

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ANANI LLC, LATTIMORE MATERIALS CORP., and COUNTY OF DALLAS, TEXAS are the owners of a 29.699 acre tract of land situated in the Robert Kleberg Survey, A-716, City of Dallas, Dallas County Texas, part of City of Dallas Block 8787 and being all of that called 29.71 acres of land described in Special Warranty Deed with Vender's Lien to Anani LLC, recorded as Instrument No. 201900321132, of the Official Public Records of Dallas County, Texas, (OPRDCT), said 29.71 acres also including all of Lot 1, Block 8787 of Guerra Addition an Addition to Dallas, Texas as recorded in Volume 82065, Page 2429 of the Deed Records of Dallas County, Texas (DRDCT), and same tract also including a 7.040 acre tract described in a Special Warranty Deed to Lattimore Materials Corp. recorded as Instrument No. 202100054892 (OPRDCT), and same tract also including a called 9.494 acre tract described in a Special Warranty Deed to the County of Dallas recorded as Instrument No. 202200160446 (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap found at the most northern corner of said 29.71 acre tract, common to the most eastern corner of Lot 40, Block D/8803 of Kleberg Villas, an Addition to Dallas, Texas, recorded in Volume 2005020, Pg. 133 (OPRDCT), said point being in the southwest line of the remainder of a tract of land described in a deed to Ben E. George, Trustee, as recorded in Volume 85114, Page 4493, the Deed Records of Dallas County, Texas (DRDCT).

THENCE South 44 degrees 58 minutes 59 seconds East, along the northeast line of said 29.71 acre tract and with the southwest line of said George tract, at 197.39 feet of said George tract and a 1.23 acre tract described in a deed to Briley Alexander De La Cruz recorded as Instrument No. 201800211440 and continuing along said 29.71 acre and Cruz tract at 391.39 feet, passing a 1/2 inch iron rod stamped "BY LINE" at the most southern corner thereof, common to the most western corner of a tract described in a deed to Heritage Operating, L.P. recorded in Vol. 2005142, Page 6875, (OPRDCT), respectively, and continuing with the common line of last mentioned tract and said 29.71 acre tract for a total distance of 1123.88 feet to a 5/8 inch iron rod found for corner in the northwest right-of-way line of South Belt Line Road, a variable width right-of-way, at the most eastern corner of said 29.71 acre tract, said point being in a non-tangent curve to the right having a radius of 1860.10 feet and a chord which bears South 37 degrees 25 minutes 50 seconds West, a distance of 426.33 feet;

THENCE southwesterly along said curving right-of-way having a central angle of 13 degrees 09 minutes 39 seconds, an arc distance of 427.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "RPLS 3963" found at the end of said curve;

THENCE South 43 degrees 47 minutes 51 seconds West, continuing along the northwest right-of-way line of said South Belt Line Road, a distance of 745.13 feet to a point for corner at the most southern corner of said 29.71 acres Tract, common to the most eastern corner of Lot 1, Block B/8787 of Aguilar Addition, an addition to Dallas, Texas recorded in Volume 99215, Page15, (DRDCT), from which a 1/2 inch iron rod found for reference bears North 38 degrees 30 minutes 05 seconds West, 15.50 feet;

THENCE North 38 degrees 30 minutes 05 seconds West, along the southwest line of said 29.71 acre tract and partly with the northeast line of last mentioned Lot 1, and tracts of land recorded in Volume 2001060, Page 1075, Volume 2001060, Page 1067 (DRDCT) and Instrument Number 201700187906 (OPRDCT), respectively, a distance of 1203.94 feet to a 1/2 inch iron rod found at the most western corner of said 29.71 acre tract, common to the most northern corner of said tract recorded as Instrument No. 201700187906, (OPRDCT), said point also being in the southeast line of a called 5.028 acre tract described in a deed to Jaime C. and wife Maria E. Sanchez recorded as Instrument No. 20070135346 (OPRDCT);

THENCE North 44 degrees 39 minutes 00 seconds East, continuing along the northwest line of said 29.71 acre tract and with the southeast line of said Sanchez tract a distance 147.34 feet to 1/2 inch iron pipe found for corner at the most eastern corner thereof, common to the most southern corner of a called 15.00 acre tract described in a deed to Carlos and Marta L. Macias recorded as Instrument No. 201400151723 (OPRDCT);

THENCE North 45 degrees 18 minutes 09 seconds East, continuing along the northwest line of said 29.71 acre tract and the southeast line of said Macias tract, a distance 675.62 feet to a 5/8 inch iron rod found for corner at the most eastern corner thereof, common to the most southern corner of said Kleberg Villas;

THENCE North 44 degrees 24 minutes 44 seconds East, along the northwest line of said 29.71 acre tract and with the southeast line of said Kleberg Villas, a distance 208.71 feet to the POINT OF BEGINNING and containing 1,293,670 Square Feet or 29.699 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANANI, LLC, LATTIMORE MATERIALS CORP, acting by and through its duly authorized agent Richard Pucci and COUNTY OF DALLAS, TEXAS , acting by and through its duly authorized agent Judge Clay Jenkins, do hereby adopt this plat, designating the herein described property as **ANANI 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

ANANI LLC LATTIMORE MATERIALS CORP.

By: _____ By: _____
MUAMAR ANANI, RICHARD PUCCI,
OWNER GENERAL MANAGER

COUNTY OF DALLAS, TEXAS

By: _____
CLAY JENKINS
JUDGE

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared
MUAMAR ANANI, 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 _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared, Richard Pucci, Agent, for LATTIMORE MATERIALS CORP., 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 _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared, Clay Jenkins Agent, for DALLAS COUNTY 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

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 Dedication.

Lien holder:
Equify Financial, LLC

By: _____
Name: Patrick Hoiby
Title: President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 2022, by Patrick Hoiby, as president of Equify Financial, LLC, an LLC, on behalf of the Equify Financial, LLC.

Notary Public in and for the State of Texas

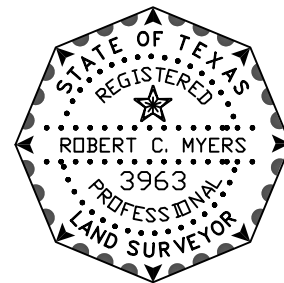
SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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 Engineering 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 _____, 2022.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 10/15/2022

ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963



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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 of office this _____ day of _____, 2022.

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

REVISED PLAT
OF THE
ANANI ADDITION
LOTS 1, 2, AND 3, BLOCK C/8787
SITUATED IN THE
ROBERT KLEBERG SURVEY A-716
BEING PART OF CITY BLOCK 8787 AND
ALL OF LOT 1 BLOCK 8787 OF
THE GUERRA ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. S201-536R

OWNER/CONTACT:
ANANI LLC
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
214-212-6490
LATTIMORE MATERIALS CORP.
15900 DOOLEY ROAD, ADDISON, TEXAS, 75001
702-358-7280
COUNTY OF DALLAS, TEXAS
411 ELM STREET STE. 200
XXX-358-7280

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com