

OWNER'S CERTIFICATE

**COUNTY OF DALLAS §
STATE OF TEXAS §**

WHEREAS JANLAW PROPERTIES, INC., AND ZIMCAL CORP. ARE THE OWNERS OF A 1.564 ACRE (68,128 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN WITT SURVEY, ABSTRACT NO. 1584, CITY OF DALLAS BLOCK NO. 7004, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.4711 ACRE TRACT, A CALLED 0.0776 ACRE TRACT, A CALLED 0.242 ACRE TRACT, A CALLED 0.2536 ACRE TRACT, AND A CALLED 0.0388 ACRE TRACT, TO JANLAW PROPERTIES, INC., A TEXAS CORPORATION, ALSO BEING ALL OF A CALLED 0.4885 ACRE TRACT OF LAND TO ZIMCAL CORPORATION, A TEXAS CORPORATION, AS RECORDED IN VOLUME 99013, PAGE 806, VOLUME 99013, PAGE 819, VOLUME 95134, PAGE 1230, VOLUME 97119, PAGE 1086, VOLUME 2002124, PAGE 1354, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND INSTRUMENT NUMBER 200900012397, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING FURTHER DESCRIBED AS ALL OF LOT 9A IN BLOCK A/7004 OF FIFTY THREE FIFTY NINE ALPHA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 98138, PAGE 38, D.R.D.C.T., AND PART OF LOT 11A IN BLOCK A/7004 OF FIFTY THREE FIFTY THREE ALPHA ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 98045, PAGE 32, D.R.D.C.T., SAID 1.563 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CUT 'X', CONTROLLING MONUMENT (CM), FOUND AT THE NORTHEAST CORNER OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT AND THE NORTHWEST CORNER OF TRACT 1, A CALLED 1.0448 ACRE TRACT OF LAND DESCRIBED IN DEED TO CENTRAL NORTHHAVEN LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 98116, PAGE 4222 D.R.D.C.T., AND LOCATED IN THE SOUTH LINE OF TRACT 1, A CALLED 1.309 ACRE TRACT OF LAND DESCRIBED IN DEED TO NEIGHBORHOOD CREDIT UNION AS RECORDED IN INSTRUMENT NUMBER 20070322465 O.P.R.D.C.T.

THENCE, SOUTH 01° 10' 17" EAST, DEPARTING THE SOUTH LINE OF SAID NEIGHBORHOOD CREDIT UNION 1.309 ACRE TRACT AND ALONG THE EAST LINE OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT, PASSING A CUT 'X' FOUND AT THE NORTHEAST CORNER OF SAID JANLAW PROPERTIES 0.0388 ACRE TRACT AT A DISTANCE OF 170.77 FEET, PASSING THE NORTHEAST CORNER OF SAID JANLAW PROPERTIES 0.0776 ACRE TRACT AT A DISTANCE OF 185.77 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 321.43 FEET TO A 5/8-INCH IRON ROD WITH 3-1/4-INCH ALUMINUM MONUMENT STAMPED 'ALPHA ROAD APARTMENTS - BURY' (HEREAFTER REFERRED TO AS 'AMON') SET FOR CORNER IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF ALPHA ROAD (VARIABLE WIDTH RIGHT-OF-WAY, BY USE AND OCCUPATION);

THENCE, SOUTH 89° 28' 04" WEST, DEPARTING THE EAST LINE OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT AND ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID ALPHA ROAD, PASSING A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9A AT A DISTANCE OF 25.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 183.87 FEET TO A AMON SET AT THE SOUTHWEST CORNER OF SAID LOT 9A AND THE SOUTHEAST CORNER OF SAID LOT 11A;

THENCE, SOUTH 89° 20' 38" WEST, CONTINUING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID ALPHA ROAD, A DISTANCE OF 160.00 FEET TO A 3/4-INCH IRON ROD FOUND (CM) AT THE SOUTHWEST CORNER OF SAID LOT 11A AND THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3A IN BLOCK 3/7004 OF 'FULCRUM ADDITION', AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 94035, PAGE 4629, D.R.D.C.T.;

THENCE, NORTH 01° 20' 24" WEST, DEPARTING THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID ALPHA ROAD AND ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 131.37 FEET TO A AMON SET AT THE NORTHWEST CORNER OF SAID LOT 11A AND LOCATED IN THE SOUTH LINE OF A 15.00 ALLEY RIGHT-OF-WAY AS RECORDED IN VOLUME 282, PAGE 1249 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.);

THENCE, NORTH 88° 41' 36" EAST, DEPARTING THE EAST LINE OF SAID LOT 3A AND ALONG THE SOUTH LINE OF SAID ALLEY RIGHT-OF-WAY, PASSING THE NORTHEAST CORNER OF SAID LOT 11A AND THE NORTHWEST CORNER OF SAID LOT 9A AT A DISTANCE OF 160.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 231.51 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID JANLAW PROPERTIES 0.0388 ACRE TRACT;

THENCE, NORTH 01° 45' 59" WEST, DEPARTING THE NORTH LINE OF SAID LOT 9A AND ALONG THE WEST LINE OF SAID JANLAW PROPERTIES 0.0388 ACRE TRACT, A DISTANCE OF 15.00 FEET TO A 1-INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 3A, THE SOUTHWEST CORNER OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT, AND LOCATED IN THE NORTH LINE OF SAID ALLEY RIGHT-OF-WAY;

THENCE, NORTH 06° 06' 25" WEST, DEPARTING THE NORTH LINE OF SAID ALLEY RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 171.30 FEET TO A AMON SET AT THE NORTHWEST CORNER OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID NEIGHBORHOOD CREDIT UNION 1.309 ACRE TRACT;

THENCE, NORTH 88° 39' 43" EAST, DEPARTING THE EAST LINE OF SAID LOT 3A AND ALONG THE COMMON NORTH LINE OF SAID JANLAW PROPERTIES 0.4711 ACRE TRACT AND THE SOUTH LINE OF SAID NEIGHBORHOOD CREDIT UNION 1.309 ACRE TRACT, A DISTANCE OF 127.62 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1.564 ACRES OR 68,128 SQUARE FEET.

NOTES:

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (2001).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JANLAW PROPERTIES, INC., AND ZIMCAL CORPORATION**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ALPHA ROAD APARTMENTS 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 BUILDINGS, 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 _____, 2015.

JANLAW PROPERTIES, INC.

BY: _____

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2015.

ZIMCAL CORPORATION

BY: _____

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, MARVIN KING, 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 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 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 _____, 2015.

MARVIN KING, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5581

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Marvin King,
R.P.L.S. Registration No. 5581
May 8, 2015

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY PLAT
ALPHA ROAD APARTMENTS ADDITION
LOT 1, BLOCK A/7004**

BEING A REPLAT OF LOT 9A, BLOCK A/7004
FIFTY THREE FIFTY NINE ALPHA ADDITION
AND A PART OF LOT 11A, BLOCK A/7004
FIFTY THREE FIFTY THREE ALPHA ADDITION
IN THE JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**CITY PLAN FILE NO. S 145-193
MAY 8, 2015**

APPLICANT/OWNER
JANLAW PROPERTIES, INC.
5353 ALPHA ROAD
SUITE 200
DALLAS, TEXAS 75240
PH:PH: (972) 661-8778
CONTACT: HAROLD BAECK

APPLICANT/OWNER
ZIMCAL CORP.
5353 ALPHA ROAD
SUITE 200
DALLAS, TEXAS 75201
PH: (972) 661-8778
CONTACT: HAROLD BAECK

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: MARVIN KING, R.P.L.S.