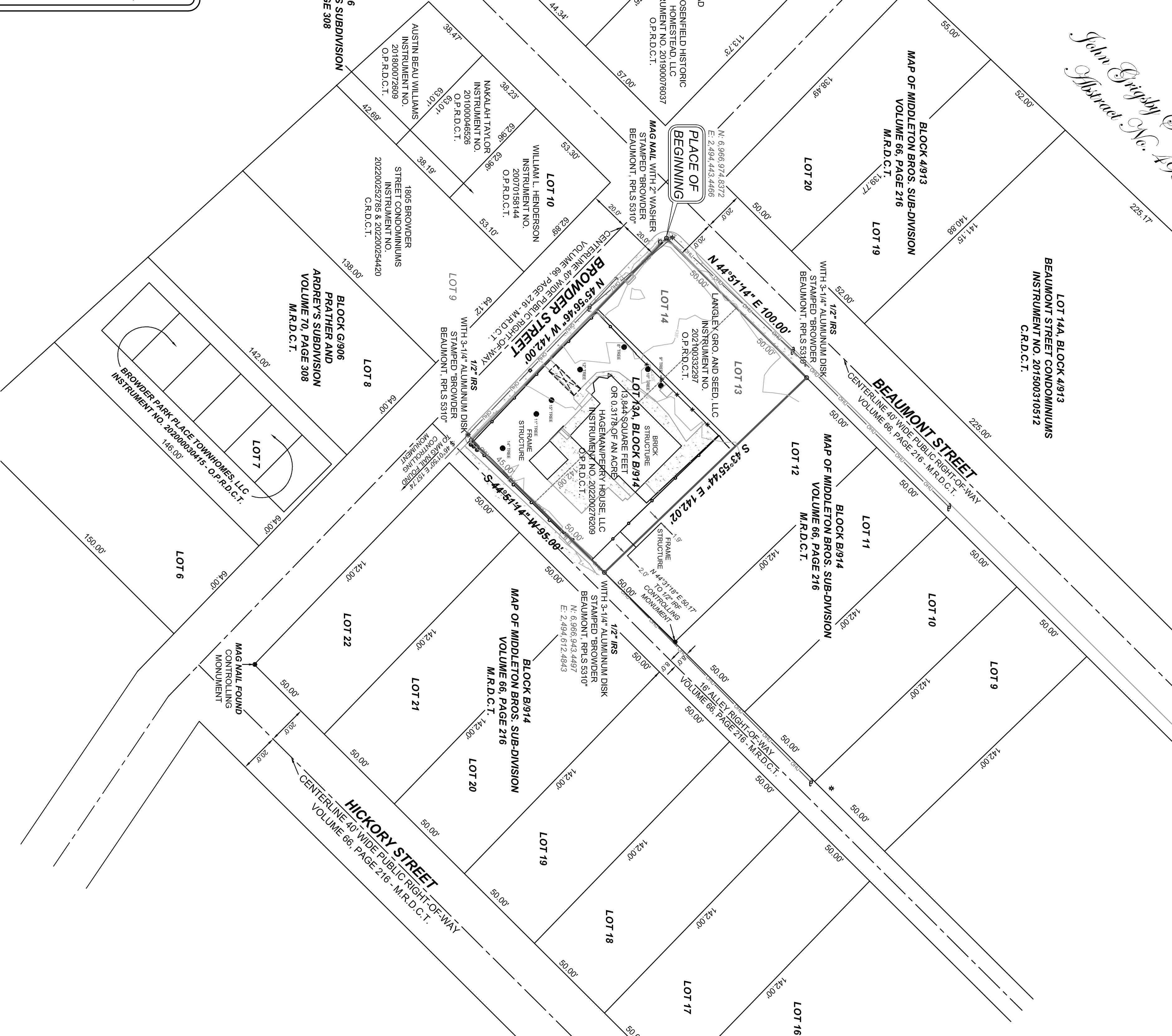


*John Gregory Perry
Margaret No. 495*

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LEGEND

1/2" IR FOUND	X-FOUND	TELE BOX	UTILITY POLE	OHU - OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
800 MAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK MAIL SET	FIRE HYDRANT	STORM DRAIN MH.	WOOD BOX	WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.	BOLLARD POST	ASPHALT	COVERED AREA	TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Langley Gro. and Seed, LLC and Hageman/Perry Homes, LLC are the sole owners of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, Dallas County, Texas, and being Lots 13 and 14, Block B/914, of Map of Middleton Bros. Sub-Division, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereon, recorded in Volume 66, Page 216, Map Records, Dallas County, Texas and being the same tracts of land described in Warranty Deed with Vendor's Lien to Langley Gro. and Seed, LLC, recorded in Instrument No. 202100332297, Official Public Records, Dallas County, Texas, and Hageman/Perry Homes, LLC, recorded in Instrument No. 202200276509, Official Public Records, Dallas County, Texas, being more particularly described as follows:

BEGINNING at a mag nail with a 2" washer stamped "BROWDER BEAUMONT", RPLS 5310" set in concrete paving in the Northeast line of Browder Street, a 40' wide public right-of-way, at the intersection of the Southeast line of Beaumont Street, a 40' wide public right-of-way, same being the West corner of said Lot 14;

THENCE North 44°51'14" East, along said Southeast line of Beaumont Street, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "BROWDER BEAUMONT", RPLS 5310" set at the North common corner of said Lot 13 and Lot 12 of said Block B/914;

THENCE South 43°55'44" East, along said common line of said Lots 12 and 13, a distance of 142.02' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "BROWDER BEAUMONT", RPLS 5310" set in said Northeast line of a 16' alley right-of-way, same being the South common corner of said Lots 12 and 13;

THENCE South 44°51'14" West, along said Northwest line of alley, a distance of 85.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "BROWDER BEAUMONT", RPLS 5310" set in said Northeast line of Browder Street, same being the South corner of said Lot 14;

THENCE North 45°56'49" West, along said Northeast line, a distance of 142.00' to the **PLACE OF BEGINNING** and containing 13,944 square feet or 0.3178 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 Government 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 (f), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand this _____ day of _____, 20____.

John S. Turner
Registered Professional Land Surveyor #63310

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, XXXXXXXXXXXXXXXX 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, _____ day of _____, 20____.

Notary Public in and for the State of Texas

Lien Holder's Subordination Agreement

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

Lien holder: _____
[Bank/ Mortgagee]

By: _____
Name: _____
Title: _____
STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (name of person (date of acknowledgment)) by _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp. etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Langley Gro. and Seed, LLC and Hageman/Perry Homes, LLC acting by and through the **PROXY**, adopting this **DECLARATION** of Dedication to the Dallas County, Texas, and does hereby dedicate, in fee simple, to the public, use forever any streets, alleys and boundary management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police uses, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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, and any other structures or improvements on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the easements for the purpose of constructing, reconstructing, inspecting, repairing, 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 areas of working space for construction and maintenance of the systems. Additional easement areas are shown on this plat, and shall be reserved for the use of the City of Dallas, and shall be subject to the City of Dallas' and the City of Dallas' Public Works Department's policies and procedures regarding the installation and maintenance of such additional easements herein granted shall be determined by their location as installed.

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

Witness: My hand at Dallas, Texas, this _____ day of _____, 20____.

Langley Gro. and Seed, LLC
By: XXXXXXXXXXXXXXXXXXXX Manager

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, XXXXXXXXXXXXXXXX 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

Witness: My hand at Dallas, Texas, this _____ day of _____, 20____.

Hageman/Perry Homes, LLC
By: XXXXXXXXXXXXXXXX Manager

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, XXXXXXXXXXXXXXXX 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.

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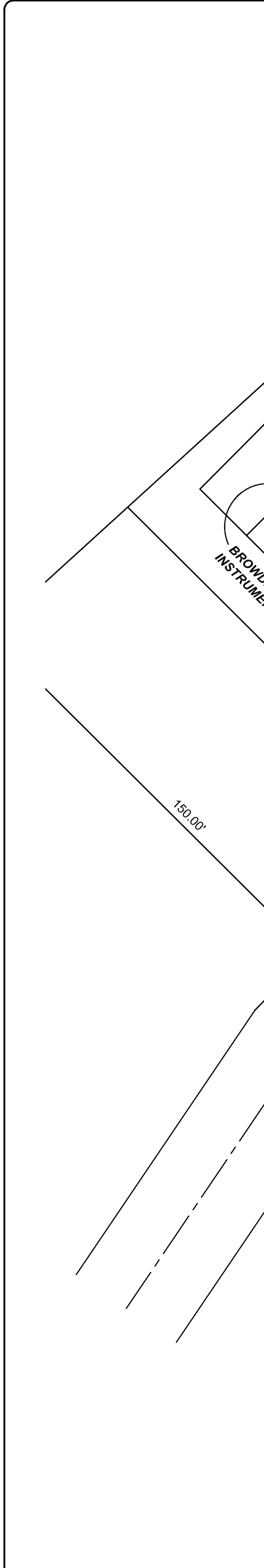
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PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shildt, 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

PRELIMINARY PLAT
BROWDER BEAUMONT
LOT 13A, BLOCK B/914
BEING LOTS 13 AND 14, BLOCK B/914,
MAP OF MIDDLETON BROS. SUB-DIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S24-175

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