

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS ARC OF HAWN, LLC is the owner of an 8.965 acre (390,516 square feet) tract of land situated within the G. A. Connaggy Survey, Abstract No. 369, City of Dallas, Dallas County, Texas, being all of Lot 1, Block A/8796 of the plat titled "Weisse Addition" recorded under instrument No. 201000108410 of the Official Public Records of Dallas County, Texas and all of Tract 2 as described in the Special Warranty Deed to ARC OF HAWN, LLC recorded under Instrument No. 202300059484 of said Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the intersection of the northwest right of way line of Silverado Drive, a variable width right of way, with the northeast right of way line of C. F. Hawn Freeway (US Highway 175), a variable width right of way, as described in the deed to the State of Texas recorded in Volume 5046, Page 175 of the Deed Records of Dallas County, Texas, being the south corner of a 10-foot by 10-foot right of way dedication as shown on said Weisse Addition;

THENCE NORTH 58 degrees 10 minutes 03 seconds WEST, 10.00 feet with the northeast right of way line of said C. F. Hawn Freeway to a 1/2-inch iron rod found at the west corner of said 10-foot by 10-foot right of way dedication and being the POINT OF BEGINNING;

THENCE NORTH 58 degrees 10 minutes 03 seconds WEST, 572.59 feet with the northeast right of way line of said C. F. Hawn Freeway to a 1/2-inch iron rod found at the southwest corner of said Lot 1, being the southeast corner of a tract of land as described in the General Warranty Deed to OEFTERING INC recorded under Instrument No. 201800060949 of said Official Public Records;

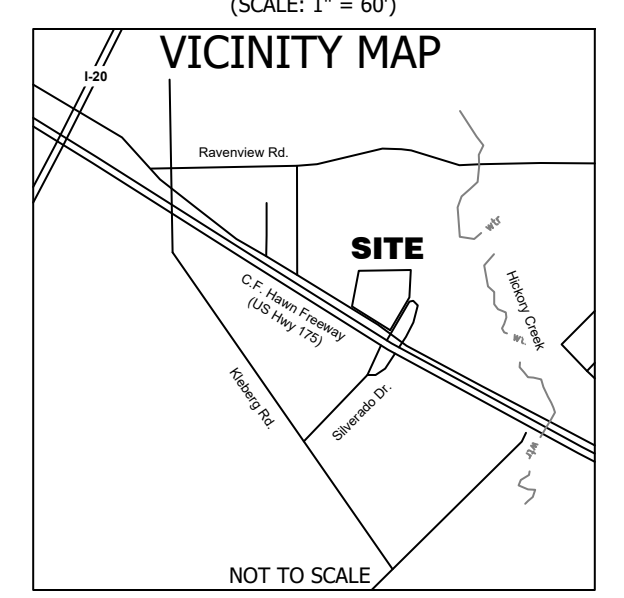
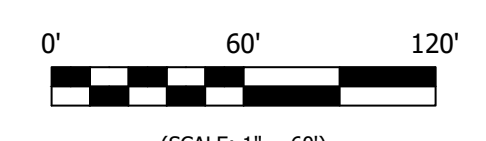
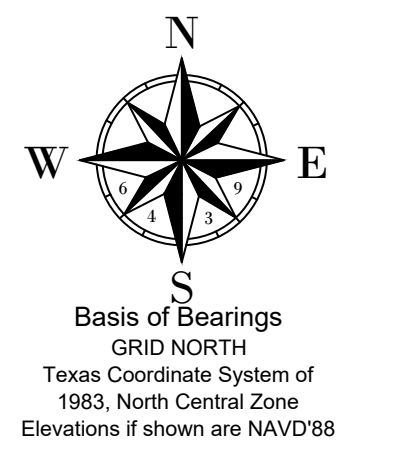
THENCE NORTH 00 degrees 36 minutes 04 seconds WEST, 398.47 feet with the common line of said Lot 1 and said tract of land as described in the General Warranty Deed to OEFTERING INC to a 1-inch iron pipe found at the northwest corner of said Lot 1, and being on the south line of a called 10.62 acre tract of land as described in the Special Warranty Deed to KOUROSH HEMYARI recorded under Instrument No. 20240008450 of said Official Public Records;

