

OWNER'S CERTIFICATE

WHEREAS, KEN MURCHISON IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN W. SMITH SURVEY, ABSTRACT NO. 1334, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 14B, BLOCK 7/5775, OF SAIED ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED AS VOLUME 96073, PAGE 1665, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" IN CONCRETE FOUND FOR THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 14B, SAME BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NORTHWEST PARKWAY (50' RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF TIMBERLINE DRIVE (VARIABLE WIDTH RIGHT OF WAY), SAID POINT BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,814.60 FEET, A CENTRAL ANGLE OF 0°09'28", A CHORD BEARING OF SOUTH 58°57'28" WEST, AND A CHORD DISTANCE OF 5.00 FEET:

THENCE SOUTHWESTERLY WITH SAID CURVE AND SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHWESTERLY WITH SAID CURVE AND SAID NORTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 8°03'06", FOR A DISTANCE OF 255.00 FEET TO A STEEL ROD WITH CAP STAMPED "RPLS 6978" SET FOR CORNER;

THENCE NORTH 28°03'58" WEST, WITH THE WEST LINE OF SAID LOT 14B, FOR A DISTANCE OF 201.69 FEET TO A STEEL ROD WITH CAP STAMPED "RPLS 6978" SET FOR CORNER IN THE SOUTH RIGHT OF WAY LINE OF A 15' ALLEY AS SHOWN ON PLAT OF NORTHWEST ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 22, PAGE 235, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45°55'59" EAST, WITH SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 244.89 FEET TO A STEEL ROD WITH CAP STAMPED "RPLS 6978" SET FOR CORNER ON AFORESAID WEST RIGHT OF WAY LINE OF TIMBERLINE DRIVE;

THENCE SOUTH 32°06'01" EAST, WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 274.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,378 SQUARE FEET OR 1.363 ACRES, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHWEST BACHMAN, LTD., ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SAIED ADDITION REPLAT, 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 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 _____, 2026.

KEN MURCHISON, OWNER

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 KEN MURCHISON, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, SHAUN R. DIXON, 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 ENGINEERS AND LAND SURVEYORS, 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 _____, 2026.

PRELIMINARY
DO NOT FILE

SHAUN R. DIXON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6978

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE & SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

