



Note A:
Harry Hines Boulevard
Recording Information

Volume 1660, Page 625
Volume 1664, Page 416
Volume 1666, Page 461
Volume 1668, Page 63
Volume 2170, Page 604
Volume 2170, Page 608
Volume 2170, Page 611
Volume 2170, Page 632
Volume 2171, Page 291
Volume 2176, Page 271
Volume 2176, Page 281
Volume 2176, Page 283
Volume 2177, Page 266
Volume 2179, Page 131
Volume 2179, Page 132

OWNERS CERTIFICATE

WHEREAS, Cam-Dallas, LLC is the owner of a 8.2179 acre tract of land situated in Dallas County, Texas, being in the Miles Bennett Survey, Abstract No. 52, the Eli Chandler Survey, Abstract No. 356, and the Dickerson Porter Survey, Abstract No. 1113, and being all of Lot 5 and Lot 6, Dallas City Blocks 6064, 6065 and 6066 of Brook Hollow Place, an addition to the City of Dallas, as recorded in Volume 2, Page 182, Map Records, Dallas County, Texas and being all of Tract I and Tract II as shown in Special Warrant Deed, recorded in Volume 2001170, Page 5924 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/8 inch iron rod found for corner at the Southwest corner of said Tract II and being the Northwest corner of a tract of land conveyed to Randy C. Dixon (referred to as "Dixon Tract" from hereon) and recorded in Volume 2001183, Page 934 of the (D.R.D.C.T.), said point also being in the Easterly right-of-way line of Brookhollow Road (a 30' right-of-way at this point);

THENCE North 05 degrees 45 minutes 03 seconds West along said easterly right-of-way of Brookhollow Road and the Westerly line of said Tract II, a distance of 381.31 feet to an "X" cut in concrete found for corner at the West corner of said Tract II;

THENCE along the Northerly line of said Tract II and the Southerly line of a tract of land conveyed to Brook Hollow Golf Club and recorded in Volume 99200, Page 6040, (D.R.D.C.T.) the following bearings and distances:

1. South 83 degrees 42 minutes 44 seconds East, a distance of 43.94 feet to a PK Nail set for corner in asphalt;
2. North 13 degrees 26 minutes 59 seconds West, a distance of 96.16 feet to a 1/2 inch iron rod found for corner in drainage channel;
3. North 65 degrees 21 minutes 06 seconds East, a distance of 101.62 feet to a monument to be set for corner in drainage channel;
4. North 02 degrees 54 minutes 45 seconds West, a distance of 57.97 feet to a 1/2 inch iron rod found for corner in drainage channel;
5. North 70 degrees 19 minutes 27 seconds East, a distance of 48.51 feet to a monument to be set for corner in drainage channel;

THENCE North 67 degrees 14 minutes 24 seconds East along the Northerly line of said Tract II and the Southerly line of a tract of land conveyed to Brook Hollow Golf Club and recorded in Volume 2001075, Page 6617, (D.R.D.C.T.), a distance of 161.78 feet to a monument to be set for corner in drainage channel;

THENCE North 06 degrees 19 minutes 59 seconds West along the Northeastly line of said Tract I and the Westerly line of a tract of land conveyed to Brook Hollow Golf Club and recorded in Volume 2001075, Page 6617, (D.R.D.C.T.), a distance of 43.77 feet to a monument to be set for the Northwest corner of said Tract I and the beginning of a non-tangent curve to the left having a radius of 308.00 feet, a central angle of 08 degrees 36 minutes 45 seconds, and a chord bearing and distance of North 64 degrees 31 minutes 11 seconds East, 46.25 feet;

THENCE along the Southerly line of Brookhollow Road (a 56' right-of-way at this point) and along said curve to the left, an arc distance of 46.30 feet to a monument to be set for the Northerly corner of said Tract I;

THENCE South 67 degrees 48 minutes 33 seconds East along the Northeast line of said Tract I and the South line of Brookhollow Road, a distance of 15.56' to a monument to be set for the Northeast corner of said Tract I and the beginning of a non-tangent curve to the right having a radius of 2783.00 feet, a central angle of 07 degrees 23 minutes 47 seconds, and a chord bearing and distance of South 38 degrees 38 minutes 20 seconds East, 359.01 feet;

