

EXHIBIT B
SCOPE OF WORK

Section 1: Project Summary

The Project will be the construction of a health and wellness center, which will be built on 5 Land Transfer Program lots (Project). The center will be approximately 11,070 SF of commercial space with an anchor tenant to provide medical related services and two ancillary tenants. The two additional tenants will consist of one which will provide additional health and wellness related services and a second which will provide financial education related services. The services will target the Bonton community, individuals in the AMI range of 120% and below. The project is expected to be completed 2 years from the date of acquisition of the Land Transfer Program lots.

Section 1.1: Summary of Unit Types

Unit Descriptions

Model	SF	# of Units	# of tenants
Health and Wellness Center	11090	1	3

Section 1.2: Unit Floor Plans and Elevations

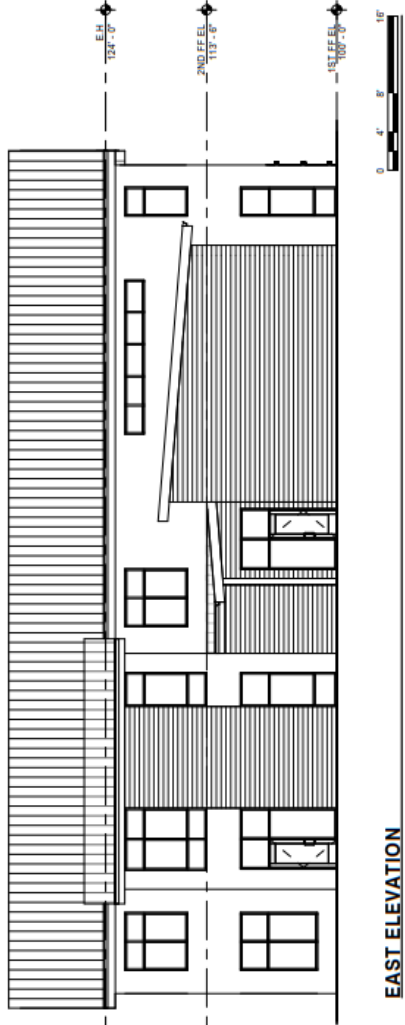
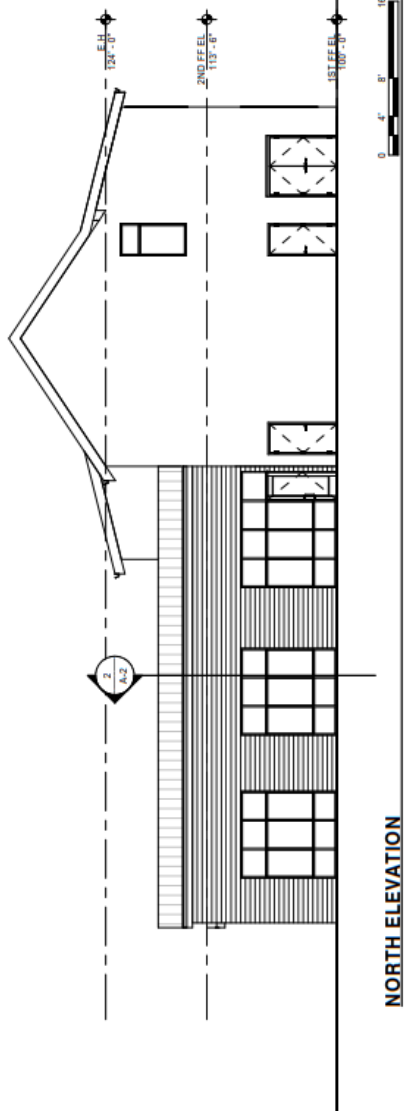
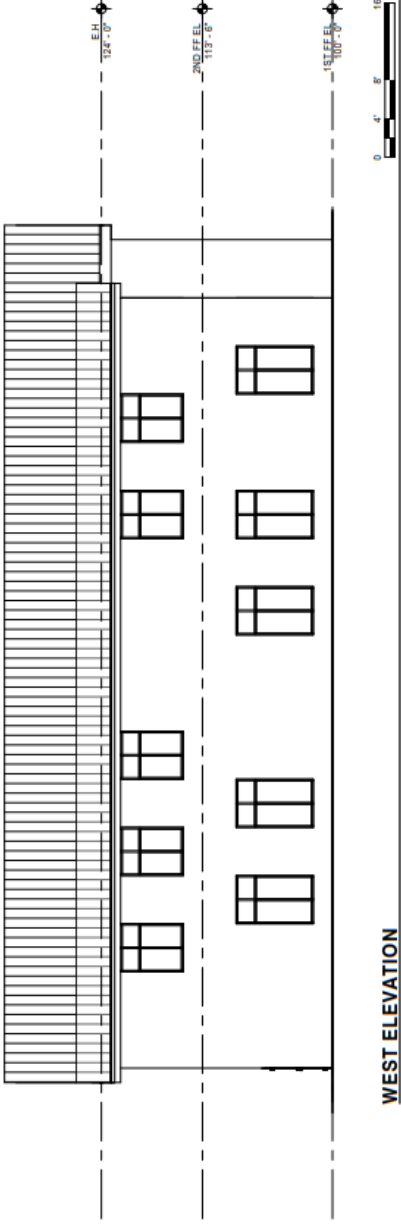
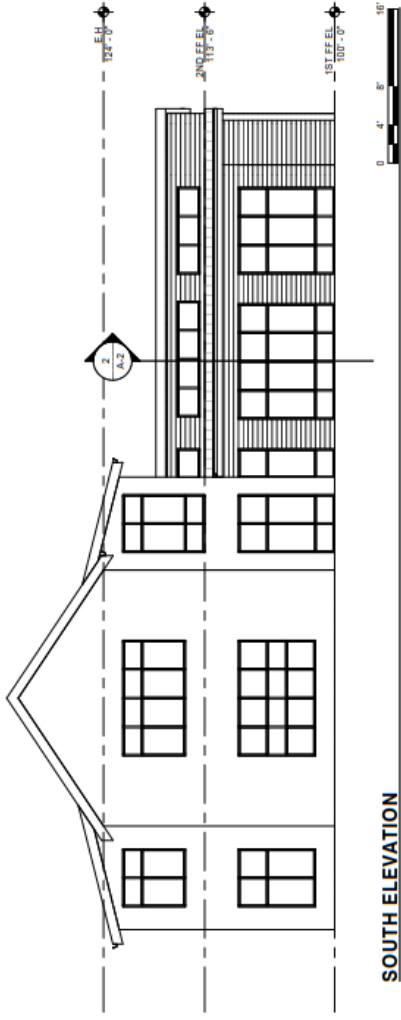
Attached.

