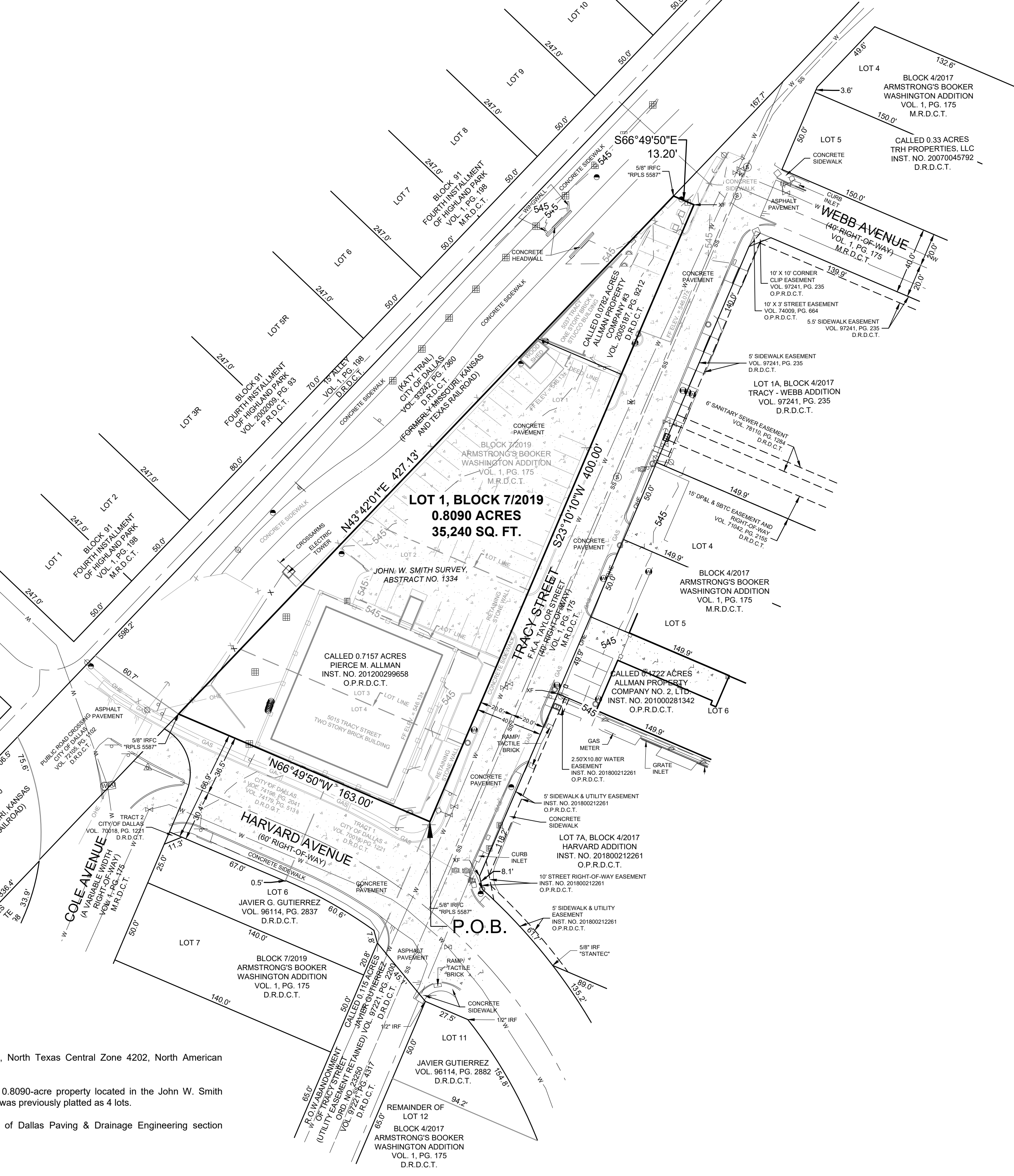


LEGEND table listing symbols for various utilities and structures such as ROOF DRAIN, CABLE TV BOX, MAIL BOX, NEWS STAND, etc.

LINE TYPE LEGEND table listing line styles for BOUNDARY LINE, ADJACENT PROPERTY LINE, EASEMENT LINE, BUILDING LINE, etc.



- GENERAL NOTES: 1. Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0335K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within:

OWNER: ABA FAMILY TRUST, BY ALLIE BETH ALLMAN, TRUSTEE; ALLMAN PROPERTY CO., NO. 2, LTD., BY ALLMAN MANAGEMENT COMPANY, LLC, ITS GENERAL PARTNER, BY ALLIE BETH ALLMAN, MANAGER; AND ALLMAN PROPERTY CO., NO. 3, LTD., BY ALLMAN MANAGEMENT COMPANY, LLC, ITS GENERAL PARTNER, BY ALLIE BETH ALLMAN, MANAGER

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2500 PACIFIC AVE., SUITE 1100, DALLAS, TEXAS 75226

SURVEYOR: KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVE., SUITE 1100, DALLAS, TEXAS 75226

OWNER CERTIFICATE

WHEREAS ALLMAN PROPERTY COMPANY #3 AND PIERCE M. ALLMAN are the owners of a tract of land situated in the John W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 7/2019 and being all of Lots 1-4, Block 7/2019, Armstrong's Booker Washington Addition, an addition to the City of Dallas, recorded in Volume 1, Page 175, Map Records, Dallas County, Texas, and being all of a called 0.7157 acre tract of land described in General Warranty Deed to Allman Property Company #3, Deed Records, Dallas County, Texas, and being all of a called 0.7157 acre tract described in General Warranty Deed to Pierce M. Allman, recorded in Instrument No. 201200299658, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "RPLS 5587" found for the south corner of said 0.7157 acre tract and the south corner of said Lot 4, at the intersection of the northwest right-of-way line of Tracy Street (formerly known as Taylor Street, 40-foot right-of-way, Vol. 1, Page 175 of said Map Records) and the northeast right-of-way line of Harvard Avenue (60-foot right-of-way, Volume 70018, Page 122, Deed Records, Dallas County Texas);

