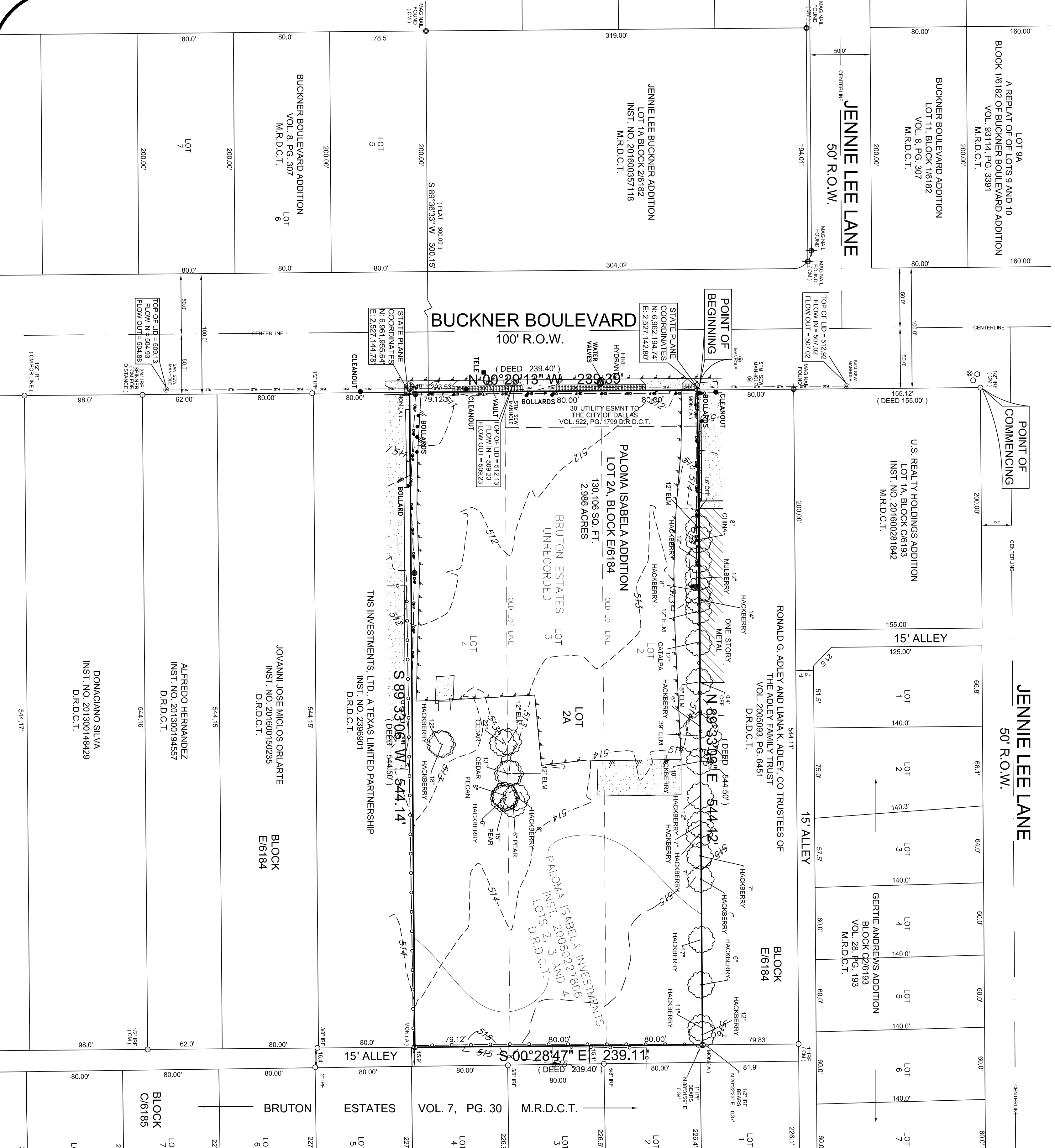


LEGEND

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. NO.	INSTRUMENT NUMBER
ACRES	ACRES
SQ. FT.	SQUARE FEET
RF	IRON ROD FOUND
RPF	IRON PIPE FOUND
RP	REINFORCED PIPE FOUND
SSMH	SANITARY SEWER MANHOLE
SSM	SEWER MANHOLE
STM	STEEL SEWER MANHOLE
STN	STATION
CO	CORNER
CLNOUT	CLEANOUT
PH	PIPE
FW	FIRE WYHOSE
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
ROA	RIGHT-OF-WAY
MON. (A) SET	3" ALUMINUM DISC STAMPED "PIA & RPLS 5890" SET OVER A 1 1/2" IRON ROD
MON. (B) SET	2" BRASS DISC STAMPED "PIA & RPLS 5390" SET OVER A 3/4" MANG NAIL
STATE PLANE	N = NORTHING
COORDINATES	E = EASTING
	6.9263194, 74 = COORDINATES
	E 2.527, 142.80