THENCE along the Southwest right-of-way line of Harry Hines Boulevard (a 164' right-of-way) and along said curve to the right, an arc distance of 359.26 feet to a monument to be set for corner in the Southwest right-of-way line of said Harry Hines Boulevard;

THENCE South 35 degrees 06 minutes 43 seconds East along said Southwest right-of-way line of Harry Hines Boulevard, a distance of 387.52 feet to a 1/2 inch iron rod with cap stamped "Collins RPLS 5032" found for corner at the intersection of said Southwesterly right-of-way line of Harry Hines Boulevard and the Westerly right-of-way line of Hines Place (a 100' right-of-way);

THENCE South 00 degrees 12 minutes 34 seconds East along the said Westerly right-of-way line of Hines Place, a distance of 130.35 feet to a monument to be set for the Southeast corner of said Tract I and being at the intersection of said Westerly right-of-way line of Hines Place and the Northerly right-of-way line of Adeline Street (a 50' right-of-way);

THENCE South 89 degrees 09 minutes 11 seconds West along the said Northerly right-of-way line of Adeline Street, a distance of 354.38 feet to a 3/8 inch iron rod found for the Southwest corner of said Tract I and the Southeast corner of a tract of land conveyed to Heartland Sales Inc. (referred to as "Heartland Tract" from hereon) and recorded in Instrument Number 201300249454 of the (D.R.D.C.T.);

THENCE North 06 degrees 27 minutes 41 seconds West departing said right-of-way line of Adeline Street and running along the Westerly line of said Tract I and the Easterly line of said Heartland Tract, a distance of 193.50 feet to a monument to be set for an interior corner of said Tract I;

THENCE North 62 degrees 18 minutes 11 seconds West along the Westerly line of said Tract I and the Northeastly line of said Heartland Tract, a distance of 71.28 feet to a monument to be set for a Southerly corner of said Tract I and the Easterly corner of said Tract II;

THENCE South 84 degrees 12 minutes 32 seconds West along the Northernmost Southerly line of said Tract II and the Northerly line of said Heartland Tract, a distance of 79.90 feet to a 5/8 inch iron rod found for an interior corner of said Tract II;

THENCE South 06 degrees 11 minutes 13 seconds East along the Easterly line of said Tract II and the Westerly line of said Heartland Tract, a distance of 220.70 feet to a monument to be set for the Southeast corner of said Tract II and the Southwest corner of said Heartland Tract, said point also being in the said North right-of-way line of Adeline Street;

THENCE South 89 degrees 09 minutes 11 seconds West along said North right-of-way line of Adeline Street and the South line of said Tract II, a distance of 80.98 feet to a monument to be set for the Southernmost corner of said Tract II, said point also being in the East line of said Dixon Tract;

THENCE North 06 degrees 15 minutes 43 seconds West departing the said right-of-way line of Adeline Street and running along the East line of said Dixon Tract and the Southernmost West line of said Tract II, a distance of 33.18 feet to a 1/2 inch iron rod found for a corner of Tract II, said point also being the Northeast corner of said Dixon Tract;

THENCE South 84 degrees 10 minutes 31 seconds West along the North line of said Dixon Tract and the Southwest line of said Tract II, a distance of 176.12 feet to the POINT OF BEGINNING, containing 357,971 square feet or 8.2179 acres, more or less.

BROOK HOLLOW GOLF CLUB
VOLUME 936, PAGE 235
VOLUME 2292, PAGE 163
VOLUME 2637, PAGE 595
VOLUME 69087, PAGE 913
VOLUME 89222, PAGE 1789
VOLUME 99200, PAGE 6050
VOLUME 2001075, PAGE 6617
VOLUME 2002166, PAGE 1345
INSTRUMENT NO. 20090206907
INSTRUMENT NO. 20090017902
INSTRUMENT NO. 200900046138
D.R.D.C.T.
O.P.R.D.C.T.