THENCE with said northeast right-of-way line of Harvard Avenue and with the southwest line of said 0.7157 acre tract and the southwest line of said Lot 4, North 66°49'50" West, a distance of 163.00 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for the west corner of said 0.7157 acre tract and the west corner of said Lot 4 and the south corner of a tract of land described in Donative Deed without Warranty to City of Dallas, recorded in Volume 93242, Page 7360 of said Deed Records;

THENCE departing said northeast right-of-way line of Harvard Avenue, with the southeast line of said City of Dallas tract and the northwest lines of said Lots 1-4 and the northwest lines of said 0.7157 acre tract and said 0.782 acre tract, North 43°42'01" East, a distance of 427.13 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for the north corner of said 0.782 acre tract;

THENCE with the northeast line of said 0.782 acre tract and the northeast line of said Lot 1, South 66°49'50" East, a distance of 13.20 feet to an "X" cut in concrete found for the east corner of said 0.782 acre tract and the east corner of said Lot 1, in said northeast right-of-way line of Tracy Street;

THENCE with said northwest right-of-way line of Tracy Street and the southeast lines of said Lots 1-4 and the southeast lines of said 0.7157 acre tract and said 0.782 acre tract, South 23°10'10" West, a distance of 400.00 feet to the POINT OF BEGINNING and containing 35,240 square feet or 0.8090 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ALLMAN PROPERTY COMPANY #3 and PIERCE M. ALLMAN, does hereby adopt this plat, designating the herein described property as ARMSTRONG'S BOOKER WASHINGTON 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 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 ___, 20__.

By: _____

Name: _____

STATE OF _____ \$

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 20__.

By: _____

Name: _____

STATE OF _____ \$

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

Dated this the ___ day of ___, 20__.

J. Andy Dobbs Registered Professional Land Surveyor No. 6196

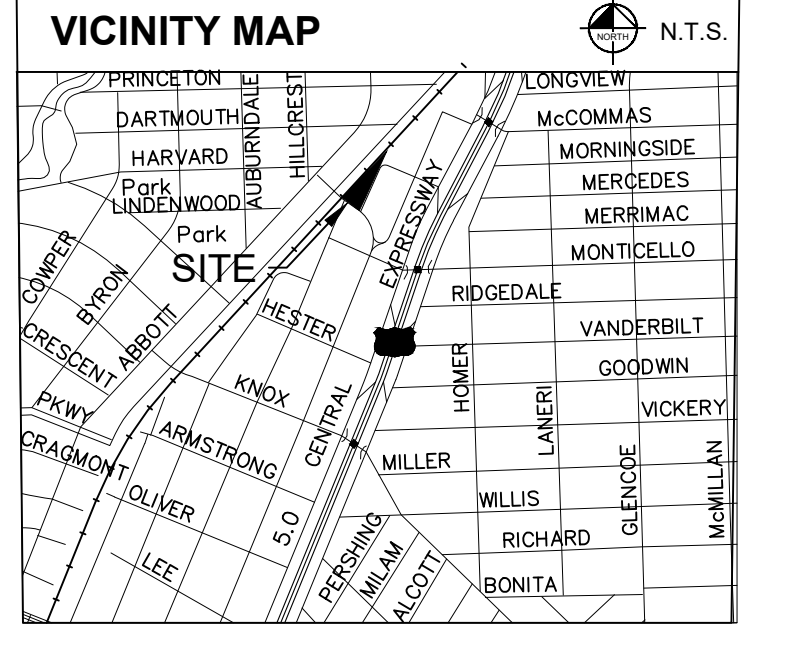
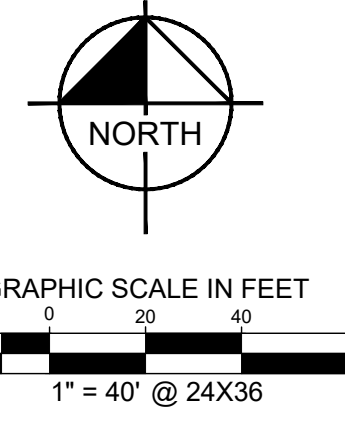
Kimley-Horn and Associates, Inc. 2500 Pacific Ave., Suite 1100 Dallas, Texas 75226 (469) 718-8849 andy.dobbs@kimley-horn.com

STATE OF _____ \$

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of _____



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.

PRELIMINARY PLAT LOT 1, BLOCK 7/2019 ARMSTRONG'S BOOKER WASHINGTON ADDITION ALL OF LOTS 1-4, BLOCK 7/2019 ARMSTRONG'S BOOKER WASHINGTON ADDITION AND BEING 0.8090 ACRES OUT OF THE JOHN W. SMITH SURVEY, ABSTRACT NO. 1334 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-014 WASTEWATER NO. ___ PAVING AND DRAINAGE NO. ___

Kimley Horn logo and contact information: 2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226. FIRM # 10115500. Tel. No. (469) 718-8849. Scale 1"=40', Drawn by LDV, Checked by JAD, Date Oct. 2024, Project No. 060018800, Sheet No. 1 OF 1.