

OWNER'S CERTIFICATE:

State of Texas §
County of Dallas §

WHEREAS, **212 SOUTH BUCKNER LLC** is the owner of that certain 1.537 acres (66,952 square feet) of land in the Sarah Perry Survey, Abstract Number 1164, City of Dallas, Dallas County, Texas; said 1.537 acres (66,952 square feet) of land being all of that certain described in a Special Warranty Deed to 212 South Buckner LLC (hereinafter referred to as 212 South Buckner tract), as recorded in Instrument Number 201900289770, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 1.537 acres (66,952 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JPH" found for the Southwest corner of said 212 South Buckner tract, same being the Northwest corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Vaquero Buckner Partners, LP (hereinafter referred to as Vaquero Buckner Partners tract), as recorded in Instrument Number 201600337150, O.P.R.D.C.T., same also being the existing East right-of-way line of South Buckner Boulevard (variable width right-of-way), as recorded in Volume 2714, Page 320, Deed Records, Dallas County, Texas;

THENCE North 03 degrees 45 minutes 29 seconds West with the common line between said 212 South Buckner tract and the existing East right-of-way line of said South Buckner Boulevard, a distance of 145.48 feet to a two inch fence post for the Northwest corner of said 212 South Buckner tract, same being the Southwest corner of that certain tract of land described in a Special warranty Deed to James P. Milligan and Barbara J. Milligan, Trustees of the James P. Milligan and Barbara J. Milligan Revocable Living Trust (hereinafter referred to as Milligan tract), as recorded in Instrument Number 20080086317, O.P.R.D.C.T.;

THENCE North 88 degrees 44 minutes 10 seconds East, departing the existing East right-of-way line of said South Buckner Boulevard, with the common line between said 212 South Buckner tract and said Milligan tract, a distance of 452.66 feet to a three-eighths inch iron rod found for the Northeast corner of said 212 South Buckner tract, same being the Southeast corner of said Milligan tract, same also being the West line of that certain tract of land described in a General Warranty Deed to BWINGRAM, LTD. (hereinafter referred to as BWINGRAM tract), as recorded in Instrument Number 201000195138, O.P.R.D.C.T.;

THENCE South 01 degree 18 minutes 25 seconds East with the common line between said 212 South Buckner tract and said BWINGRAM tract, a distance of 152.57 feet to a one-half inch iron rod with plastic cap stamped "JPH" found for the Southeast corner of said 212 South Buckner tract, same being the Northeast corner of the aforesaid Vaquero Buckner Partners tract;

THENCE South 89 degrees 39 minutes 49 seconds West with the common line between said 212 South Buckner tract and said Vaquero Buckner Partners tract, a distance of 446.50 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.537 acres (66,952 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **212 SOUTH BUCKNER LLC**, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **22 BUCKNER BLVD 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 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 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 UNDER MY HAND THIS THE _____ DAY OF _____, 2023.

212 SOUTH BUCKNER LLC

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, Michael Dan Davis, 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 Land Surveying, 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 _____, 2023.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Michael Dan Davis**, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS



PRELIMINARY PLAT
212 BUCKNER BLVD ADDITION
LOT 1, BLOCK A/6362

A Portion of City Block 6362
Being 1.537 acres in the
Sarah Perry Survey, Abstract Number 1164
City of Dallas, Dallas County, Texas

ENGINEERING PLAN NO.: _____
CITY PLAN FILE NO.: S 223-243

SHEET NO. 2 OF 2

PREPARED: APRIL 2023
REVISED: _____

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNERS / DEVELOPERS:
212 SOUTH BUCKNER LLC
P.O. BOX 496539
GARLAND, TEXAS 75049

PREPARED BY: PROJECT NO.: 372-22-001

BANNISTER
ENGINEERING
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Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823