

OWNER'S CERTIFICATE

WHEREAS, CLAY STRUCTURES, INC., a Texas corporation, is the owner of a tract of land situated in the McKinney and Williams Survey, Abstract No. 1022, in City Block 8792 and City Block A/8792 in the City of Dallas, Dallas County, Texas, and being that tract of land described in Warranty Deed to CLAY STRUCTURES, INC., a Texas corporation recorded in Volume 2003203, Page 8419 of the Deed Records of Dallas County, Texas, containing Lots 14 & 15 of Curry Addition No. 2 (unrecorded), together with that tract of land described in Warranty Deed to CLAY STRUCTURES, INC., a Texas corporation recorded in Volume 2004202, Page 4535 of the Deed Records of Dallas County, Texas, containing Lots 16 & 17 of said Curry Addition No. 2 (unrecorded), together with those tracts of land described as Tract 1 and Tract 2 in Special Warranty Deed to CLAY STRUCTURES, INC. a Texas corporation recorded in Volume 2003188, Page 12194 of the Deed Records of Dallas County, Texas, containing Lots 18 & 19 and part of Lots 21 & 22 of Curry Addition No. 2 (unrecorded), and together being more particularly described by metes and bounds as follows:

Maskey Nagarkoti and Bionhan Babu Gautam recorded in Instrument Number 201800145868 of the Official Public Records of Dallas County, Texas, said corner also being in the northwest right-of-way line of Jordan Valley Road (60 foot right-of-way), said corner also being in the southwest right-of-way line of C.F. Hawn Freeway (U.S. Highway No. 175)(frontage road)(variable width right-of-way);

Freeway, along the northeast line of said Nagarkoi tract and along the northeast line of said C.F. Hawn described as Tract 1 and Tract 2 in Warranty Deed to CLAY STRUCTURES, INC., a Texas corporation recorded in Instrument Number 202200044888 of the Official Public Records of Dallas County, Texas, a distance of 205.25 feet to a 3-1/4 inch aluminum disk stamped "C.S. PLACE & RPLS 5382" on 1/2 inch iron rod set for corner, said point being the POINT OF BEGINNING, said point also being the north corner of said Tract 2 of CLAY STRUCTURES, INC. tract (Inst. No. 202200044888);

orthwest line of said Tract 2 of CLAY 145.00 feet to a 3-1/4 inch aluminum disk rner, said corner being the west corner or

hence South 61 degrees 42 minutes 03 seconds East, along the southerly line of said Tract 2 of CLAY TRUCTURES, INC. tract (Inst. No. 202200044888), a distance of 3.98 feet to a 3-1/4 inch aluminum disk tamped "C.S. PLACE & RPLS 5382" on 1/2 inch iron rod set for corner, said corner being the northwest corner of nat tract of land described in Affidavit of Facts Concerning the Identity of Heirs to Yolanda Jackson recorded in strument Number 202100142922 of the Official Public Records of Dallas County, Texas;

Thence North 45 degrees 24 minutes 15 seconds West, along the northeast line of said Vazquez tract, a distance of 49.94 feet to a 1/2 inch iron rod found for corner, said corner being the north corner of said Vazquez tract;

Thence South 44 degrees 59 minutes 16 seconds West, along the northwest line of said Vazquez tract, and along the northwest line of that tract of land described in General Warranty Deed to TEXAS GROUP REAL ESTATE LLC recorded in Instrument Number 202300010634 of the Official Public Records of Dallas County, Texas, a distance of 134.55 feet to a 1/2 inch iron rod found for corner, said corner being the east corner of that tract of land described in Sheriff's Deed to D REALTY INVESTMENTS INC recorded in Instrument Number 202000204744 of the Official Public Records of Dallas County, Texas;