Note: All plans are subject to review and approval by the Department of Housing and Neighborhood Revitalization.

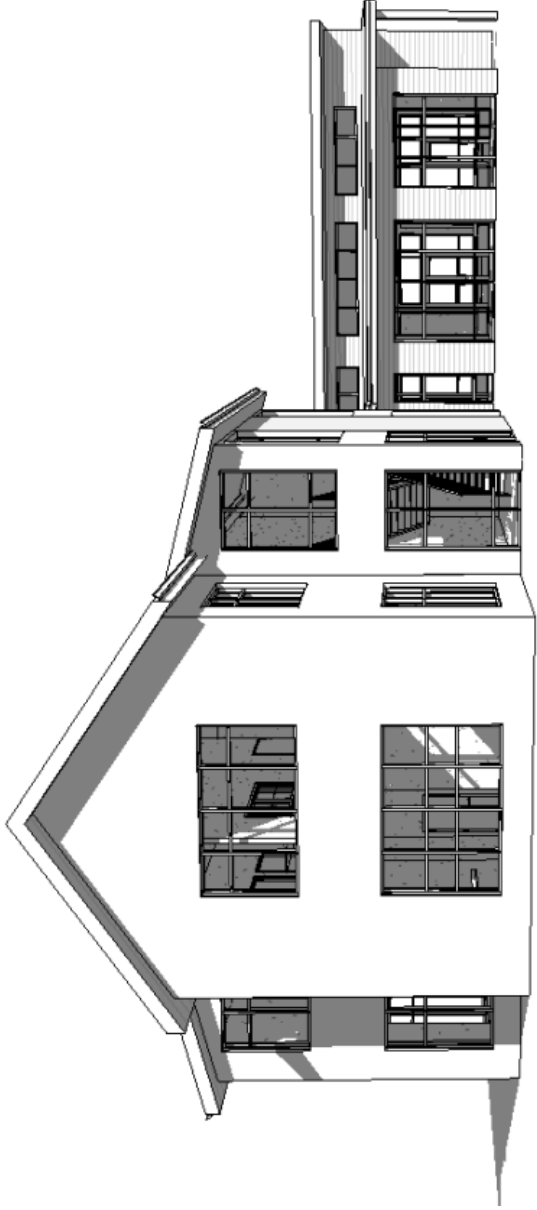
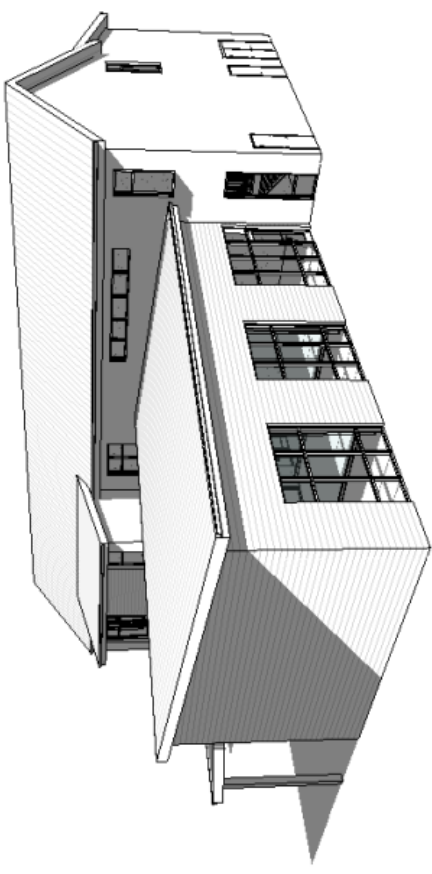
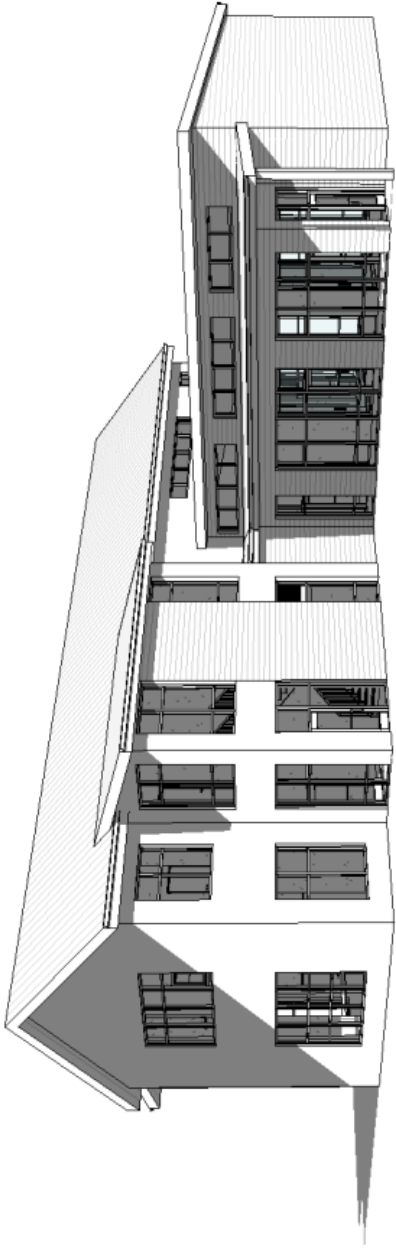
Section 2: Construction Timeline

- Developer must apply for a construction permit and close on any construction financing within 60 days of acquisition of the Land Transfer Program lot(s) from the City of Dallas.
- Developer should complete construction and lease facility to a tenant providing medical related services within 2 years of acquisition of the Land Transfer Program lot(s) from the City of Dallas.