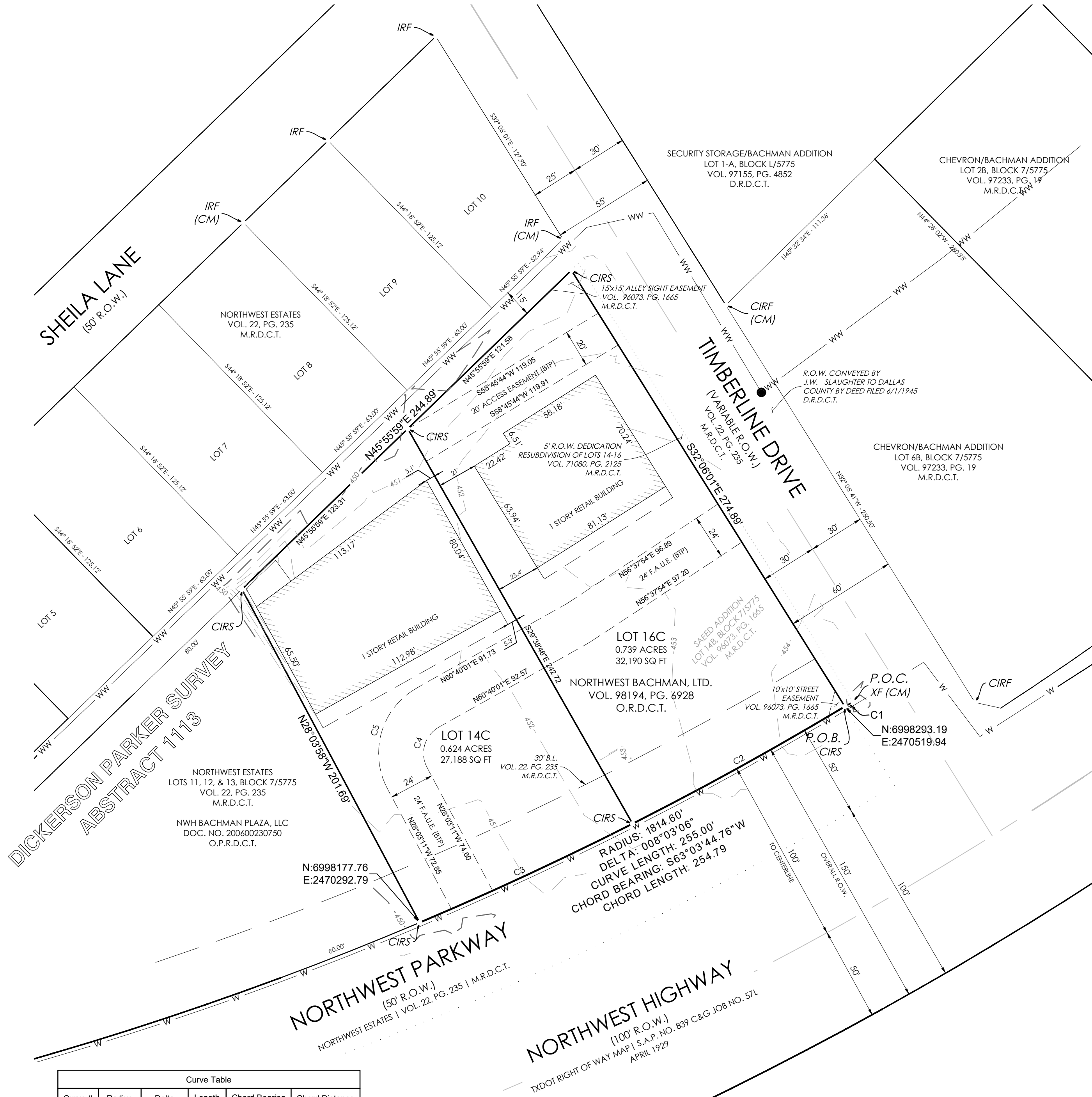
SURVEYOR: SHAUN R. DIXON
RPLS No.: 6978

STATE OF TEXAS §
COUNTY OF DALLAS §

5/6/2026

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAUN DIXON, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



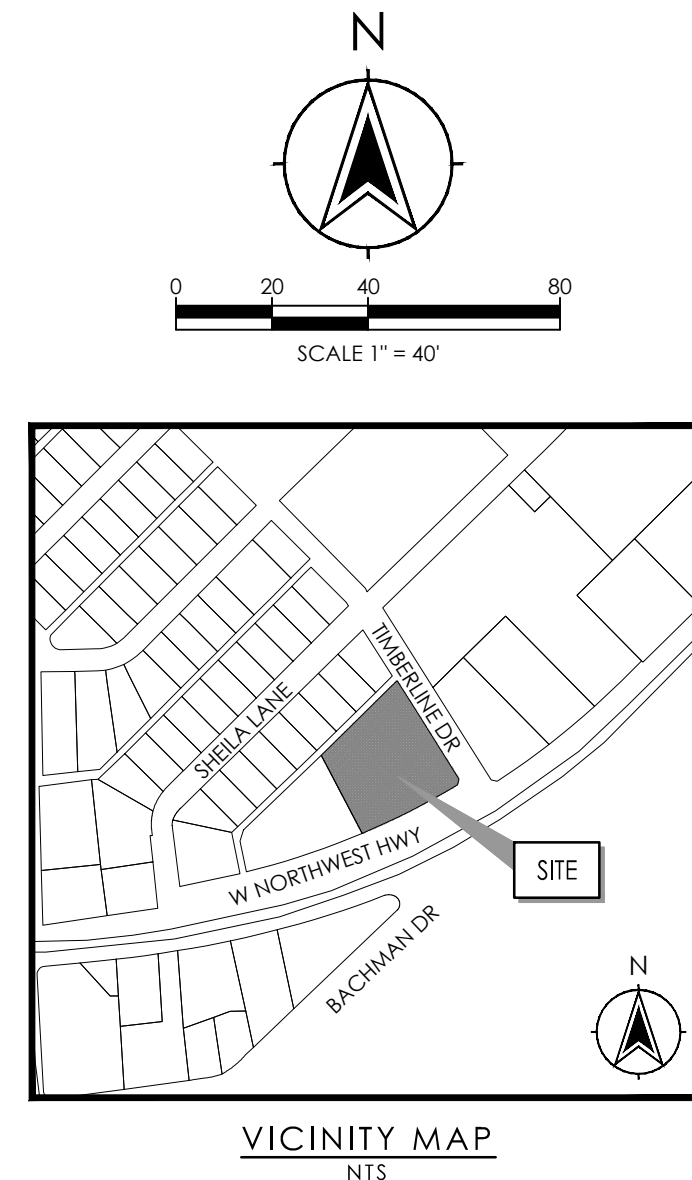
Curve Table with columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord Distance. Rows C1 through C5.

LEGEND/ABBREVIATIONS

- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
BTP BY THIS PLAT
VOL. PG. VOLUME, PAGE
POB POINT OF BEGINNING
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND FOUND
CIRS CAPPED IRON ROD SET STAMPED "RPLS 6978"
XF "X" CUT FOUND
CM CONTROLLING MONUMENT
B.L. BUILDING LINE
DENOTES MONUMENT AS DESCRIBED
W.E. WATER EASEMENT
POC POINT OF COMMENCING
S.W.E. SIDEWALK EASEMENT
F.A.U.E. FIRELANE ACCESS UTILITY EASEMENT
WW WASTEWATER LINE
W WATER LINE

APPLICANT:
KEN MURCHISON
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DALLAS, TEXAS 75209
KENMURCHISON@SBCGLOBAL.COM

SURVEYOR:
USA ENGINEERS, INC.
1341 W. MOCKINGBIRD LANE, SUITE 107W
DALLAS, TEXAS 75240
CONTACT: SHAUN DIXON, R.P.L.S.
SHAUN.DIXON@USAENGINEERS.COM



Certificate of Approval form with fields for Chairperson or Vice Chairperson, date, and signature lines for Attest and Secretary.

PRELIMINARY PLAT
SAIED ADDITION REPLAT
LOT 14C & LOT 16C
59,378 SQ. FT.
1.363 ACRES
BEING A REPLAT OF LOT 14B, BLOCK 7/5775
SAIED ADDITION
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000119