OWNER
Cam Dallas, LLC
45 Broadway Suite 520
New York, NY 10006
(212) 284-3751
Wayne Craig

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°42'44"E	43.94'
L2	N 13°26'59"W	96.16'
L3	N 65°21'06"E	101.62'
L4	N 02°54'45"W	57.97'
L5	N 70°19'27"E	48.51'
L6	N 67°14'24"E	161.78'
L7	N 06°19'59"W	43.77'
L8	S 67°48'33"E	15.56'
L9	N 62°18'11"W	71.28'
L10	S 84°12'32"W	79.90'
L11	S 89°09'11"W	80.98'
L12	N 06°15'43"W	33.18'

- GENERAL NOTES**
1. The purpose of this replat is to create 2 Lots from Lot 5 and Lot 6 of the plat of Brookhollow Place recorded in Volume 2, Page 182, of the Map Records of Dallas County, Texas and from a 8.2179 acres tract of land filed for record in Volume 2001170, Page 5924, of the Deed Records of Dallas County, Texas.
 2. Lot to Lot drainage will not be allowed without Engineering Section approval.
 3. All adjoining property dimensions based on plat recorded in Instrument No. 20150020601, P.R.D.C.T., deed recorded in Volume 2001183, Page 934, D.R.D.C.T., deed recorded in Volume 2004196, Page 2644, and field-observed monumentation.
 4. All Bearings are based on deed as recorded in Volume 2001170, Page 5924, of the Deed Records of Dallas County, Texas. (Being N 05°45'03" W)
 5. All existing structures are to remain.
 6. Topographic lines were obtained from www.dfwmaps.com and are shown hereon for informational purposes, this information has not been verified in the field.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	08°36'45"	308.00'	46.30'	N 64°31'11"E	46.25'
C2	07°23'47"	2783.00'	359.26'	S 38°38'20"E	359.01'

- LEGEND**
- C.M. Controlling Monument
 - L- Arc Length
 - Found Aluminum Disk (FND DISK) Stamped "BHGC" & Raymond L. Goodson Jr. Inc.
 - Found Iron Rod (FIR)
 - Found Iron Pipe (FIP)
 - "X" Found in Concrete
 - "X" Set in Concrete (SET X)
 - Set PK Nail (SETPK)
 - To Be Set (TBS)
 - T.O.B. Top of Bank
 - Handicapped Space
 - Light Pole
 - Water Valve
 - Water Meter
 - Fire Hydrant
 - Cleanout
 - Sanitary Sewer Manhole
 - Drain Grate
 - Storm Vault
 - Utility Vault
 - Utility Pole
 - Overhead Power Lines
 - Fence
 - Flag Pole
 - 3.5"x3.5" Inlet
 - Generator
 - ST- Underground Storm
 - SS- Underground Sanitary Sewer
 - W- Underground Water

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cam-Dallas, LLC, acting by and through its duly authorized agent, Wayne Craig, do hereby adopt this plat designating the herein described property as Cam-Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use and streets and alleys and floodway easement areas shown as dedicated by this plat thereon. The easements as dedicated by this plat and 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 of 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.
By: Cam-Dallas, LLC.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Name: Wayne Craig
Title: CFO

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 Wayne Craig, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of _____, 2016.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Notary Public in and for Dallas County, Texas

SURVEYORS STATEMENT

I David M. Henderson, 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 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 precise representation of this Signed Final Plat.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
David M. Henderson
R.P.L.S. # 4489
In the State of Texas



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 David M. Henderson, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of _____, 2016.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PROPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Notary Public in and for Dallas County, Texas

**PRELIMINARY PLAT
CAM-DALLAS ADDITION
LOTS 1 AND 2, BLOCK A/6064, 6065, 6066**

A REPLAT TO CREATE LOT 1 AND LOT 2, BLOCK A, CITY BLOCKS 6064, 6065, AND 6066 OUT OF LOT 5 AND LOT 6, CITY BLOCKS 6064, 6065, AND 6066 OF BROOKHOLLOW PLACE ADDITION VOLUME 2, PAGE 182, M.R.D.C.T. VOLUME 2001170, PAGE 5924, D.R.D.C.T. MILES BENNETT SURVEY, ABSTRACT NO. 52 ELI CHANDLER SURVEY, ABSTRACT NO. 356 DICKERSON PORTER SURVEY, ABSTRACT NO. 1113 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-158

Date of Survey: 03/22/2016 Checked By: DH SHEET 1 OF 1
Job Number: 1625001 Drawn By: CC/MC

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