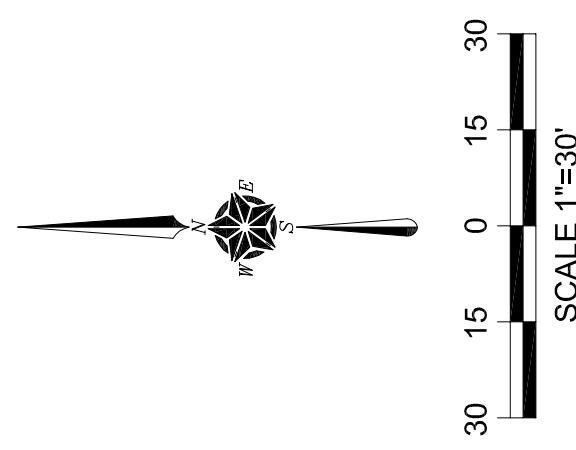
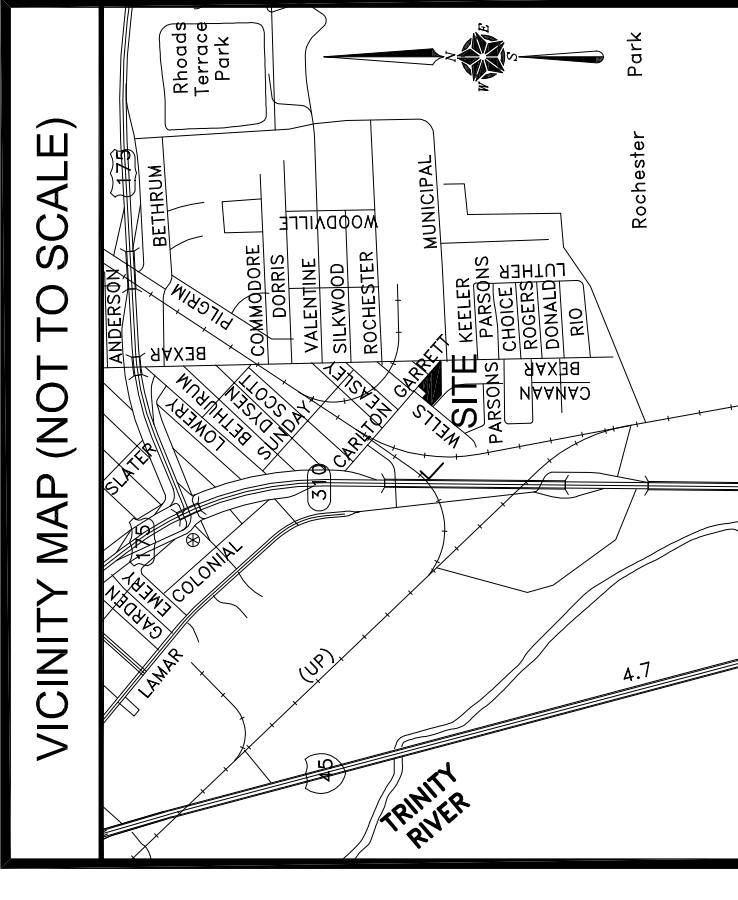
ELEVATIONS



3D VIEWS



3D VIEWS



- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO REPLAT SEVEN LOTS IN TO ONE LOT.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE FLRM, NO. 48113C4R481, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD ONE HAZARD AREA EXCEPT AS SHOWN. THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YEAR) FLOOD BY LEVEE, DIKE OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE DUE TO OVERTOPPING DURING LARGER FLOODS.
 - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
 - 7) BENCHMARKS:
1789. 56-H-1 MUNICIPAL STREET (SOUTH CENTRAL EXPRESSWAY) - SAINT CLAIR STREET (NO DOCUMENTATION)
N = 6,950.710; E = 2,504.821; ELEVATION = 403.230
1789. 56-H-2 MUNICIPAL STREET - DALLAS POWER & LIGHT COMPANY (D.P. & L.) RIGHT-OF-WAY
N = 6,956.441; 3.06; E = 2,508.349; 7.30; ELEVATION = 385.000

- LEGEND**
- M.R.D.C.T.
 - D.R.D.C.T.
 - O.P.R.D.C.T.
 - INST. NO.
 - VOL., PG.
 - R.O.W.
 - MDS (A) (B)
 - MDS (B) (C)
 - IRF (B) (C)
 - 3-1/4" METALLIC DISK STAMPED "BONTON RESOURCES & RPLS 5299" SET FOR CORNER
 - 2" BRASS DISK WITH MAG NAIL STAMPED "BONTON RESOURCES & RPLS 5299"
 - 1/2" IRON ROD FOUND
 - "X" CUT IN CONCRETE
 - CONTROLLING MONUMENT
 - EASEMENT
 - ALL.
 - A.C.
 - POWER POLE
 - OVERHEAD POWER LINE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER LINE
 - WATER MAIN
 - CONCRETE PAVING
- MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME PAGE
RIGHT-OF-WAY
MDS (A) (B)
RPLS 5299 SET FOR CORNER
3-1/4" METALLIC DISK STAMPED "BONTON RESOURCES & RPLS 5299"
2" BRASS DISK WITH MAG NAIL STAMPED "BONTON RESOURCES & RPLS 5299"
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GAS METER
WATER METER
WATER VALVE
SANITARY SEWER LINE
WATER MAIN
CONCRETE PAVING