THENCE NORTH 89 degrees 39 minutes 46 seconds EAST, with the common line of said Lot 1 and said called 10.62 acre tract, passing at 427.78 feet a 5/8-inch iron rod found at the northwest corner of said Tract 2, continuing for a total distance of 725.07 feet to a 1/2-inch iron rod found at the northeast corner of said Tract 2, being at a re-entrant corner of said called 10.62 acre tract;

THENCE SOUTH 00 degrees 51 minutes 13 seconds EAST, 320.54 feet with said common line to a TXDOT 6-inch wood monument found at an angle point in the north right of way line of said Silverado Drive;

THENCE SOUTH 30 degrees 38 minutes 12 seconds WEST, 442.69 feet with the northwest right of way line of said Silverado Drive to a 1/2-inch iron rod found at the east corner of said 10-foot by 10-foot right of way dedication;

THENCE SOUTH 76 degrees 14 minutes 05 seconds WEST, 13.99 feet with the north line of said 10-foot by 10-foot right of way dedication to the POINT OF BEGINNING, containing 8.965 acres (390,516 square feet).



SURVEYOR'S STATEMENT
 I, Robert A. Hansen, 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 ___ day of ___, 2024.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Released for clarity review in Sept. 2024.

Robert A. Hansen
 Texas LSLS & Registered Professional Land Surveyor No. 6439

STATE OF OKLAHOMA §
 COUNTY OF TULSA §

BEFORE me, the undersigned authority, a Notary Public for the State of Oklahoma, on this day personally appeared Robert A. Hansen, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2024.

Notary Public in and for the State of Oklahoma

- GENERAL NOTES:**
- The purpose of this plat is to combine the one platted lot and tract into one overall lot.
- SYMBOL LEGEND**
- Found Monument (and/or as noted)
- ABBREVIATION LEGEND**
- P.O.B. Point Of Beginning
 - P.O.C. Point of Commencement
 - CIRS Set 5/8" capped iron rod stamped "KMCE RPLS 6439"
 - CIR Found capped iron rod as noted
 - IRP Found Iron Pipe as noted
 - IR Found Iron Rod as noted
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
 D.R.D.C.T. Deed Records, Dallas County, Texas
 P.R.D.C.T. Plat Records, Dallas County, Texas
 R.P.R.D.C.T. Real Property Records, Dallas County, Texas

PROJECT NO.: 202409.101

SHEET NUMBER: 1 OF 1



Prepared by:
 KMCE, Inc.
 17774 Preston Road, Suite 200
 Dallas, TX 75252
 TBPELS# 10194838
 Phone: 817.889.6500

Owner:
 ARC CF HAWN, LLC
 14643 Dallas Pkwy, Ste 950
 Dallas, Texas 75254

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ARC OF HAWN, LLC acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOT 1A, BLOCK A/8796, WEISSE 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 hereon 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 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 ___ day of ___, 2024.

ARC OF HAWN, LLC
 By: _____
 Signature Name Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
 I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ___ day of ___, A.D. 20___ and same was duly approved on the ___ day of ___, A.D. 20___ by said Commission.

 Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas

Attest: _____
 Secretary

Preliminary Plat
 Lot 1A, Block A/8796
 Weisse Addition
 Being a replat to combine one lot and one tract into one overall lot
 Lot 1, Block A/8796, Weisse Addition
 Instrument No. 201000108410, O.P.R.D.C.T.
 A called 3.004 acre tract of land as described in the Special Warranty Deed recorded under Instrument No. 202300059484, O.P.R.D.C.T. situated within the G. A. Connaggy Survey, Abstract No. 369 City of Dallas, Dallas County, Texas

City Plan File No. S234-211
 Engineering No. 311T-