

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Cedars Griffin Holdings LP, is the owner of a 1.558 acre (67,884 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; said tract being part of Lots 3-7 and all of Lots 8-13, Block 15/92 of W.O. & W.C. Connor's Subdivision of Block 15/92 of Browder's Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 67, Page 555 of the Deed Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Cedars Griffin Holdings LP, recorded in Instrument Number 202200318128 of the Official Records of Dallas County, Texas; said 1.558 acre (67,884 square foot) tract being more particularly described as follows:

BEGINNING, at a 3 1/4-inch brass disk stamped "TEXAS HIGHWAY DEPARTMENT" found for corner at the intersection of the south right-of-way line of Interstate Highway 30 (East R.L. Thornton Freeway) (a variable width right-of-way) and the west right-of-way line of Ervay Street (a variable width right-of-way); said point being the north corner of that certain tract of land described in Deed to The State of Texas recorded in Instrument Number 202100123638 of the said Official Records;

THENCE, South 10 degrees, 54 minutes, 28 seconds East, departing the said south line of Interstate Highway 30 (East R.L. Thornton Freeway) and along the said west line of Ervay Street and the west line of said The State of Texas tract, a distance of 47.49 feet to a 5/8-inch iron rod with pink cap stamped "TXDOT" found for corner at the intersection of the said west line of Ervay Street and the north right-of-way line of Griffin Street East (a 66-foot wide right-of-way); said point also being the south corner of said The State of Texas tract;

THENCE, departing the said west line of Ervay Street and along the said northwest line of Griffin Street East, the following two (2) calls:

South 44 degrees, 36 minutes, 35 seconds West, a distance of 98.55 feet to a 1/2-inch iron rod found for an angle point;

South 45 degrees, 01 minute, 53 seconds West, a distance of 250.00 feet to a 1/2-inch iron rod found for corner at the intersection of the said northwest line of Griffin Street East and the northeast right-of-way line of Browder Street (a 64-foot wide right-of-way);

THENCE, North 45 degrees, 31 minutes, 53 seconds West, departing the said northwest line of Griffin Street East and along the said northeast line of Browder Street, a distance of 264.03 feet to a 1/2-inch iron rod found for corner at the intersection of the said northeast line of Browder Street and the southeast right-of-way line of Griffin Street West (a variable width right-of-way);

THENCE, North 44 degrees, 46 minutes, 33 seconds East, departing the said northeast line of Browder Street, along the said southeast line of Griffin Street West, a distance of 100.07 feet to a 3 1/4-inch brass disk stamped "TEXAS HIGHWAY DEPARTMENT" found for corner at the intersection of the said southeast line of Griffin Street West and the said south line of Interstate Highway 30 (East R.L. Thornton Freeway);

THENCE, departing the said southeast line of Griffin Street West and along the said south line of Interstate Highway 30 (East R.L. Thornton Freeway), the following three (3) calls:

North 83 degrees, 59 minutes, 33 seconds East, a distance of 96.99 feet to a 1/2-inch iron rod found for corner;

North 83 degrees, 37 minutes, 47 seconds East, a distance of 114.15 feet to a 3 1/4-inch aluminum disk stamped "RAYMOND GOODSON JR. INC., T.H.A." found for corner;

North 84 degrees, 14 minutes, 03 seconds East, a distance of 145.87 feet to the POINT OF BEGINNING;

CONTAINING, 67,884 square feet or 1.558 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Cedars Griffin Holdings LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as GRIFFIN STREET WEST MULTIFAMILY, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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).

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

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

Cedars Griffin Holdings LP, a Texas limited partnership

By: Carl Anderson
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Carl Anderson 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 for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the ____ day of _____, 2024.

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. RELEASED 5/8/24.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266
kyle.harris@westwoodps.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
2. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
4. The purpose of this plat is to combine eleven existing lots into one lot for site development.
5. The existing building on the subject property will be demolished.

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: RYAN KOCH

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:

CEDARS GRIFFIN HOLDINGS LP
1722 ROUTH STREET, SUITE 810
DALLAS, TEXAS 75201
PHONE: (214) 443-1922
CONTACT: CARL ANDERSON

LEGEND

- CON CLEANOUT
ELEC ELECTRIC BOX
ELEC ELECTRIC MANHOLE
ELEC ELECTRIC VAULT
FH FIRE HYDRANT
GAS GAS METER
GAS TEST STATION
GUY ANCHOR
HAND HOLE ELECTRIC
LS LIGHT STANDARD
MP METAL POLE
MANHOLE (TYPE UNKNOWN)
POWER POLE
POWER POLE W/ GUY ANCHOR
POWER POLE WITH CONDUIT
POWER POLE WITH TRANSFORMER
TRAFFIC SIGN
SAN. SEWER MANHOLE
TSP TRAFFIC SIGNAL POLE
WMO WATER METER
WTR WATER MANHOLE
WTR WATER VALVE
PROPERTY LINE
OLD LOT LINE
EASEMENT LINE
FENCE
OVERHEAD UTILITY LINE
HAND RAIL
EXIST CONTOUR
CONTROLLING MONUMENT
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS

TREE TABLE

Table with 2 columns: POINT NO., DESCRIPTION. Lists trees like 1247 19" LIVE OAK, 1248 18" LIVE OAK, etc.

GRIFFIN STREET WEST

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 67, PG. 555)
(D.R.D.C.T.)

M.A. FAMILY INVESTMENTS, LTD
(INST. NO. 201900015379)
(O.P.R.D.C.T.)

LOT 4
BLOCK 14/85
BROWDER'S
ADDITION
(VOL. U, PG. 492)
(D.R.D.C.T.)

BROWDER STREET

(64 FOOT WIDE RIGHT-OF-WAY)
(VOL. 67, PG. 555)
(D.R.D.C.T.)

LOT 5
1419 E. GRIFFIN ST. CONDOS
(INST. NO. 201600050412)
(O.P.R.D.C.T.)

GRIFFIN STREET EAST

(66-FOOT WIDE RIGHT-OF-WAY)
(VOL.67, PG. 555)
(D.R.D.C.T.)

INTERSTATE HIGHWAY 30

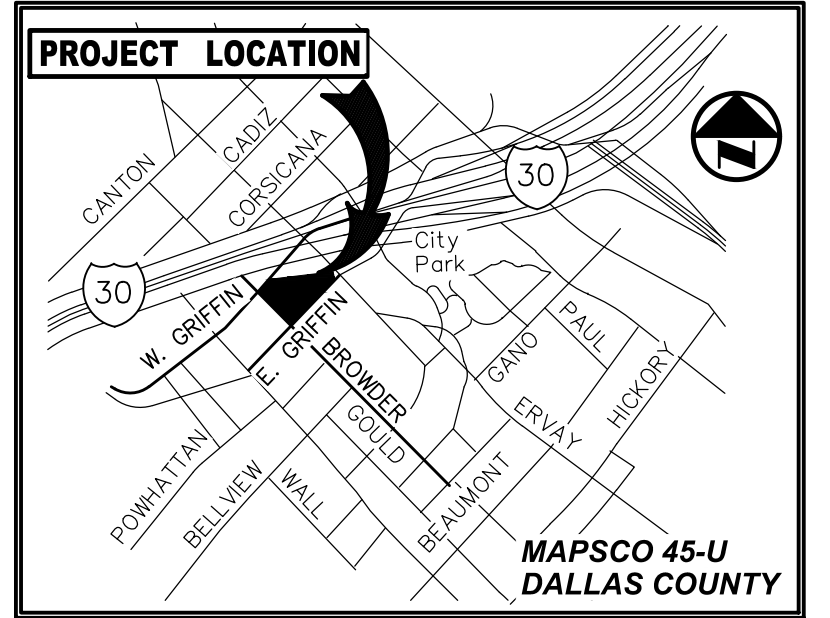
(EAST R.L. THORNTON FREEWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

3 1/4-INCH BRASS DISK
STAMPED "TEXAS HIGHWAY
DEPARTMENT" FOUND (C.M.)

ERVAY STREET

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL.67, PG. 555)
(D.R.D.C.T.)



VICINITY MAP
(NOT TO SCALE)

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____ Chairperson or 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 Plat 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
GRIFFIN STREET WEST
MULTIFAMILY
LOT 1, BLOCK 15/92

BEING A REPLAT OF PART OF LOTS 3-7 AND ALL OF LOTS 8-13, BLOCK 15/92 W.O. & W.C. CONNOR'S SUBDIVISION OF BLOCK 15/92 OF BROWDER'S ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-115 ENGINEERING NO. _____

Westwood logo and contact information for Westwood Professional Services, Inc. including address, phone, and website.

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: ETS/GEB, KCH, 1"=40', MAY 2024, R0044403.00

Vertical text on the left edge: GEBAS 7/6/24 3:14 PM N:\044403\00\06_CAD\DWG\SURVEY_C3D\R0044403_00_PP.DWG

Vertical text on the right edge: PRELIMINARY PLAT - GRIFFIN STREET WEST MULTIFAMILY, LOT 1, BLOCK 15/92