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS City Build Community Development Corporation and the City of Dallas are the owners of that tract of land situated in the John M. Crockett Survey, Abstract No. 353, in the City of Dallas Block 27077, Dallas County, Texas, and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10, Block 27077 of Bon Ton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 4, Page 415 of the Map Records of Dallas County, Texas, and being that tract of land described in Paragraph 1 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 201300180146 of the Official Public Records of Dallas County, Texas, together with that tract of land described in Deed without Warranty to City of Dallas recorded in Instrument Number 201500179536 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 20100003356 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 20090021804 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 201300180147 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 2 inch brass disk with mag nail stamped "Bonton Resources & RPLS 5299" set for corner, said corner being the east corner of said Lot 1, Block 27077, said corner also being in the southwest right-of-way line of Carlton Garrett Street (40 foot right-of-way), said corner also being in the north right-of-way line of Bon Ton Street (40 foot right-of-way), from which lies an "X" cut in concrete found which bears South 69 degrees 36 minutes 29 seconds West, 4.65 feet;

Thence South 89 degrees 36 minutes 10 seconds West, along the north right-of-way line of said Bon Ton Street, passing a 5/8 inch iron rod with yellow plastic cap stamped "10591233" found at a distance of 147.73 feet, then passing a 5/8 inch iron rod with pink plastic cap stamped "BDS Tech" found at a distance of 140.43 feet, continuing for a total distance of 295.46 feet to a 1/2 inch iron rod with yellow plastic cap stamped "BDS Tech" found for corner, said corner being in the northeast right-of-way line of Canaan Street (40 foot right-of-way) and the northwest corner of said Bon Ton Street right-of-way;

Thence North 47 degrees 48 minutes 26 seconds West, along the northeast right-of-way line of said Canaan Street, passing a 5/8 inch iron rod with yellow plastic cap stamped "BDS Tech" found at a distance of 115.79 feet, continuing for a total distance of 125.79 feet to a 2 inch brass disk with mag nail stamped "Bonton Resources & RPLS 5299" set for corner, said corner being in the southeast right-of-way line of Wells Street (40 foot right-of-way);

Thence North 42 degrees 10 minutes 17 seconds East, along the southeast right-of-way line of said Wells Street, a distance of 100.04 feet to a 3-1/4 inch metallic disk stamped "Bonton Resources & RPLS 5299" set for corner, said corner being the west corner of Lot 5, Block 27077 of said Bon Ton Addition;

Thence South 47 degrees 47 minutes 59 seconds East, along the southwest line of said Lot 5, Block 27077, a distance of 50.00 feet to a 3-1/4 inch metallic disk stamped "Bonton Resources & RPLS 5299" set for corner, said corner being the south corner of said Lot 5, Block 27077;

Thence North 42 degrees 10 minutes 17 seconds East, along the southeast line of said Lot 5, Block 27077, a distance of 100.04 feet to a 3-1/4 inch metallic disk stamped "Bonton Resources & RPLS 5299" set for corner, said corner being in the southwest right-of-way line of said Carlton Garrett Street;

Thence South 47 degrees 47 minutes 59 seconds East, along the southwest right-of-way line of said Carlton Garrett Street, a distance of 293.33 feet back to the POINT OF BEGINNING and containing 41,923.77 square feet or 0.962 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, City Build Community Development Corporation and the City of Dallas, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BONTON RESOURCES**, 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 life line easements shall be open to the public, life and poles units, garage and rubbish collection agencies, and all public and private utilities be 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 and upon 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 the 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, the 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 pitting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

City Build Community Development Corporation

Trey Holloway, Director
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, 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 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 _____, 2021.

Notary Signature
City of Dallas

Authorized Agent
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, 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 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 _____, 2021.

Notary Signature
City of Dallas

Authorized Agent
STATE OF TEXAS
COUNTY OF DALLAS

Dated this the _____ day of _____, 2021.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT. (9/17/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 _____, 2021.

Notary Signature
SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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.

Notary Signature
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I, Gary E. Johnson, 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.

