

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Vincent Walker and AE Equity Group LLC, are the owners of a 2.842 acre tract of land situated in the James W. Taylor Survey, Abstract Number 1475, City of Dallas, Dallas County, Texas, same being in City Block 7567, City of Dallas, Dallas County, Texas, same being a portion of that tract of land conveyed to Vincent Walker by Quitclaim Deed recorded in Instrument Number 202200259688, Official Public Records, Dallas County, Texas, and being that tract of land conveyed to AE Equity Group LLC, by Warranty Deed with Vendor's Lien recorded in Instrument Number 202400093634, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 1, Block L/7567, High Meadow Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 72148, Page 2553, Map Records, Dallas County, Texas, same lying along the South Right-of-Way line of Kirnwood Drive (a 60 foot Right-of-Way), from which a 1/2 inch iron rod found bears South 21 degrees 16 minutes 39 seconds East, a distance of 0.70 feet for witness;

THENCE North 88 degrees 40 minutes 30 seconds East, along the South Right-of-Way line of said Kirnwood Drive, a distance of 140.18 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being at the intersection of the South Right-of-Way line of said Kirnwood Drive and the West Right-of-Way line of Lost Mirage Drive (a 50 foot Right-of-Way) dedicated by Volume 69069, Page 1960, Map Records, Dallas County, Texas, same being the beginning of a non-tangent curve to the right having a radius of 120.00 feet, a delta angle of 29 degrees 29 minutes 16 seconds, a chord bearing and distance of South 13 degrees 35 minutes 16 seconds West 61.08 feet;

THENCE along the West Right-of-Way line of said Lost Mirage Drive the following courses and distances:

Along said curve to the right an arc length of 61.76 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the left having a radius of 200.00 feet, a delta angle of 68 degrees 37 minutes 11 seconds, a chord bearing and distance of South 05 degrees 58 minutes 41 seconds East 228.47 feet;

Along said curve to the left an arc length of 239.53 feet to a 5/8 inch iron rod found for corner, said corner being the beginning of a tangent curve to the right having a radius of 250.00 feet, a delta angle of 36 degrees 53 minutes 42 seconds, a chord bearing and distance of South 21 degrees 50 minutes 26 seconds East 158.22 feet;

Along said curve to the right an arc length of 160.98 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the beginning of a tangent curve to the left having a radius of 309.46 feet, a delta angle of 22 degrees 52 minutes 50 seconds, a chord bearing and distance of South 14 degrees 50 minutes 00 seconds East 122.76 feet;

Along said curve to the left an arc length of 123.58 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the right having a radius of 400.00 feet, a delta angle of 13 degrees 22 minutes 46 seconds, a chord bearing and distance of South 19 degrees 35 minutes 02 seconds East 93.19 feet;

THENCE along said curve to the right an arc length of 93.41 feet to a mag nail set for corner, said corner lying along the West Right-of-Way line of said Lost Mirage Drive, same lying along the North Right-of-Way line of said 15 foot Alley dedicated by Volume 72148, Page 2553, Map Records, Dallas County, Texas;

THENCE North 89 degrees 56 minutes 57 seconds West, along the North Right-of-Way line of said 15 foot Alley, a distance of 125.55 feet to a mag nail set for corner, said corner being at the Northwest corner of said 15 foot Alley, same being a Northeast corner of a public use area, of said High Meadow Addition;

THENCE along the East line of said public use area the following courses and distances:

North 59 degrees 29 minutes 31 seconds West, a distance of 112.57 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

North 81 degrees 15 minutes 31 seconds West, a distance of 60.00 feet to a point for corner;

North 08 degrees 04 minutes 29 seconds East, a distance of 84.31 feet to a point for corner;

North 27 degrees 31 minutes 29 seconds East, a distance of 58.20 feet to a point for corner;

North 14 degrees 58 minutes 29 seconds East, a distance of 116.85 feet to a point for corner;

