31.63'
C2	43°57'33"	N 68°20'54" W	43.00'	32.99'	32.19'
C3	43°57'33"	S 68°20'54" E	43.00'	32.99'	32.19'
C4	43°09'18"	S 67°56'46" E	43.00'	32.39'	31.63'

PRELIMINARY PLAT  
BRAUM'S ILLINOIS ADDITION, NO. 2  
LOTS 1, 2 & 3; Block 1/5172

BEING A REPLAT OF  
BRAUM'S ILLINOIS ADDITION  
LOT 8A, Block 1/5172

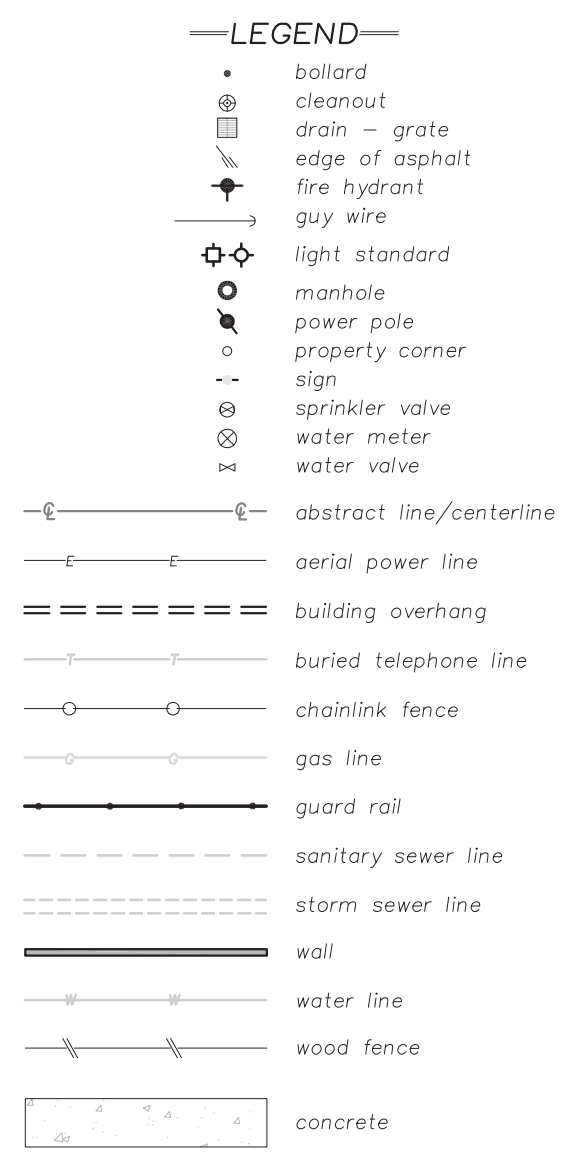
143,793 SQUARE FEET / 3.301 ACRES SITUATED IN THE  
JAMES B. MCCOMMAS SURVEY - ABSTRACT NO. 866  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-120

OWNER/DEVELOPER  
Retail Buildings, Inc.  
16135 Preston Road - Suite 107  
Dallas, Texas 75248  
Ph: 972.991.3763 Fax: 972.991.8366  
Contact: Gordon Puls

SURVEYOR  
Piburn & Carson, LLC  
801 E Campbell Road - Suite 575  
Richardson, Texas 75081  
Ph: 214.328.3500 Fax: 214.328.3512  
Contact: Alison Hersey

February 2018 Sheet 1 of 2



File No. 17007 Surveying Firm #100871-00 Engineering Firm #12324

OWNER'S DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS RETAIL BUILDINGS, INC. is the owner of a tract of land situated in the James B. McCommas Survey, Abstract Number 866, Dallas County, Texas and being all of Lot 8A, Block 1/5172 of Braum's Illinois Addition according to the plat recorded in Volume 8001107, Page 217 Deed Records, Dallas County, Texas (D.R.D.C.T.), same being all of the land conveyed to Retail Buildings, Inc. by deed recorded in Volume 86125, Page 5597 D.R.D.C.T., also being all of the land conveyed to Retail Buildings, Inc. by deed recorded in Instrument Number 201700183948 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "GSES INC., RPLS 4804" found for corner, said rod being the northwest corner of Lot 9, Block 1/5172 of Vaiden Hill Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 200600241430 O.P.R.D.C.T., said rod also being in the east line of Cockrell Hill Road (a variable width public right-of-way);

THENCE North 43°22'01" West along the east line of said Cockrell Hill Road for a distance of 14.59 feet to an "x" cut in concrete found for corner;