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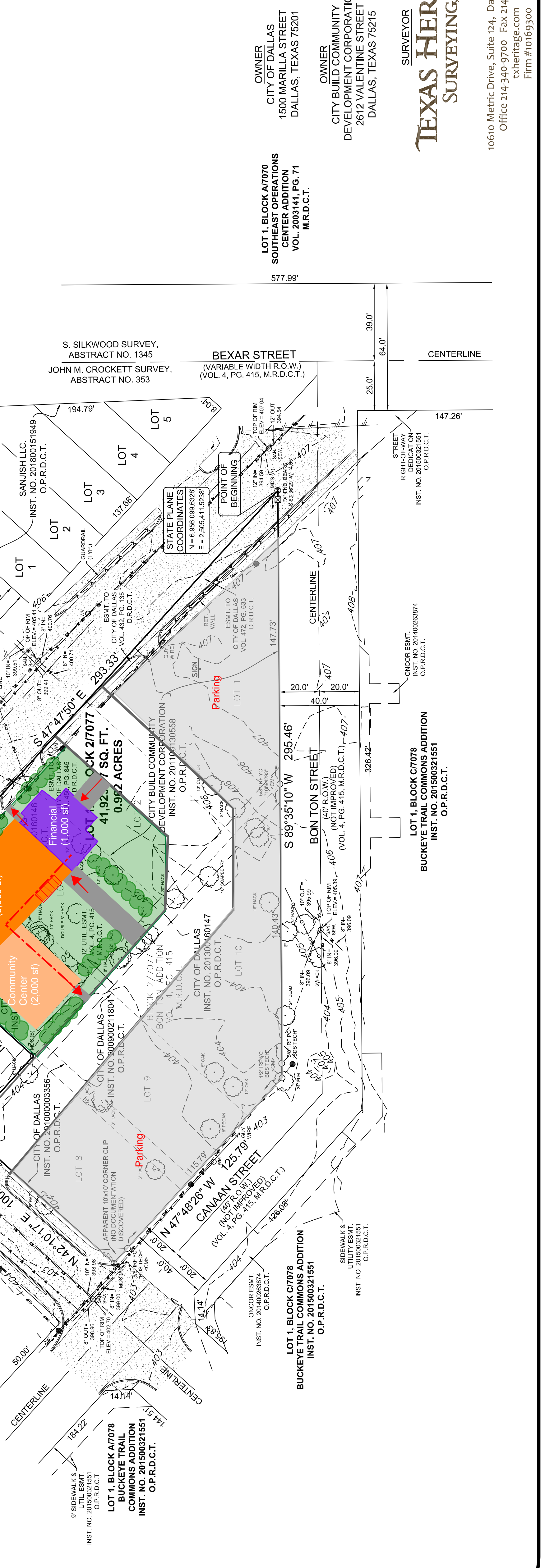
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Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

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Notary Signature



PRELIMINARY PLAT
BONTON RESOURCES
LOT 1A, BLOCK 27077
REPLAT OF LOTS 1-4 & 8-10, BLOCK 27077,
BON TON ADDITION
JOHN M. CROCKETT SURVEY, ABSTRACT NO. 353
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____

TEXAS HERITAGE
SURVEYING, LLC
SURVEYOR

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

DATE: 9/15/2021 / JOB # 21013562 / SCALE - 1" = 30' / JACOB

OWNER
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201

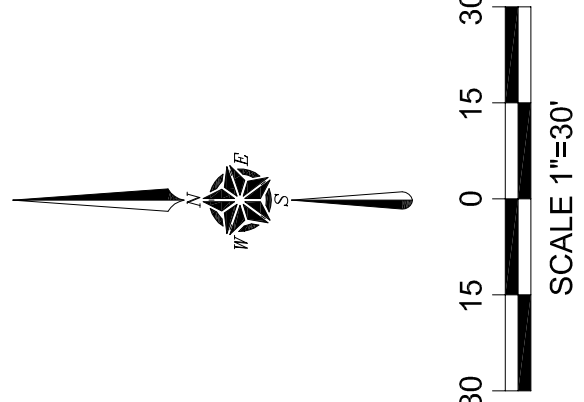
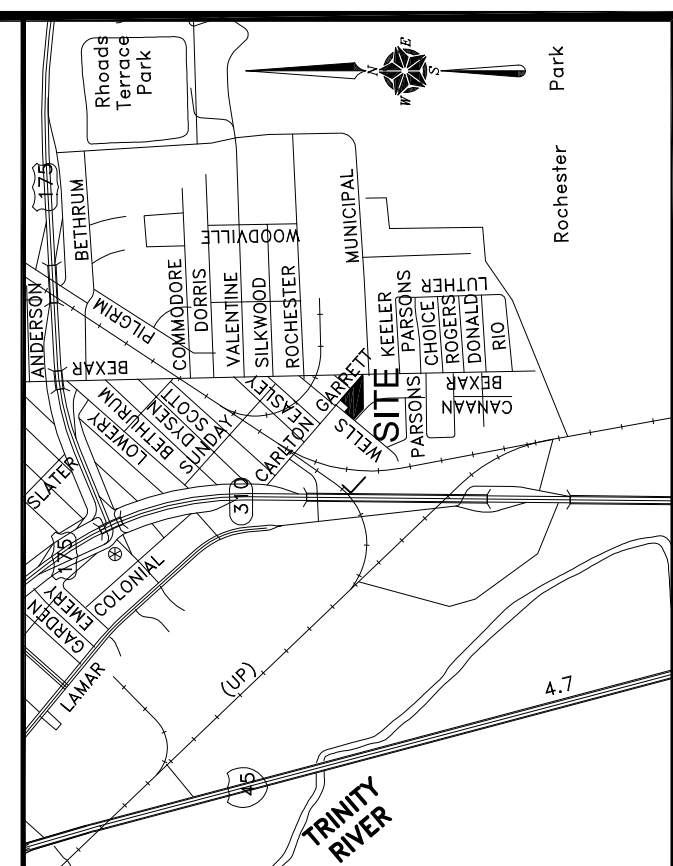
OWNER
CITY BUILD COMMUNITY
DEVELOPMENT CORPORATION
2612 VALENTINE STREET
DALLAS, TEXAS 75215

