

STATE OF TEXAS }
COUNTY OF DALLAS }
OWNER'S CERTIFICATE

WHEREAS C&H Acquisitions, LLC is the sole owner of a 9.967 acre tract of land situated in the Hiram Wilborn Survey, Abstract No. 1568, City Block A/7467, City of Dallas, Dallas County, Texas, and being all of the 9.967 acre tract of land conveyed to C&H Acquisitions, LLC by a Special Warranty Deed, recorded in Instrument Number 20250009489, Official Public Records, Dallas County, Texas, and being a part of Block A/7467, Hillcrest 635 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71021, Page 2073, Map Records, Dallas County, Texas; said 9.967 acre tract being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said Block A/7467, the northeast corner of Lot 2, Block A/7466, Hillcrest Green, Second Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80162, Page 177, Deed Records, Dallas County, Texas and being the southwest corner of Block 7467 of said Hillcrest - 635 Addition;

THENCE along the common line between said Block A/7467 and said Lot 2, Block A/7466, the following three (3) courses and distances:

South 89 degrees 44 minutes 37 seconds West, a distance of 339.93 feet to a 3/4-inch iron rod found for an angle point;

South 89 degrees 54 minutes 26 seconds West, a distance of 477.67 feet to a mag nail found for an angle point;

South 89 degrees 36 minutes 49 seconds West, passing at a distance of 412.05, a 1/2-inch capped iron rod stamped "5632" found for the northwest corner of said Lot 2, Block A/7466, an angle point in the east right-of-way line of Hillcrest Road (variable width right-of-way); continuing along the south line of said Block A/7467 and in the east right-of-way line of said Hillcrest Road, in all a total distance of 432.11 feet to the southwest corner of said Block A/7467 and an angle point in the east right-of-way line of Hillcrest Road (variable width right-of-way);

THENCE North 01 degrees 04 minutes 38 seconds West along the east right-of-way line of said Hillcrest Road and the west line of said Block A/7467, a distance of 378.08 feet to an angle point on the east right-of-way line of said Hillcrest Road and the west corner of said Block A/7467;

THENCE North 88 degrees 48 minutes 57 seconds East along the east right-of-way line of said Hillcrest Road and a north line of said Block A/7467, a distance of 20.04 feet to an x-cut found for a re-entrant corner of said Block A/7467 and an angle point on east right-of-way line of said Hillcrest Road;

THENCE North 01 degrees 11 minutes 15 seconds West along the east right-of-way line of said Hillcrest Road and the west line of said Block A/7467, a distance of 34.27 feet to an x-cut found for the southwest corner of a called Parcel 1 of a tract of land conveyed to the State of Texas as recorded in Instrument Number 200900079373, Official Public Records, Dallas County, Texas;

THENCE departing the east right-of-way line of said Hillcrest Road and the west line of said Block A/7467, along the south line of said Parcel 1, the following seven (7) courses and distances:

North 49 degrees 29 minutes 00 seconds East, a distance of 40.12 feet to a point for corner;

South 85 degrees 28 minutes 53 seconds East, a distance of 75.20 feet to a 1/2-inch capped iron rod stamped "RPLS 5832" found for the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 02 degrees 20 minutes 29 seconds, a radius of 2,850.29 feet, and an arc length of 116.48 feet (chord bears South 84 degrees 18 minutes 37 seconds East, 116.47 feet) to a 1/2-inch capped iron rod stamped "RPLS 5832" found for the end of said curve;

South 83 degrees 08 minutes 25 seconds East, a distance of 73.96 feet to a 1/2-inch capped iron rod stamped "RPLS 5832" found and the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 06 degrees 28 minutes 38 seconds, a radius of 2,500.00 feet, and an arc length of 282.62 feet (chord bears South 80 degrees 17 minutes 49 seconds East, 282.47 feet) to a 1/2-inch capped iron rod stamped "RPLS 5832" found for the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 06 degrees 47 minutes 47 seconds, a radius of 2,500.00 feet, and an arc length of 296.55 feet (chord bears South 80 degrees 51 minutes 09 seconds East, 296.38 feet) to a 1/2-inch capped iron rod stamped "RPLS 5832" found for the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 01 degree 22 minutes 12 seconds, a radius of 11,501.66 feet, and at an arc length of 272.82 feet passing the southeast corner of said Parcel 1 and the southwest corner of a called Parcel 11 of a tract of land conveyed to the State of Texas as recorded in Instrument Number 200900079373, Official Public Records, Dallas County, Texas, continuing along the south line of said Parcel 11, in all a total arc length of 275.01 feet (chord bears South 84 degrees 56 minutes 09 seconds East, 275.01 feet) to a point in the east line of said Block A/7467 and the west line of said Block 7467;

THENCE South 18 degrees 43 minutes 37 seconds East along the east line of said Block A/7467 and the west line of said Block 7467, a distance of 304.36 feet to the POINT-OF-BEGINNING, containing 434,155 square feet or 9.967 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS }

I, Jason B. Armstrong, 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) and (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____. 2025.

PRELIMINARY PLAT, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 the ____ day of _____. 2025.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&H ACQUISITIONS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as "HEB HILLCREST 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 of 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 _____. 2025.

BY: C&H ACQUISITIONS, LLC

Name: _____
Title: _____

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____. 2025.

Notary Public, State of Texas

COUNTY RECORDING LABEL
FINAL PLAT

CERTIFICATE OF APPROVAL
I, _____, Chairperson or
I, _____, 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

HEB HILLCREST ADDITION

LOT 1, BLOCK A/7467

9.967 ACRES

1 COMMERCIAL LOT

BEING A REPLAT OF PART OF BLOCK A/7467
HILLCREST 635 ADDITION

VOLUME 71021, PAGE 2073, D.R.D.C.T.

SITUATED IN THE

HIRAM WILBORN SURVEY, ABSTRACT NO. 1568

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: PLAT-25.000180

DALLAS CITY WASTEWATER PLAN NUMBER: WWXX-

DALLAS CITY ENGINEERING PLAN NUMBER: DPXX-

OWNER
C&H ACQUISITIONS, LLC
646 S. FLORES STREET
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ENGINEER / SURVEYOR

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