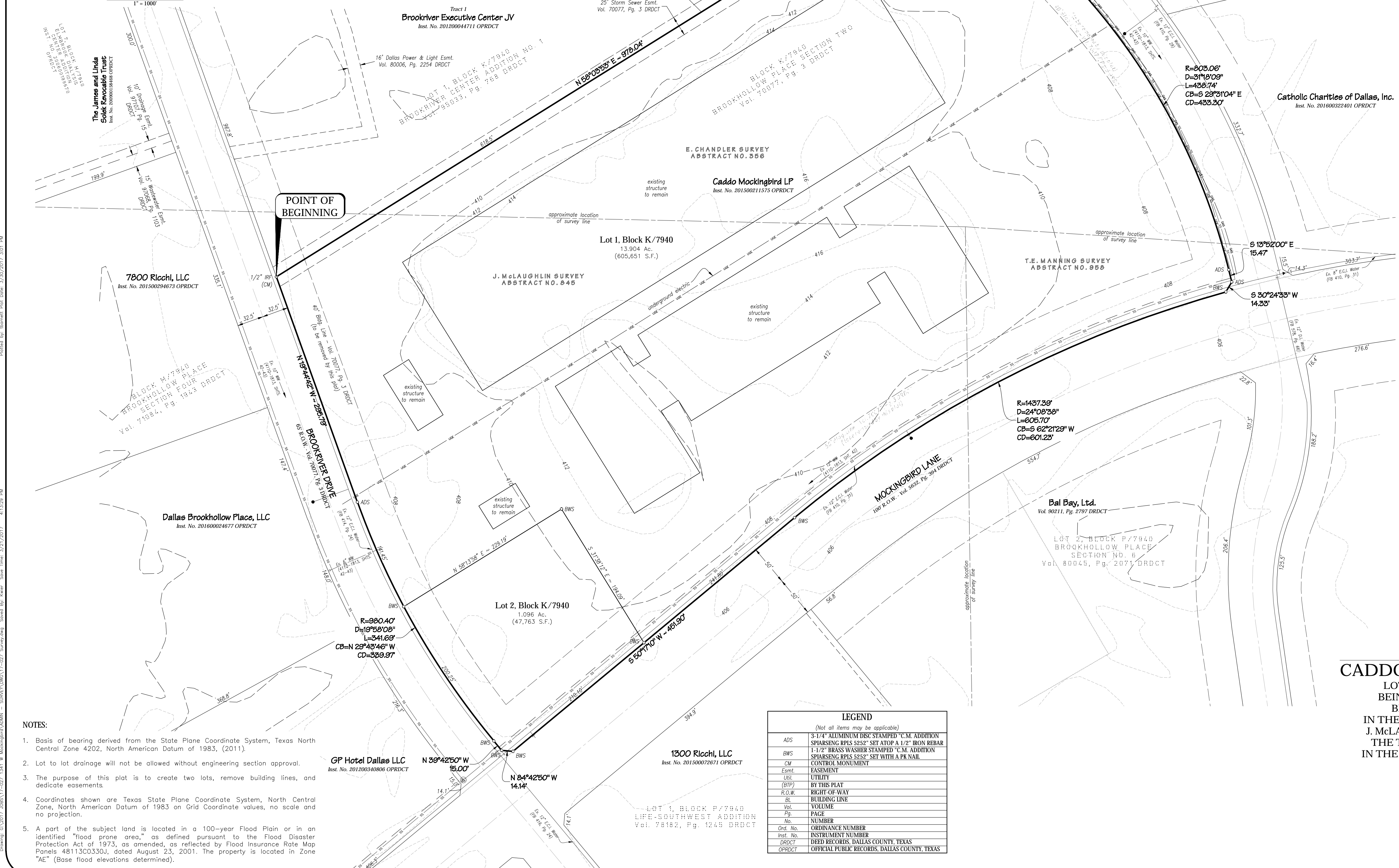


LOCATION MAP
1" = 1000'



POINT OF BEGINNING

- NOTES:**
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 2. Lot to lot drainage will not be allowed without engineering section approval.
 3. The purpose of this plat is to create two lots, remove building lines, and dedicate easements.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
 5. A part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48113C0330, dated August 23, 2001. The property is located in Zone "AE" (Base flood elevations determined).