LOT 1, BLOCK 27077
SOUTHEAST ADDITION
CENTER ADDITION
VOL. 2003141, PG. 71
M.R.D.C.T.

LOT 1, BLOCK C7078
BUCKEYE TRAIL COMMONS ADDITION
INST. NO. 20150021551
O.P.R.D.C.T.

LOT 1, BLOCK C7078
BUCKEYE TRAIL COMMONS ADDITION
INST. NO. 20150021551
O.P.R.D.C.T.

VICINITY MAP (NOT TO SCALE)



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT SEVEN LOTS IN TO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE FLRM, NO. 48113CQR481, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDOUS AREA EXCEPT AS SHOWN. THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YEAR) FLOOD BY LEVEE, DIKE OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE DUE TO OVERTOPPING DURING LARGER FLOODS.
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- 6) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 7) BENCHMARKS:
 - 1789. 56-H-1 MUNICIPAL STREET (SOUTH CENTRAL EXPRESSWAY) - SAINT CLAIR STREET (NO DOCUMENTATION)
 - N = 6,950.70; E = 2,504.62; 1.687; ELEVATION = 400.220
 - 1789. 56-H-2 MUNICIPAL STREET - DALLAS POWER & LIGHT COMPANY (D.P.&L) RIGHT-OF-WAY (NO DOCUMENTATION)
 - N = 6,956.44; 1.306; E = 2,509.349; 7.730; ELEVATION = 385.000

- LEGEND
- M.R.D.C.T.
 - D.R.D.C.T.
 - O.P.R.D.C.T.
 - INST. NO.
 - VOL. PG.
 - R.O.W.
 - MDS (A) (B)
 - MDS (B) (C)
 - IRF (O)
 - "X" (X)
 - <CMP>
 - ESMT.
 - ALL.
 - A.C.
 - OS
 - SW
 - W
 - SN
 - SN SW
 - LSM
 - CATN
 - GES
 - OHP
 - W
 - W
 - W

- MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME PAGE
RIGHT-OF-WAY
3-1/4" METALLIC DISK STAMPED "BENTON RESOURCES & RPLS 5299" SET FOR CORNER
2" BRASS DISK WITH MAG NAIL STAMPED "BENTON RESOURCES & RPLS 5299"
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"X" CUT IN CONCRETE
CONTROLLING MONUMENT
EASEMENT
AIR CONDITIONING
POWER POLE
OVERHEAD POWER LINE
SANITARY SEWER LINE
WATER METER
WATER VALVE
WATER METER
WATER VALVE
WATER VALVE
WATER VALVE
LONE STAR GAS MANNHOLE
CABLE TELEVISION PEDESTAL
OVERHEAD POWER LINE
CONCRETE PAVING

