

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, WT UNITED FAMILY LTD PS GOLDSTAR MANAGEMENT LLC is the owner of a 5.691 acre tract of land situated in the THOMAS CHESHIRE SURVEY, ABSTRACT No. 0252 . and in the WEISENBERGER GARDENS 2nd addition BLOCK 20 / 7159 Lots 1-9 and being more particularly described as follows

BEGINNING at an "X" found in concrete at the Northeast corner of Peoria St. and ROW of Morris St. and the East Right of Way of Peoria Drive

THENCE North 0 Degrees 04 minutes 05 Seconds West a distance of 436.95 feet to a 5/8 inch iron rod found for corner and the beginning of a curve for a curve to the left,

THENCE continuing along the East Right of Way of Peoria Drive and along said curve to the left having a radius of 440.00 feet, a central angle of 29 degrees 40 minutes 01 seconds, a chord which bears North 14 degrees 54 minutes 05 seconds West, a chord distance of 225.29 and an arc length of 227.83 to a 1/2 inch iron rod (bent), found for corner,

THENCE North 29 degrees 44 minutes 05 seconds West, along the East Right of Way of Peoria Drive a distance of 92.56 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner and the beginning of a curve to the right,

THENCE continuing along the East Right of Way of Peoria Drive and along said curve to the right having a radius of 290.00 feet, a central angle of 20 degrees 51 minutes 22 seconds, a chord which bears North 19 degrees 18 minutes 26 seconds West, a chord distance of 104.98 and an arc length of 105.56 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

THENCE continuing along the East Right of Way of Peoria Drive, North 08 degrees 52 minutes 46 seconds West a distance of 23.85 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner on the South Right of Way of the Texas Pacific Railroad and the beginning of a curve to the right,

THENCE along said South Right of Way of the Texas Pacific Railroad and said curve to the right a having a radius of 3,794.80 feet, a central angle of 00 degrees 21 minutes 10 seconds, a chord which bears North 56 degrees 13 minutes 06 seconds East, a chord distance of 23.37 and an arc length of 23.37 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and being the Northwest corner of lot 7 of EAGLE FORD PLAZA Block 3/7160 as recorded in Cabinet 8, Slide 284A of the Deed Records, Dallas County, Texas

THENCE along the South Line of said EAGLE FORD PLAZA Block 3/7160 the following calls,

THENCE South 25 degrees 44 minutes 05 seconds East, a distance of 179.13 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

THENCE South 46 degrees 26 minutes 05 seconds East, a distance of 155.00 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

THENCE South 30 degrees 39 minutes 05 seconds East, a distance of 92.50 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

THENCE South 68 degrees 32 minutes 05 seconds East, a distance of 280.00 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and being an angle point in the South line of lot 17 of said EAGLE FORD PLAZA,

THENCE North 89 degrees 55 minutes 55 Seconds East, a distance of 100.00 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

THENCE South 00 degrees 04 minutes 05 Seconds East, a distance of 421.71 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner, and being on the North Right of Way of Morris Street

THENCE North 89 degrees 51 minutes 42 Seconds West, a distance of 475.00 to "X CUT" for corner and being the POINT OF BEGINNING and containing 5.691 acres of land or 247,900 square feet more or less,

THENCE continuing along the East Right of Way of Peoria Drive and along said curve to the right having a radius of 290.00 feet, a central angle of 20 degrees 51 minutes 22 seconds, a chord which bears North 19 degrees 18 minutes 26 seconds West, a chord distance of 104.98 and an arc length of 105.56 to a 1/2 inch iron rod with cap stamped "USA INC" set for corner,

SURVEYOR'S STATEMENT:

I, Gary Romatz, 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.

Dated this ___ day of ___ 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT"

Gary Romatz
Texas Registered Professional Land Surveyor No 5016
USA Professional Services Group, Inc.
1525 Viceroy Drive - Dallas, Texas 75235
214-634-3300

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Romatz, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___ 2016.

Notary Public in and for Dallas County, Texas

My Commission Expires: _____

OWNER'S DEDICATION

WHEREAS, WT UNITED FAMILY LTD PS GOLDSTAR MANAGEMENT LLC do hereby adopt this plat designating the herein above described property as _____, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, 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 property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon 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 buildings, fences, trees, or other improvements or growths which in any way 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 and upon 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 of pavement line, and description of such additional easements herein granted shall be determined by their locations as installed.

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

WT UNITED FAMILY LTD PS GOLDSTAR MANAGEMENT LLC

TOMAS REYES, President

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tomas Reyes, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___ 2016.

Notary Public in and for Dallas County, Texas

My Commission Expires: _____

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a special Flood Hazard Area (100 Year Flood), Map date August 23, 2001 Community Panel No. 48113C0320J subject lot is located in Zone X.

