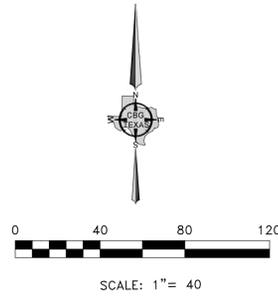


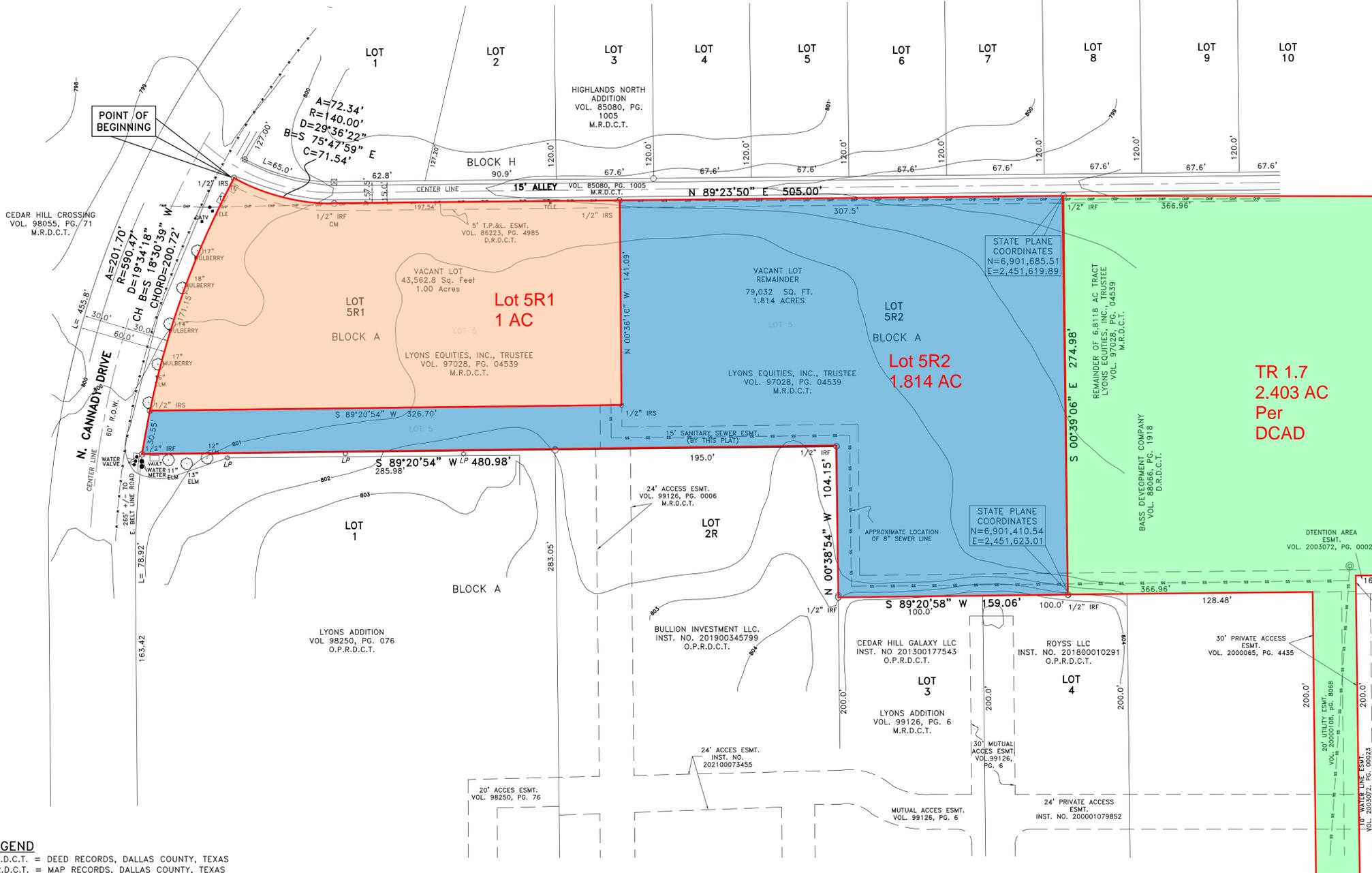
VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'

| Property ID | Area (AC) | % |
|--------------|--------------|-------------|
| Lot 5R1 | 1.00 | 19% |
| Lot 5R2 | 1.814 | 35% |
| Tract 1.7 | 2.403 | 46% |
| Total | 5.217 | 100% |

