

OWNERS CERTIFICATION

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Sikka Investments LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the ISHAM B. BROWDER SURVEY, ABSTRACT NO. 71, City of Dallas, Dallas County, Texas and being all of the same tract of land (Tract 1, Parcel D) as described in Special Warranty Deed to Sikka Investments LLC, recorded in Instrument No. 201800035495, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner from which a TXDOT (Texas Department of Transportation) Brass Monument found bears North 48 deg 21 min 20 sec East, a distance of 0.26 feet, said point being the southeast end of a corner clip at the intersection of the northerly right-of-way line of Interstate Highway 20 (variable width right-of-way) and the east right-of-way line of Saint Augustine Road (variable width right-of-way);

THENCE North 29 deg 51 min 51 sec West, along said corner clip, a distance of 124.92 feet to a point for corner from which a TXDOT Aluminum Monument found bears South 64 deg 58 min 51 sec West, a distance of 0.55 feet, said point being the northwest end of said corner clip and being situated in the east right-of-way line of said Saint Augustine Road;

THENCE North 01 deg 35 min 42 sec West, along said east right-of-way line, a distance of 20.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being in the south line of Lot 2, Block 1/8484, Saint Augustine Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201400201257, O.P.R.D.C.T.;

THENCE North 89 deg 06 min 37 sec East, departing said east right-of-way line and along the south line of said Lot 2, Block 1/8484, a distance of 112.72 feet to a 5/8-inch iron rod found for corner;

THENCE North 89 deg 08 min 49 sec East, continuing along said south line, a distance of 157.28 feet to a 5/8-inch iron rod with plastic cap stamped "DCA" (CM, Inst. No. 201400201257) found for corner, said iron rod being the southeast corner of said Lot 2, Block 1/8484;

THENCE North 01 deg 17 min 58 sec West, departing the south line and along the east line of said Lot 2, Block 1/8484, a distance of 146.00 feet to a point for corner from which a 60d nail in tree found bears North 89 deg 26 min 43 sec East, a distance of 1.02 feet;

THENCE North 89 deg 07 min 54 sec East, departing the east line of said Lot 2, Block 1/8484, a distance of 286.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the southeast corner of a tract of land as described in deed to Julio Ceasar Cologho, recorded in Volume 96052, Page 836, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 00 deg 52 min 06 sec West, departing the south line and along the east line of said Julio Cologho tract, a distance of 389.96 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the south right-of-way line of Brierwood Lane (53' right-of-way, at this point);

THENCE North 89 deg 07 min 54 sec East, along said south right-of-way line, a distance of 40.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the northwest corner of a tract of land as described in deed to Randall and Margaret Horn, recorded in Volume 88101, Page 2145, D.R.D.C.T.;

THENCE South 00 deg 52 min 06 sec East, departing the south right-of-way line of said Brierwood Lane and along the west line of said Horn tract, a distance of 389.96 feet to a 5/8-inch iron rod with plastic cap stamped "DCA" found for corner, said iron rod being the southeast corner of said Horn tract;

THENCE North 89 deg 07 min 54 sec East, departing the west line and along the south line of said Horn tract, a distance of 95.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the southeast corner of said Horn tract;

THENCE North 00 deg 52 min 06 sec West, departing the south line and along the east line of said Horn tract, a distance of 389.96 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the northeast corner of said Horn tract and being situated in the south right-of-way line of said Brierwood Lane;

THENCE North 89 deg 07 min 54 sec East, departing the east line of said Horn tract and along said south right-of-way line, a distance of 1,538.28 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the northwest corner of the remainder of a tract of land as described in deed to Joe L. and Retha Crocker, recorded in Volume 81184, Page 779, D.R.D.C.T.;

THENCE South 00 deg 54 min 30 sec East, departing the south right-of-way line of said Brierwood Lane and along the west line of the remainder of said Crocker tract, a distance of 247.66 feet to a 1/2-inch iron rod in concrete found for corner, said iron rod being situated in the northerly right-of-way line of said Interstate Highway 20;

THENCE South 74 deg 42 min 02 sec West, departing said west line and along said northerly right-of-way line, a distance of 1,339.28 feet to a TXDOT Brass Monument found for corner;

THENCE South 82 deg 14 min 45 sec West, continuing along said northerly right-of-way line, a distance of 726.28 feet to a TXDOT Brass Monument found for corner;

THENCE North 89 deg 36 min 54 sec West, continuing along said northerly right-of-way line, a distance of 149.99 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 19.108 acres or 832,346 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of February, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sikka Investments LLC, does hereby adopt this plat, designating the herein described property as BRIERWOOD HEIGHTS PHASE 3 an addition to the City of Dallas, Dallas County, Texas (or appropriate county ,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 ___, 2018 .

By: _____
(Printed name of authorized signature)

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ___ day of ___, 2018 .

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS is to certify that I, Leonard J. Lueker, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or 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) and (e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

DATED this the ___ day of ___, 2018 .

PRELIMINARY, THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 3/27/17

Leonard J. Lueker R.P.L.S
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas, 75230 TEL: 972-490-7090
l.lueker@winkelmann.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

BENCH MARKS:

BM #1 - "X" cut in top of concrete curb, east curb line of concrete drive, ±153.5 feet south of the north property line and ±66.8 feet east of the west property line. ELEVATION - 435.03 feet

BM #2 - "X" cut at the northeast corner of a concrete apron around a storm water manhole, ±1091.7 feet east of the centerline of Saint Augustine Road and ±16.2 feet south of the centerline of Brierwood Lane. ELEVATION - 435.84 feet

PRELIMINARY PLAT
BRIERWOOD HEIGHTS PHASE 3
19.108 ACRES IN THE ISHAM B. BROWDER SURVEY,
ABSTRACT NO. 71
OPRDCT
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S-178-229

Developer:
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