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the WM, Pruitt Survey, Abstract No. 1161, in the City of Dallas, Dallas County, Texas, and being a part of City Block E/6184, City of Dallas, Dallas County, Texas, and also being that same tract of land conveyed to Paloma Isabella Investments, Inc., by Warranty Deed recorded in Instrument No. 20080227866, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at 1/2 inch from rod found at the intersection of the South right-of-way line of Jenny Lee Lane (50 foot right-of-way) and the East right-of-way line of Buckner Boulevard (100 foot right-of-way), same being the Northwest corner of a tract of conveyed to U.S. Realty Holdings Addition, according to Special Warranty Deed recorded in Instrument No. 201600281982, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 29 minutes 13 seconds East, passing at a distance of 155.12 feet, a Mag Nail found for the Southeast corner of said U.S. Realty Holdings Addition, same being the Northwest corner of a tract of land conveyed to Ronald G. Adley and Lana K. Adley, Co Trustee of the Adley Family Trust, according to Warranty Deed recorded in Volume 2005093, Page 6451, Deed Records, Dallas County, Texas, and continuing along the east line of said Buckner Boulevard a total distance of 235.12 feet to a 3-1/4 inch aluminum monument stamped "PIA" and "RPLS 5390" set on a 1 1/2 inch iron rod for the Northwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 89 degrees 33 minutes 09 seconds East, departing said Buckner Boulevard right-of-way, along the South line of said Adley tract, a distance of 544.14 feet (Deed call 544.50 feet) to a 3-1/4 inch aluminum monument stamped "PIA" and "RPLS 5390" for the Northeast corner of the herein described tract, same being the Northwest corner of said Adley tract, and being in the west right-of-way line of a 15 foot alley, from which a 1/2 inch from rod found bears North 20 degrees 22 minutes 23 seconds East, a distance of 0.37 feet, also from which a 1 inch pipe found bears North 88 degrees 31 minutes 29 seconds East, a distance of 0.34 feet;

THENCE South 00 degrees 28 minutes 47 seconds East, along the West right-of-way line of said 15 foot alley, a distance of 239.11 (Deed call 239.40 feet) to a 3-1/4 inch aluminum monument stamped "PIA" and "RPLS 5390" for the Southeast corner of the herein described tract, same being the Northeast corner of a tract of land conveyed to TNS Investments, LTD., a Texas Limited Liability Partnership, according to Special Warranty Deed recorded in Instrument No. 23989901, Deed Records, Dallas County Texas;

THENCE South 89 degrees 33 minutes 06 seconds West, along the North line of said TNS Investments tract, a distance of 544.14 feet (Deed call 544.50 feet) to a 3-3/4 inch aluminum monument stamped "PIA" and "RPLS 5390" for the Southwest corner of the herein described tract, same being the Northwest corner of said TNS Investments tract, and being in the East right-of-way line of atforesaid Buckner Boulevard;

THENCE North 00 degrees 29 minutes 13 seconds West, along the east right-of-way line of Buckner Boulevard, a distance of 239.39 feet (Deed call 239.40 feet.) to the POINT OF BEGINNING and containing 130,106 square feet (2.986 acres) of land.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. (2011).
- 2) The purpose of this plat is to create 1 lot out of 3 lots.
- 3) Lot-to-lot drainage will not be allowed without engineering section approval.
- 4) According to the F.I.R.M. Panel No. 48113C0370, the subject property lies in Zone AE (Shaded) and Zone X (SFHA) and does partially lie within a Flood Prone Hazard Area, as shown hereon.
- 5) Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6) There are no structures on the subject tract.
- 7) Benchmarks:
City of Dallas Benchmark No. 58-C-2
Square on Y inlet on east side of Lolita Drive, between Barclay Street and Cordell Drive in front of #2248 Lolita Drive
(Public Works Benchmark)
Northing: 6,961,315.835; Easting: 2,527,984.467

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Paloma Isabella Investments, Inc., acting by and through its duly authorized agent Donald F. Finn, General Manager, does hereby adopt this plat, designating the herein described property as **PALOMA ISABELLA 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 hereon. The easements shown hereon 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 collector 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 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 and upon 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 the utility).

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Donald F. Finn, General Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Donald F. Finn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 non-mentionation 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 _____ day of _____, 2018.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (01/25/2018)

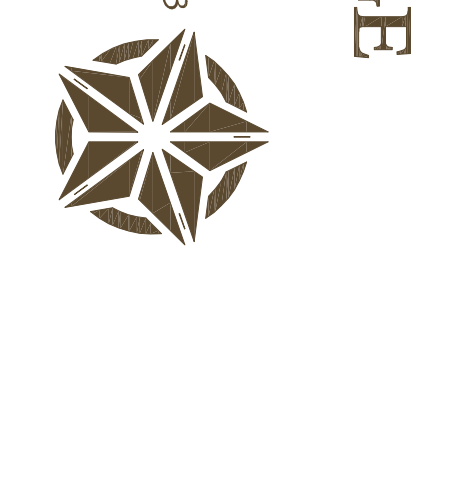
Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Signature _____

PRELIMINARY PLAT
PALOMA ISABELLA ADDITION
LOT 2A, BLOCK E/6184
REPLAT OF A PORTION OF LOTS 2 THRU 4 AND BLOCK E/6184
BRUTON ESTATES UNRECORDED ADDITION,
WM, PRUITT SURVEY, ABSTRACT NO. 1161
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-137



OWNER
Paloma Isabella Investments, Inc.,
457 South R. L. Thornton Freeway
Dallas, Texas, 75227

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
Exheritage.com
Firm #10169300