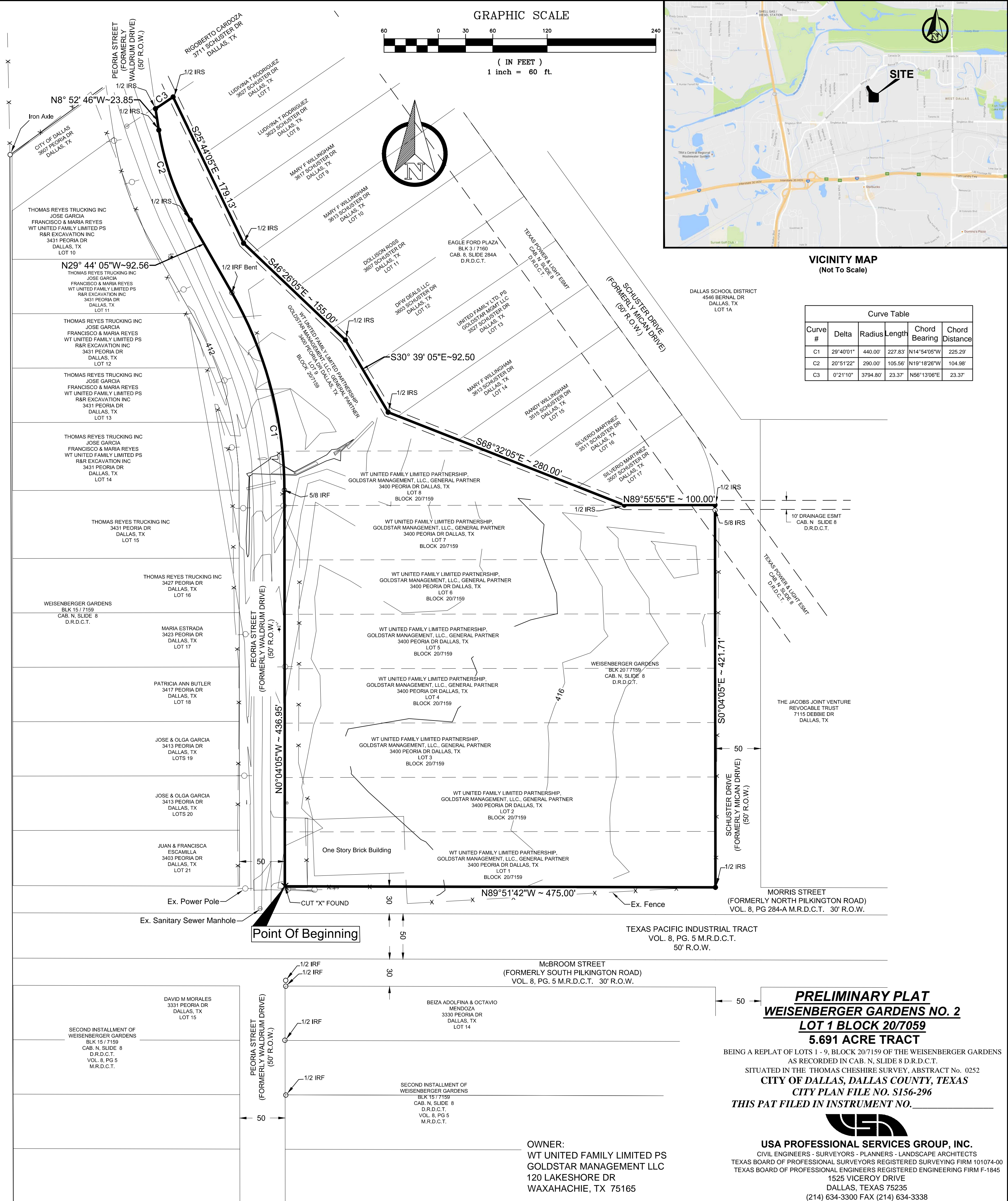
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/ or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

GENERAL NOTES

- 1. Basis of Bearing - (N 89° 51' 42" W) North line of Morris Street as recorded in Vol. 8, Pg. 284 M.R.D.C.T..
2. Lot to lot drainage will not be allowed without engineering section approval.
3. Purpose - to create one lot out of several platted lots.
4. Property is subject to Water Utilities Covenant Agreement as recorded under Instrument Number 201400269700, Official Public Records, Dallas County, Texas.
5. Property is subject to paving and/or storm drainage covenant agreement as recorded under instrument Number 201400269701, Official Public Records, Dallas County, Texas.
6. Tree Survey is requested to be omitted.

LEGEND table with columns SYMBOl and DESCRIPtION. Includes symbols for Lot Area (Square Feet), Drainage Easement, Iron Rod Set with Cap Stamped "USA INC.", Iron Rod Found, Controlling Monument, Volume, Page, Instrument Number, Official Public Records, Map Records, Deed Records, Sanitary Sewer Manhole, Power Pole, Fire Hydrant, Fence, and Water Valve.

NOTE:
THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1 THRU 9 OF WEISENBERGER GARDENS BLOCK 20/ 7159 AS RECORDED IN CABINET N, SLIDE 8 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, INTO ONE LOT 1R, BLOCK 20/7159.



VICINITY MAP (Not To Scale)

Curve Table with columns Curve #, Delta, Radius, Length, Chord Bearing, and Chord Distance. Lists curves C1, C2, and C3 with their respective measurements.

PRELIMINARY PLAT
WEISENBERGER GARDENS NO. 2
LOT 1 BLOCK 20/7059
5.691 ACRE TRACT
BEING A REPLAT OF LOTS 1 - 9, BLOCK 20/7159 OF THE WEISENBERGER GARDENS AS RECORDED IN CAB. N, SLIDE 8 D.R.D.C.T.
SITUATED IN THE THOMAS CHESHIRE SURVEY, ABSTRACT No. 0252
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-296
THIS PAT FILED IN INSTRUMENT NO. _____

OWNER:
WT UNITED FAMILY LIMITED PS
GOLDSTAR MANAGEMENT LLC
120 LAKESHORE DR
WAXAHACHIE, TX 75165

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL SURVEYORS REGISTERED SURVEYING FIRM 101074-00
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERING FIRM F-1845
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

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