Thence North 45 degrees 29 minutes 00 seconds West, along a northeast line of said D REALTY INVESTMENTS NC tract, a distance of 173.61 feet to a 3-1/4 inch aluminum disk stamped "C.S. PLACE & RPLS 5382" on 1/2 nch iron rod set for corner, said corner being in an easterly line of that tract of land described in Dedication Deed to City of Kleberg, Texas recorded in Volume 69233, Page 632 of the Deed Records of Dallas County, Texas;

ne following cour

North 19 degrees 49 minutes 57 seconds East, a distance of 65.31 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 92 degrees 06 minutes 30 seconds, a radius of 72.29 feet, and a chord bearing and distance of North 01 degrees 24 minutes 00 seconds, 104.10 feet;

In a northeasterly direction, along said curve to the left, passin 73.19 feet and continuing for a total arc length of 116.22 feet ng a 3/4 inch iron rod found at an arc length of to a 1/2 inch iron rod found for corner;

North 44 degrees 39 minutes 15 seconds West, a distance of 14.33 feet to a 3-1/4 inch aluminum disk stamped "C.S. PLACE & RPLS 5382" on 1/2 inch iron rod set for corner, said corner being the south corner of that tract of land described in Quitclaim Deed to John C. McAfee and Betty McAfee recorded in Volume 73132, Page 2618 of the Deed Records of Dallas County, Texas;

Thence North 28 degrees 17 minutes 57 seconds East, along an east 14.53 feet to a 2-1/2 inch brass washer stamped "C.S. PLACE & RPI sterly line of said McAfee tract, a distance of LS 5382" set with mag nail for corner;

Thence North 61 degrees 42 minutes 03 seconds West, along a northerly line of said McAfee tract, a distance of 24.96 feet to a 3-1/4 inch aluminum disk stamped "C.S. PLACE & RPLS 5382" on 1/2 inch iron rod set for corner, said corner being in a northeasterly line of said City of Kleberg, Texas tract; asterly line of said City of Kleberg, Texas

Thence North 28 degrees 17 minutes 57 seconds East, along the mount of the mount of the seconds East, along the mount of the seconds East, along the mount of the second of 1/2 inch iron rod set for corner, said corner being in the southwes Hawn Freeway; iost northerly southeast line of said City of num disk stamped "C.S. PLACE & RPLS 5382" st right-of-way line of aforementioned C.F.

Thence South 51 degrees 15 minutes 40 seconds East, along the southwest right-of-way line of said C.F. Hawn Freeway, a distance of 101.88 feet to a 3-1/4 inch aluminum disk stamped "C.S. PLACE & RPLS 5382" on 1/2 inch

hence South 61 degrees 42 minutes 03 seconds East, along the southwest right-of-way line of said C.F. Hawn reeway, a distance of 13.85 feet to the POINT OF BEGINNING and containing 121,508 square feet or 2.789 cres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CLAY STRUCTURES, INC., a Texas corporation, does hereby adopt this plat, designating the herein described property as **C.S. PLACE**, an addition to the City of Dallas, Dallas County, Texas, and does 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, 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 of 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, 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.

CLAY STRUCTURES, INC., a Texas corporation WITNESS MY HAND THIS DAY OF 2025.

oved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas

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 Dennis Thomas, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

SURVEYOR'S STATEMENT

I, J. R. January, 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 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. (8/7/2025)

J. R. January Texas Registered Professional Land Surveyor No. 5382

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

PLACE COUNTY RECORDING LABE

I, Tony Shidid, 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____ day of and same was duly approved on the ______day of _____ by said Commission. __day of _by said Commission.

PRELIMINARY PLAT C.S. PLACE

LOT 1, BLOCK 8792

BEING 4 TRACTS OF LAND IN

CITY BLOCK 8792 & A/8792 SITUATED IN THE

MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1022

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-222 PLAT NO. 25-000074

OWNER
CLAY STRUCTURES, INC.,
A TEXAS CORPORATION
P.O. BOX 896
MABANK, TEXAS 75147



