



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CALABAZA HOLDINGS, LLC are the owners of a tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas and being part of Lots 1 & 2 and all of Lots 3 & 4, Block 1/1338 of W.E. Hawkins Oak Lawn Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 130, Page 77, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being all of that tract of land conveyed to Calabaza Holdings, LLC by Special Warranty Deed recorded in Instrument No. 201600259326, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a "V" cut in concrete found for corner at the intersection of the southeast right-of-way line of Shelby Street (a variable width right-of-way) and the northeast right-of-way line of Congress Avenue (a variable width right-of-way), same being the west corner of said Calabaza Holdings, LLC tract and the west corner of said Lot 4;

THENCE N 44° 27' 53" E, departing said northeast right-of-way line of Congress Avenue and with said southeast right-of-way line of Shelby Street, a distance of 105.21 feet to a 1/2-inch iron rod found at the west corner of a tract of land conveyed to the United States Postal Service by Warranty Deed recorded in Volume 80066, Page 2165, D.R.D.C.T., same being the north corner of said Calabaza Holdings, LLC tract and the north corner of said Lot 3;

THENCE S 47° 27' 26" E, departing said southeast right-of-way line of Shelby Street, with the southwest line of said United States Postal Service tract and a tract of land conveyed to the United States Postal Service by Warranty Deed recorded in Volume 97028, Page 35, D.R.D.C.T., at a distance of 335.09 feet passing a "V" cut in concrete found and continuing for a total distance of 335.37 feet to a 3 1/4" metal cap stamped "ADDITION NAME - RPLS 5867" set for corner in the northwest right-of-way line of Oak Lawn Avenue (a variable width right-of-way) at the east corner of said Calabaza Holdings, LLC tract;

THENCE S 44° 38' 15" W, with said northwest right-of-way line of Oak Lawn Avenue, a distance of 95.03 feet to a "V" cut in concrete found at the east end of a right-of-way corner clip at the intersection of said northwest right-of-way line of Oak Lawn Avenue and said northeast right-of-way line of Congress Avenue;

THENCE S 87° 39' 15" W, with said right-of-way corner clip, a distance of 14.43 feet to a "V" cut in concrete found at the west end of said corner clip in said northeast right-of-way line of Congress Avenue;

THENCE N 89° 14' 27" E, with the south line of said Lot 1A, Block A/8415, a distance of 420.00 feet to a 1/2" iron rod with "VOTEX SURVEYING" cap set for corner in said west right-of-way line of Abrams Road at the southeast corner of said Lot 1A, Block A/8415;

THENCE N 47° 27' 26" W, with said northeast right-of-way line of Congress Avenue, a distance of 325.20 feet to the **POINT OF BEGINNING** and containing 35,197 square feet or 0.8080 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Calabaza Holdings, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SHELBY OAK 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 roadway 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 this the ____ day of _____, 2018.

By: Calabaza Holdings, LLC

Barry Hancock, Secretary

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Barry Hancock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 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 _____, 2018.

PRELIMINARY
RELEASED 7/19/2018 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

**PRELIMINARY PLAT
SHELBY OAK ADDITION
LOT 1A, BLOCK 1/1338
0.8080 ACRES**

BEING A REPLAT OF
PART OF LOTS 1 & 2, ALL OF LOTS 3 & 4
BLOCK 1/1338
W.E. HAWKINS OAK LAWN ADDITION

JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-265
ENGINEERING NUMBER 311T-_____

DATE: JULY 9, 2018

OWNER
CALABAZA HOLDINGS, LLC
CONTACT: BARRY HANCOCK
3843 MAPLEWOOD AVENUE
DALLAS, TEXAS 75205
PH. (214) 269-1624
EMAIL: bhancock@cienda.com

VOTEX SURVEYING COMPANY - TBP/LS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, SUITE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2018-032

BLOCK 2/1335
J.D. CULLUMS OAK LAWN
ADDITION
VOL. 124, PG. 23
D.R.D.C.T.

2727 SHELBY
CONDOMINIUMS
VOL. 791790, PG. 1269
D.R.D.C.T.

GUEFENLIGHT SHELBY LLC
INST. NO. 201500311959
O.P.R.D.C.T.

BLOCK 2/1336
W.E. HAWKINS OAK LAWN
ADDITION
VOL. 130, PG. 77
D.R.D.C.T.

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☉	CLEAN OUT
☉	FIRE HYDRANT
☉	GAS RISER
☉	GAS METER
☉	GREASE TRAP
☉	GUY WIRE
☉	LIGHT POLE
☉	POWER POLE
☉	SANITARY SEWER MAN HOLE
☉	SIGN
☉	TELEPHONE MAN HOLE
☉	TRAFFIC SIGNAL POLE
☉	WATER METER
☉	WATER VALVE
☉	HANDICAPPED PARKING
☉	PAINT MARK BLUE
☉	PAINT MARK RED
☉	PAINT MARK ORANGE
☉	PAINT MARK YELLOW
☉	UNDERGROUND WATER LINE
☉	UNDERGROUND SEWER LINE
☉	UNDERGROUND GAS LINE
☉	UNDERGROUND TELEPHONE LINE
☉	UNDERGROUND ELECTRIC LINE
☉	OVERHEAD CABLE
☉	OVERHEAD ELECTRIC LINE
☉	"V" CUT IN CONCRETE FOUND
☉	IRON ROD FOUND
☉	3-1/4" METAL CAP STAMPED
☉	"SHELBY OAK - RPLS 5867" SET
☉	CONTROLLING MONUMENT
☉	EASEMENT
☉	RIGHT-OF-WAY
☉	VOLUME
☉	PAGE
☉	INSTRUMENT NUMBER
☉	DALLAS POWER & LIGHT COMPANY
☉	DEED RECORDS, DALLAS COUNTY, TEXAS
☉	OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

C.M.
ESMT.
R.O.W.
VOL.
PG.
INST. NO.
D.P.&L.
D.R.D.C.T.
O.P.R.D.C.T.

CANNON YOUNG
PROPERTIES, L.P.
INST. NO. 201100837282
O.P.R.D.C.T.

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM FOUR PLATTED LOTS.
 5. ALL EXISTING STRUCTURES TO REMAIN.