Area for Tract 1.7 based on Dallas Central Appraisal District records



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Lyons Equities INC, Trustee, is the owners of a 122,595.72 square foot tract of land situated in the Z. Jackson Survey, Abstract No. 711, City of Cedar Hill, Dallas County, Texas, same being all of Lot 5, Block A, Lyons Addition, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Instrument No. 20210007355, Official Public Records, Dallas County, Texas, and by deed recorded in Instrument No. 202000366314, Official Public Records of Dallas County, Texas, and being a portion of a 6.8117 tract to Lyons Equities, Inc. - Trustee according to the Deed recorded in Volume 97028, Page 4539, of Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being along the East right-of-way line of North Cannady Drive (60 foot wide right-of-way), and intersection the South right-of-way of a 15 foot Alley, said line being in a non-tangent curve to the left, having a radius of 140.00, a delta angle of 29 degree 36 minutes 20 seconds, a chord bearing and distance of South 75 degree 05 minutes 23 seconds East distance of and 71.54 feet;

THENCE along said curve to the left and along the South right-of-way line of said Alley, an arc length of 72.34 to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 54 minutes 35 seconds East, along the South right-of-way line of said Alley, a distance of 505.0 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING set for corner, said corner being the Northwest corner of Bass Development Company, recorded in Volume 88066, Page 1918, by Deed Records Dallas County, Texas, from which a iron rod found for witness, bears North 89 degree 23 minutes 50 seconds East, a distance of 307.64 feet;

THENCE South 00 degrees 05 minutes 25 seconds West, along the West right-of-way line of said Bass Tract, a distance of 274.98 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING set for corner, same corner being the North line of Lot 4, Block A, Lyons Addition, an Addition to the City of Cedar Hill, Dallas County, Texas, recorded in Volume 99126, Page 6, by Map Records of Dallas County, Texas;

THENCE North 89 degrees 20 minutes 58 seconds West, along the North line of said Lot 4 to the Northwest corner of Lot 3, a distance of 159.06 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING set for corner, same corner being in the East line of Bullion Investment LLC, recorded Instrument No. 201900345799, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 38 minutes 54 seconds West, along the East line of said Bullion tract of land, a distance of 104.15 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING set for Ell corner;

THENCE North 89 degrees 20 minutes 54 seconds West, along the North line of said Bullion tract, a distance of 480.98 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING set for corner, said corner being the Northwest corner of Lot 1, Block A, an Addition to the City of Cedar Hill, Dallas County, Texas, recorded in Volume 98250, Page 78, Official Public Records of Dallas County, Texas, same corner being in the East right-of-way line of Cannady Drive 60 foot right-of-way, said corner being in a non-tangent curve to the right, having a radius of 590.47 feet, a delta angle of 19 degree 34 minutes 18 seconds, a chord bearing and distance of North 18 degree 30 minutes 39 seconds East 200.72 feet;

THENCE along the said curve and being the East right-of-way of Cannady Drive, an arc distance of 201.70 feet to the POINT OF BEGINNING and containing 122,595.72 square feet or 2.81 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Lyons Equities INC, Trustee, acting by and through their duly authorized, Glenn Lyons, does hereby adopt this plat, designating the herein described property as **LYONS KING ADDITION**, an addition to the City of Cedar Hill, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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 of 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 Cedar Hill

WITNESS, my hand at, Texas, this _____ day of _____, 2022.
By: _____
Glenn Lyons (OWNER)
Lyons Equities INC, Trustee (COMPANY)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Glenn Lyons, 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 _____, 2022.

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 Land Surveying, the City of Cedar Hill, Texas.

Dated this the _____ day of _____, 2022.
RELEASED FOR REVIEW ON 12/07/2022, 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 herein expressed and under oath stating that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

- 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
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
○ IRF = INCH IRON ROD FOUND
⊙ IRS = INCH INCH ROD SET
W = WATER LINE

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONLY LOT 5.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF CEDAR HILL PAVING & DRAINAGE 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER:
LYONS EQUITIES, INC., TRUSTEE
GLENN LYONS
2902 Carlisle Street, Suite 200
DALLAS, TEXAS 75204
972-



PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

REPLAT
LYONS KING ADDITION
LOT 5R1 AND 5R2, BLOCK A
122,595.72 SQ.FT. 2.81 ACRES
BEING ALL OF LOT 5, BLOCK A,
OF LYONS ADDITION, OF
Z. JACKSON SURVEY, ABSTRACT NO. 711
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS