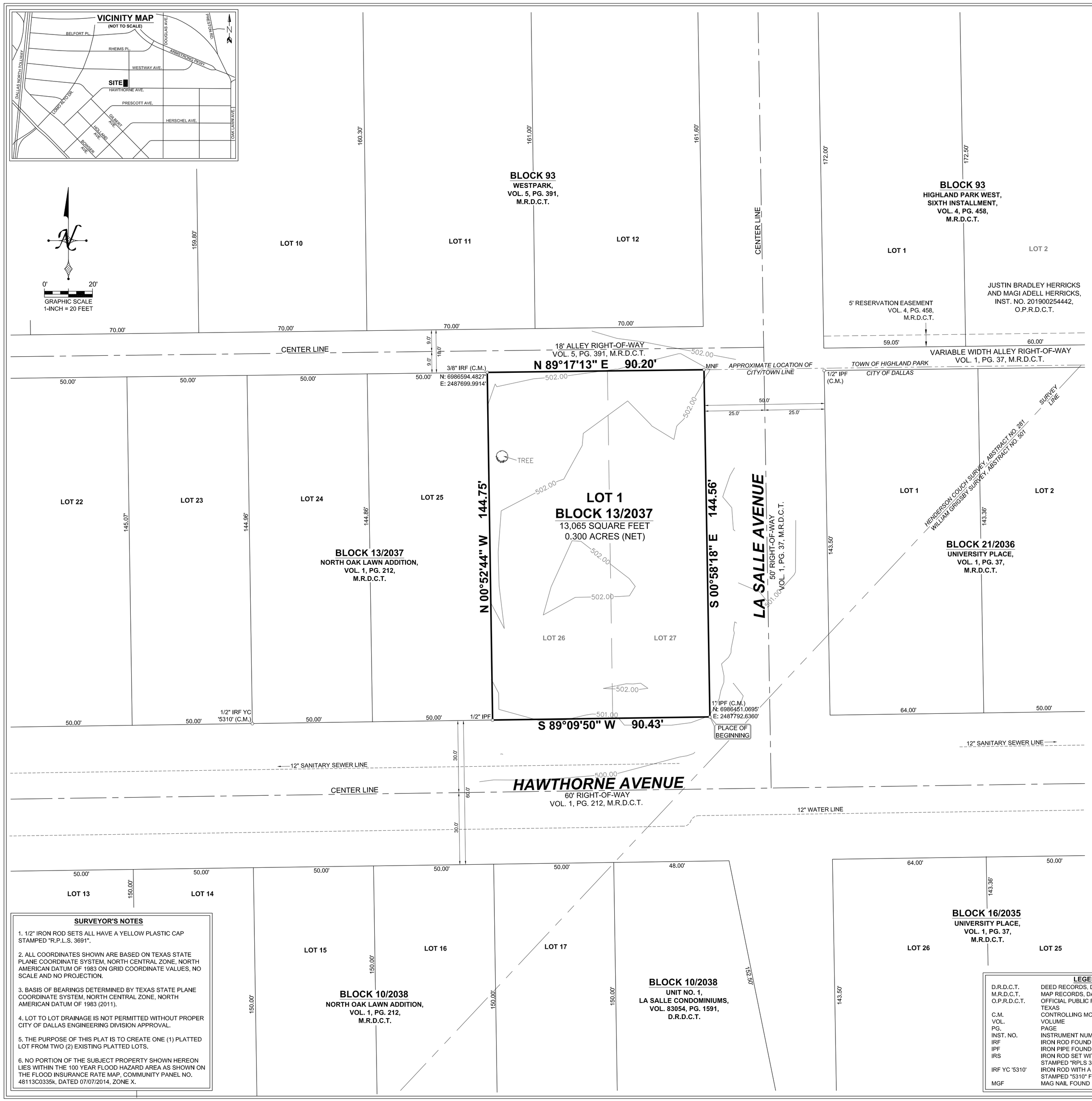

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Glencoe Real Estate, LLC, is the sole owner of a tract of land located in the HENDERSON COUCH SURVEY, Abstract No. 281, City of Dallas, Dallas County, Texas, being Lots 26 and 27, Block 13/2037, of North Oak Lawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 212, Map Records, Dallas County, Texas, and being all of a triangular tract of land and being part of University Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 37, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed with Vendor's Lien to Glencoe Real Estate, LLC, recorded in Instrument No. 202100336035, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1 inch iron pipe found at the intersection of the North line of Hawthorne Avenue, with the West line of La Salle Avenue, at the Southeast corner of said Lot 27, Block 13/2037;

Thence South 89 degrees 09 minutes 50 seconds West, along said North line, a distance of 90.43 feet to a 1/2 inch iron pipe found at the common Southerly corner of Lot 25 and said Lot 26, Block 13/2037;

Thence North 00 degrees 52 minutes 44 seconds West, a distance of 144.75 feet to a 3/8 inch iron rod found in the South line of a 18 foot alley right-of-way, at the common Northerly corner of said Lots 25 and 26, Block 13/2037;

Thence North 89 degrees 17 minutes 13 seconds East, along said South line, a distance of 90.20 feet to a Mag nail found at the intersection of the said South line, with the said West line of La Salle Avenue, and being the Northeast corner of said Lot 27, Block 13/2037;

Thence South 00 degrees 58 minutes 18 seconds East, along said West line, a distance of 144.56 feet to the PLACE OF BEGINNING and containing 13,065 square feet or 0.300 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR
RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Glencoe Real Estate, LLC, does hereby adopt this plat, designating the herein described property as: **LOT 1, BLOCK 13/2037, HAWTHORNE LA SALLE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name: Alex Perry
Title: Owner (Glencoe Real Estate, LLC)

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 Alex Perry, 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.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

VENDOR'S LIEN

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien Holder:
[Bank/Mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on _____ by _____, as _____, of _____, a _____, on behalf of the _____.

_____
Notary Public in and for The State of Texas

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) EXISTING PLATTED LOTS.

6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0335k, DATED 07/07/2014, ZONE X.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
IRF YC '5310'	IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "5310" FOUND
MGF	MAG NAIL FOUND

PROPERTY ADDRESS: 3937 HAWTHORNE AVE., DALLAS, TEXAS 75219

OWNER: GLENCOE REAL ESTATE, LLC
ADDRESS: 400 S. RECORD ST., SUITE 1600, DALLAS, TX 75202
PHONE: 214-449-4941

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202206047-01 PREPARATION DATE: 12/12/2022 DRAWN BY: TD

PRELIMINARY PLAT
LOT 1, BLOCK 13/2037
HAWTHORNE LA SALLE ADDITION

0.300 ACRES (GROSS) - 0.300 (NET)
LOTS 26 & 27, CITY BLOCK 13/2037,
OF NORTH OAK LAWN ADDITION,OUT OF THE
HENDERSON COUCH SURVEY, ABSTRACT NO. 281,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-062
ENGINEERING FILE NO. ____-_____