North 78 degrees 07 minutes 31 seconds West, a distance of 34.25 feet to a point for corner;

South 67 degrees 52 minutes 29 seconds West, a distance of 28.61 feet to a point for corner;

North 61 degrees 15 minutes 31 seconds West, a distance of 50.82 feet to a point for corner;

North 43 degrees 35 minutes 31 seconds West, a distance of 120.68 feet to a point for corner;

THENCE North 22 degrees 55 minutes 31 seconds West, along a Northeast line of said public use area, a distance of 40.39 feet to a point for corner, said corner being a North corner of said public use area, same being a South corner of said Lot 1;

THENCE North 42 degrees 41 minutes 29 seconds East, along the Southeast line of said Lot 1, a distance of 58.76 feet to a point for corner, said corner being a Southeast corner of said Lot 1;

THENCE North 23 degrees 28 minutes 31 seconds West, along the Southeast line of said Lot 1, a distance of 3.68 feet to a point for corner, said corner lying along a Northeast line of said Lot 1, same lying along the Southwest line of said remainder tract;

THENCE over and across said remainder tract the following courses and distances:

North 36 degrees 01 minute 18 seconds East, a distance of 36.99 feet to a point for corner;

North 30 degrees 28 minutes 10 seconds East, a distance of 8.22 feet to a point for corner;

North 45 degrees 25 minutes 49 seconds East, a distance of 23.74 feet to a point for corner;

THENCE North 33 degrees 46 minutes 41 seconds East, over and across said Walker tract, a distance of 15.76 feet to a point for corner, said corner lying along the South line of said Lot 1;

THENCE South 89 degrees 35 minutes 31 seconds East, along the South line of said Lot 1, a distance of 26.28 feet to a point for corner, said corner being a Southeast corner of said Lot 1;

THENCE North 35 degrees 42 minutes 29 seconds East, along a Southeast line of said Lot 1, a distance of 57.56 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the East line of said Lot 1;

THENCE North 16 degrees 35 minutes 31 seconds West, along the East line of said Lot 1, a distance of 14.78 feet to the POINT OF BEGINNING and containing 123,802.03 square feet or 2.842 acres of land.

LEGEND
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
S.S.E. = SANITARY SEWER ESMT.
D.E. = DRAINAGE ESMT.
D.P. & L. = DALLAS POWER AND LIGHT
BL = BUILDING LINE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
APPROX. = APPROXIMATE
5/8" IRF = 5/8 INCH IRON ROD FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
MNS = MAG NAIL SET
IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"

GENERAL NOTES
1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS FROM A TRACT OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Vincent Walker, and AE Equity Group LLC, acting by and through their duly authorized agent Antonio Everette, does hereby adopt this plat, designating the herein described property as MILL STREAM 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 _____, 2024.

BY: AE Equity Group LLC, (Owner)
Antonio Everette (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Antonio Everette 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

BY: Vincent Walker (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Vincent Walker 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2024.

RELEASED FOR REVIEW 09/26/2024 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 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 _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
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 ____ 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

SHEET 2 OF 2
PRELIMINARY PLAT
MILL STREAM ADDITION
LOTS 1-12, BLOCK A/7567
123,802.03 SQUARE FEET/2.842 ACRES
JAMES W. TAYLOR SURVEY, ABSTRACT NO. 1475
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-213
CITY ENGINEERING NO. DP-_-_-

OWNER: VINCENT WALKER
422 WHISPERING HILLS
DUNCANVILLE, TEXAS, 75137

OWNER: AE EQUITY GROUP LLC
AGENT: ANTONIO EVERETTE
500 FOUR STONES
LEWISVILLE, TEXAS, 75056
PHONE: 972-998-3879
EMAIL: ANTONIO.EVERETTE@GMAIL.COM

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SCALE: 1"=40' / DATE: 09/26/2024 / JOB NO. 2405240 / DRAWN BY: ANR