

OWNERS' CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Hickory CDR, LLC, a Texas limited liability company, are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being a portion of Lots 2, 4, and 5, Block B/916, Guild's Park Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82, Page 152, Deed Records, Dallas County, Texas, and also being all of Lots 3, 9 thru 17, and 18 thru 28, Block B/916, of R.A. Mansfields Addition (Corrected Plat), an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 74, Page 366, Map Records, Dallas County, Texas, some being Tracts 1 thru 6 of that tract of land conveyed to said Hickory CDR, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201600305893, Official Public Records, Dallas County, Texas, and being Tracts 2 thru 7 of that tract of land conveyed to said Hickory CDR, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201600305891, Official Public Records, Dallas County, Texas, and also being Tract 1 of that tract of land conveyed to said Hickory CDR, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201600305894, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING from a point for corner, said corner being the intersection of the Southwest Right-of-Way line of Park Avenue (a 50 foot Right-of-Way), and the Northwest Right-of-Way line of Hickory Street (a 40 foot Right-of-Way):

THENCE North 50 degrees 49 minutes 49 seconds West, along the Southwest Right-of-Way line of said Park Avenue, a distance of 85.00 feet to an "x" found in concrete for corner, said corner being the East corner of Tract 6, of said Hickory CDR, LLC Tract (201600305893), and the North corner of that tract of land conveyed to Dhovai I. Patel, by deed recorded in Instrument No. 200704605888, Deed Records, Dallas County, Texas;

THENCE along the Northwestern line of said Dhovai I. Patel tract, the following bearing and distances:
THENCE South 39 degrees 22 minutes 45 seconds West, a distance of 91.99 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;
THENCE North 50 degrees 49 minutes 29 seconds West, a distance of 4.30 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 01 minutes 26 seconds West, a distance of 10.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;
THENCE South 80 degrees 23 minutes 39 seconds West, a distance of 31.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE South 37 degrees 35 minutes 29 seconds West, a distance of 28.05 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the West corner of said Dhovai I. Patel tract, and being in the Northeast line of said Hickory CDR, LLC tract (201600305894);

THENCE South 51 degrees 59 minutes 43 seconds East, along the Southwest line of said Dhovai I. Patel tract, a distance of 114.75 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of Lot 6, Block B/916, of said Guild's Park Avenue Addition, and the East corner of said Hickory CDR, LLC Tract (201600305894), said corner also being in the Northwest Right-of-Way line of said Hickory Street;
THENCE South 37 degrees 33 minutes 41 seconds West, along the Northwest Right-of-Way line of said Hickory Street, a distance of 570.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of Lot 29, Block B/916, of said R.A. Mansfields Addition;

THENCE North 51 degrees 59 minutes 43 seconds West, along the Northeast line of said Lot 29, a distance of 140.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the North corner of said Lot 29, and being in the Southeast Right-of-Way line of a 20 foot Alley;

THENCE North 37 degrees 33 minutes 41 seconds East, along the Southeast Right-of-Way line of said 20 foot Alley, a distance of 100.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Northwest line of said Hickory CDR, LLC tract (201600305891);

THENCE North 51 degrees 59 minutes 43 seconds West, depicting the Southeast Right-of-Way line of said 20 foot Alley, and along the Southeastery line of said Hickory CDR, LLC Tract (201600305891), a distance of 160.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the North corner of Lot 8, Block B/916, of said R.A. Mansfields Addition, and being in the Southeast Right-of-Way line of Beaumont Street (a variable width Right-of-Way);

THENCE North 37 degrees 33 minutes 41 seconds East, along the Southeast Right-of-Way line of said Beaumont Street, a distance of 470.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the West corner of that tract of land conveyed to Majestic Cast, Inc., by deed recorded in Instrument No. 201500091847, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found for witness bears South 54 degrees 25 minutes 59 seconds East, a distance of 4.93 feet;

THENCE South 51 degrees 59 minutes 43 seconds East, along the Southwest line of said Majestic Cast, Inc. tract, a distance of 75.00 feet to a 3 inch aluminum disk stamped "BPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of said Majestic Cast, Inc. tract, from which a 1/2 inch iron rod found for witness bears North 02 degrees 06 minutes 30 seconds West, a distance of 1.05 feet;

THENCE North 37 degrees 33 minutes 27 seconds East, along the Southeast line of said Majestic Cast, Inc. tract, a distance of 155.58 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Majestic Cast, Inc. tract, and being in the Southwest Right-of-Way line of said Park Avenue;

THENCE South 50 degrees 49 minutes 49 seconds East, along the Southeast Right-of-Way line of said Park Avenue, a distance of 140.09 feet to the POINT OF BEGINNING, and containing 175,119 square feet or 4,020 acres of land.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNERS' DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hickory CDR, LLC, acting by and through its duly authorized officer, Steve Jennings, does hereby adopt this plat, designating the herein described property as **BEAUMONT PARK 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 building, fences, trees, shrubs, or other improvements or growths which in any way may, endanger or interfere with the construction, operation, maintenance or growth of the respective systems or the easements reserved hereon. It is hereby agreed that the full right of inspection, access to or from the said easements for the purpose of constructing, reconstructing, maintaining and adding to, or removing all or parts of its respective systems without the necessity of any time of proceeding 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 fire hydrants, fire hydrants, water services and wastewater services from 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 plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

Hickory CDR, LLC
a Texas limited liability company

BY: _____ day of _____, 2018.
Steve Jennings, Manager

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connolly, 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 plot 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.
RELEASED FOR REVIEW 09/06/18 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 that 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
BEAUMONT PARK ADDITION**
LOT 1, 2, 3 AND 4, BLOCK B/916
175,119 SQ.FT. / 4.020 ACRES
BEING A REPLAT OF A PORTION OF
R.A. MANSFIELD'S ADDITION (CORRECTED PLAT)
AND A PORTION OF GUILD'S PARK AVENUE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-312
CITY ENGINEER PLAN FILE NO. 3111-_____



OWNER: HICKORY CDR, LLC
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SCALE: 1"=50' / DATE: 09-06-18 / JOB NO. 1706428 / DRAWN BY: WTH / SHEET 2 OF 2