THENCE North 00°19'40" West continuing along said east line of Cockrell Hill Road for a distance of 124.85 feet "x" cut in concrete found for corner;

THENCE North 89°45'00" East departing said east line of Cockrell Hill Road, passing the southwest corner of Lot 6, Block 2/5173 of Beverly Hills Postal Station Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 75015, Page 1257 D.R.D.C.T. at 10.00 feet, continuing along the south line of said Lot 6, passing the southeast corner of said Lot 6 and the southwest corner of Lot 5 of said Beverly Hills Postal Station Addition at 462.00 feet, continuing along the south line of said Lot 5 and traveling for a total distance of 680.52 feet to a 2 inch aluminum monument in concrete found for corner, said monument being the southeast corner of said Lot 5 and in the west line of Lot 1-A, Block 2/5173 of Bluebonnet Acres Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 4, Page 347 D.R.D.C.T.;

THENCE South 00°20'00" East along the west line of said Lot 1-A, passing the southwest corner of said Lot 1-A, continuing along and past Rockford Drive (a 50 foot wide public right-of-way) and passing the northwest corner of Lot 6-B of said Bluebonnet Acres Addition traveling a distance of 139.30 feet to a 5/8 inch iron rod found for corner, said rod being in the west line of said Lot 6-B and the northeast corner of Lot 7, Block 1/5172 of Bennett Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 85087, Page 2779 D.R.D.C.T.;

THENCE South 89°56'00" West along the north line of said Lot 7 for a distance of 175.00 feet to a 5/8 inch iron rod found for corner, said rod being the northwest corner of said Lot 7;

THENCE South 00°20'00" East along the west line of said Lot 7 for a distance of 270.00 feet to an "x" cut in concrete found for corner, said "x" being the southwest corner of said Lot 7 and in the north line of West Illinois Avenue (a variable width public right-of-way);

THENCE South 89°00'05" West along said north line of West Illinois Avenue for a distance of 29.96 feet to an "x" cut in concrete found for corner;

THENCE South 00°20'00" East continuing along said north line of West Illinois Avenue for a distance of 10.00 feet to a "v" cut in concrete found for corner, said "v" being the southeast corner of aforementioned Lot 8A, said "v" also being the beginning of a curve to the left with a radius of 11494.16 feet and a chord which bears South 89°22'24" West for a distance of 160.00 feet;

THENCE along said curve to the left through a central angle of 00°47'51" and an arc distance of 160.00 feet to a 1/2 inch iron rod found for corner, said rod being the southwest corner of said Lot 8A and the southeast corner of aforementioned Lot 9;

THENCE North 00°20'00" West along the common line between said Lot 8A and said Lot 9 for a distance of 260.82 feet to a 1/2 inch iron rod found for corner, said rod being the northwest corner of said Lot 8A and the northeast corner of said Lot 9;

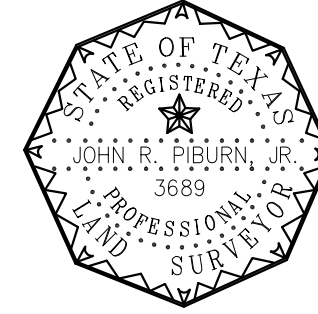
THENCE North 89°31'25" West along the north line of said Lot 9 for a distance of 305.65 feet to the POINT OF BEGINNING and containing 3.301 acres, or 143,793 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State 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 the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2018.

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



John R. Piburn, Jr., RPLS No. 3689

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 John R. Piburn, Jr. 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.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RETAIL BUILDINGS, INC., acting by and through its duly authorized agent, ELAINE BRAUM, does hereby adopt this plat, designating the hereon described property as BRAUM'S ILLINOIS ADDITION, NO. 2, 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, Texas.

WITNESS, my hand at Oklahoma City, Oklahoma, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: ELAINE BRAUM

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Elaine Braum, known to be the persons whose names are 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.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
BRAUM'S ILLINOIS ADDITION, NO. 2
LOTS 1, 2 & 3; Block 1/5172

BEING A REPLAT OF
BRAUM'S ILLINOIS ADDITION
LOT 8A, Block 1/5172

143,793 SQUARE FEET / 3.301 ACRES SITUATED IN THE
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-120

OWNER/DEVELOPER: Retail Buildings, Inc.
SURVEYOR: Piburn & Carson, LLC
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801 E Campbell Road - Suite 575, Richardson, Texas 75081
Ph: 972.991.3763 Fax: 972.991.8366
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Gordon Pullis Contact: Alison Hersey