

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, GILLILAND PROPERTIES II, LTD., A TEXAS LIMITED PARTNERSHIP IS THE OWNER OF A 1.343 ACRE (58,500 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN H. COLE SURVEY, ABSTRACT NO. 268 AND THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 237, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 9, 10, 11, 12 AND A PORTION LOT 13, BLOCK K/1535 OF COCKRELL FAIR LAND ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95, PAGE 624, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND REVISED IN VOLUME 142, PAGE 382, D.R.D.C.T., AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS 3121 KNOX STREET AND 4524 COLE AVENUE, DESCRIBED IN A SPECIAL WARRANTY DEED TO GILLILAND PROPERTIES II, LTD., RECORDED IN VOLUME 2001136, PAGE 1001, D.R.D.C.T.: SAID 1.343 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4-INCH ALUMINUM CAP STAMPED "RHA STANTEC" AFFIXED TO A 5/8-INCH ROD SET FOR THE MOST NORTHERLY CORNER OF SAID LOT 9, BLOCK K/1535, AND BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COLE AVENUE (80-FOOT PUBLIC RIGHT-OF-WAY) CREATED BY SAID COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 95, PAGE 624, D.R.D.C.T., WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET (60-FOOT PUBLIC RIGHT-OF-WAY) ALSO CREATED BY SAID COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 95, PAGE 624, D.R.D.C.T.;

THENCE SOUTH 66°32'00" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET, A DISTANCE OF 180.00 FEET TO A 3-1/4-INCH ALUMINUM CAP STAMPED "RHA STANTEC" AFFIXED TO A 5/8-INCH ROD SET FOR THE MOST EASTERLY CORNER OF SAID LOT 9, BLOCK K/1535, AND BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET WITH THE NORTHWESTERLY LINE OF A 20-FOOT WIDE ALLEY, CREATED BY SAID COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 95, PAGE 624, D.R.D.C.T.;

THENCE SOUTH 28°28'00" WEST, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET, ALONG THE NORTHWESTERLY LINE OF SAID 20-FOOT ALLEY, AT A DISTANCE OF 275.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TRACT OF LAND DESIGNATED AS 3121 KNOX STREET, SAME BEING THE MOST EASTERLY CORNER OF SAID TRACT OF LAND DESIGNATED AS 4524 COLE AVENUE, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 325.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TRACT OF LAND DESIGNATED AS 4524 COLE AVENUE, SAME BEING THE MOST EASTERLY CORNER OF A CALLED 1.1364 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO EOSII AT HIGHLAND PARK PLACE, LLC, RECORDED IN INSTRUMENT NUMBER 201300345966, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE NORTH 66°32'00" WEST, DEPARTING THE NORTHWESTERLY LINE OF SAID 20-FOOT ALLEY, ALONG THE COMMON LINE OF SAID TRACT OF LAND DESIGNATED AS 4524 COLE AVENUE AND SAID 1.1364 ACRE TRACT OF LAND, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID TRACT OF LAND DESIGNATED AS 4524 COLE AVENUE, SAME BEING THE MOST NORTHERLY CORNER OF SAID 1.1364 ACRE TRACT OF LAND, AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID COLE AVENUE;

THENCE NORTH 23°28'00" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID COLE AVENUE, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 58,500 SQUARE FEET OR 1.343 ACRES MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GILLILAND PROPERTIES II, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RESTORATION HARDWARE 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 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

GILLILAND PROPERTIES II, LTD., A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_

NAME

TITLE

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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID J. DE WEIRD, 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 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 \_\_\_\_\_, 2018.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
DAVID J. DE WEIRD, R.P.L.S.
Registration No. 5066
July 6, 2017

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 JAMES M. WHITKANACK, 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
RESTORATION HARDWARE ADDITION
LOT 1A, BLOCK K/1535

REPLAT OF ALL OF LOTS 9, 10, 11, & 12, AND A PORTION OF LOT 13, BLOCK K/1535 OF COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 95, PAGE 624, AND OF COCKRELL FAIR LAND ADDITION REVISED, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS OF DALLAS COUNTY, TEXAS SITUATED IN THE JOHN H. COLE SURVEY, ABSTRACT NO. 268 & THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS 1 LOT - 1.343 ACRES

JULY 6, 2018
CITY OF DALLAS PLAN FILE NO. S178-261
CITY OF DALLAS ENGINEERING PLAN NO. 311T\_\_\_\_\_

OWNER:
GILLILAND PROPERTIES II, LTD.
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DALLAS, TEXAS 75225
PH: (214) 346-2950
CONTACT: LYNN GILLILAND DAUTERMAN

APPLICANT:
RESTORATION HARDWARE
15 KOCH ROAD, SUITE K
CORTE MADERA, CALIFORNIA 94925
PH: (415) 463-0465
CONTACT: STUART WAGNER

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVE DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229