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS City Build Community Development Corporation and the City of Dallas are the owners of that tract of land situated in the John M. Crockett Survey, Abstract No. 353, in the City of Dallas Block 27077, Dallas County, Texas, and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, Block 27077 of Bon Ton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 4, Page 475 of the Map Records of Dallas County, Texas, and being that tract of land described in Paragraph 4 of the plat of the City of Dallas, Dallas County, Texas, and being that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 201300180146 of the Official Public Records of Dallas County, Texas, together with that tract of land described in Deed Under Warranty to City of Dallas recorded in Instrument Number 201500179536 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 201000003356 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 200900211804 of the Official Public Records of Dallas County, Texas, together with that tract of land described in General Warranty Deed to City of Dallas recorded in Instrument Number 201300180147 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 2 inch brass disk with mag nail stamped "Benton Resources & RPLS 5299" set for corner, said corner being the east corner of said Lot 1, Block 27077, said corner also being in the southwest right-of-way line of Carlton Garrett Street (40 foot right-of-way), said corner also being in the north right-of-way line of Bon Ton Street (40 foot right-of-way), from which lies an "X" cut in concrete found which bears South 69 degrees 36 minutes 29 seconds West, 4.65 feet;

Thence South 89 degrees 35 minutes 10 seconds West, along the north right-of-way line of said Bon Ton Street, passing a 5/8 inch iron rod with yellow plastic cap stamped "10591233" found at a distance of 147.73 feet, then continuing for a total distance of 295.46 feet to a 1/2 inch iron rod with yellow plastic cap stamped "BDS Tech" found for corner, said corner being in the northeast right-of-way line of Canaan Street (40 foot right-of-way) and the northwest corner of said Bon Ton Street right-of-way;

Thence North 47 degrees 48 minutes 26 seconds West, along the northeast right-of-way line of said Canaan Street, passing a 5/8 inch iron rod with yellow plastic cap stamped "BDS Tech" found at a distance of 115.79 feet, continuing for a total distance of 125.79 feet to a 2 inch brass disk with mag nail stamped "Benton Resources & RPLS 5299" set for corner, said corner being in the southeast right-of-way line of Wells Street (40 foot right-of-way);

Thence North 42 degrees 10 minutes 17 seconds East, along the southeast right-of-way line of said Wells Street, a distance of 100.04 feet to a 3-1/4 inch metallic disk stamped "Benton Resources & RPLS 5299" set for corner, said corner being the west corner of Lot 5, Block 27077 of said Bon Ton Addition;

Thence South 47 degrees 47 minutes 59 seconds East, along the southwest line of said Lot 5, Block 27077, a distance of 50.00 feet to a 3-1/4 inch metallic disk stamped "Benton Resources & RPLS 5299" set for corner, said corner being the south corner of said Lot 5, Block 27077;

Thence North 42 degrees 10 minutes 17 seconds East, along the southeast line of said Lot 5, Block 27077, a distance of 100.04 feet to a 3-1/4 inch metallic disk stamped "Benton Resources & RPLS 5299" set for corner, said corner being in the southwest right-of-way line of said Carlton Garrett Street;

Thence South 47 degrees 47 minutes 59 seconds East, along the southwest right-of-way line of said Carlton Garrett Street, a distance of 293.33 feet back to the POINT OF BEGINNING and containing 41,923.77 square feet or 0.982 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, City Build Community Development Corporation and the City of Dallas, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BENTON RESOURCES**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities be 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 improvements or growths which in any way may encroach 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 and upon 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 the utility).

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This plat approved subject to all pletting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

CITY BUILD COMMUNITY DEVELOPMENT CORPORATION

Trey Holloway, Director
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 _____, 2021.

Notary Signature
City of Dallas

Authorized Agent
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared City of Dallas, duly authorized agent, 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 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 _____, 2021.

Notary Signature
SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2021.

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. (9/17/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
COUNTY OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 _____, 2021.

Notary Signature
SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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.

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Gary E. Johnson
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COUNTY OF TEXAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

OWNER
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201

OWNER
CITY BUILD COMMUNITY DEVELOPMENT CORPORATION
2612 VALENTINE STREET
DALLAS, TEXAS 75215

OWNER
CITY BUILD COMMUNITY DEVELOPMENT CORPORATION
2612 VALENTINE STREET
DALLAS, TEXAS 75215

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC

PRELIMINARY PLAT
BENTON RESOURCES
LOT 1A, BLOCK 27077
REPLAT OF LOTS 1-4 & 8-10, BLOCK 27077,
BON TON ADDITION
JOHN M. CROCKETT SURVEY, ABSTRACT NO. 353
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____

DATE: 9/15/2021 / JOB # 2101356-2 / SCALE - 1" = 30' / JACOB

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