LEGEND	
(Not all items may be applicable)	
ADS	3-1/4" ALUMINUM DISC STAMPED "C.M. ADDITION SPARSENG RPLS 5252" SET ATOP A 1/2" BRON REBAR
BWS	1-1/2" BRASS WASHER STAMPED "C.M. ADDITION SPARSENG RPLS 5252" SET WITH A PK NAIL
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULI	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Ord. No.	ORDINANCE NUMBER
Inst. No.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
CADDO MOCKINGBIRD ADDITION
 LOTS 1 AND 2, BLOCK K/7940 - 15.000 ACRES
 BEING A REPLAT OF PART OF BLOCK K/7940
 BROOKHOLLOW PLACE SECTION TWO
 IN THE E. CHANDLER SURVEY, ABSTRACT NO. 356,
 J. McLAUGHLIN SURVEY, ABSTRACT NO. 845, AND
 THE T.E. MANNING SURVEY, ABSTRACT NO. 958
 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-150

OWNER / APPLICANT Caddo Mockingbird LP 1344 W. Mockingbird Ln., Ste. 58011 Dallas, Texas 75247 Telephone (214) 366-2020 Contact: Justin Engler	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBP# No. F-2121 Contact: Kevin Wier
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Date: 03/17/2017 08:53:17 -027 1344 W. Mockingbird Ln., Ste. 58011, Dallas, Texas 75247
 Printed by: Inhouse Plot Date: 3/20/2017 3:01 PM
 4:13:28 PM

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Caddo Mockingbird LP, a Texas limited partnership, is the owner of a 15,000 acre (653,414 square feet) tract of land situated in the E. Chandler Survey, Abstract Number 356, the J. McLaughlin Survey, Abstract Number 845, and the T.E. Manning Survey, Abstract Number 958, in the City of Dallas, Dallas County, Texas, being a portion of Block K/7940, Brookhollow Place Section Two, recorded in Volume 70077, Page 3 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to Caddo Mockingbird LP, recorded in Instrument Number 201500211575 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Brookriver Drive, a 65 foot wide right-of-way created by said final plat of Brookhollow Place Section Two, recorded in Volume 70077, Page 3 DRDCT, and on the west line of said Block K/7940, for the southwest corner of Lot 1, Block K/7940, Brookriver Center Addition No. 1, recorded in Volume 95033, Page 768 DRDCT, as conveyed by Special Warranty Deed to Brookriver Executive Center JV, recorded in Instrument Number 201200044711 OPRDCT;

THENCE N 58°03'53" E, through said Block K/7940, along the north line of said Caddo Mockingbird tract and the south line of said Lot 1 and said Brookriver Executive Center tract, passing at 618.52 feet the southeast corner thereof and the southwest corner of a tract conveyed to Loaloo Partners, L.P., by Substitute Trustee's Deed and Bill of Sale, recorded in Volume 2005129, Page 13960 DRDCT, and continuing along the south line thereof a total distance of 978.04 feet to a 5/8" iron rod with plastic cap found on the west line of Elmbrook Drive, a 65 foot right-of-way created by the final plat of Brookhollow Place No. 1, recorded in Volume 70017, Page 1244 DRDCT, on the east line of said Block K/7940, for the northeast corner of said Caddo Mockingbird tract and for the southeast corner of said Loaloo Partners tract;

THENCE S 45°10'09" E, 186.78 feet along the west line of Elmbrook Drive and the east line of said Block K/7940 and said Caddo Mockingbird tract, to a 5/8" iron rod found;

THENCE continuing along the west line of Elmbrook Drive and the east line of said Block K/7940 and said Caddo Mockingbird tract, around a tangent curve to the right having a central angle of 31°18'09", a radius of 803.06 feet, a chord of S 29°31'04" E - 433.30 feet, an arc length of 438.74 feet to a 3-1/4" aluminum disc stamped "C.M. ADDITION SPIARSEN RPLS 5252" atop a 1/2" iron rebar set;

THENCE S 13°52'00" E, 15.47 feet continuing along the west line of Elmbrook Drive and the east line of said Block K/7940 and said Caddo Mockingbird tract, to a 3-1/4" aluminum disc stamped "C.M. ADDITION SPIARSEN RPLS 5252" atop a 1/2" iron rebar set for the north end of a corner clip;

THENCE S 30°24'33" W, 14.33 feet along said corner clip to a 2-1/2" brass washer stamped "C.M. ADDITION SPIARSEN RPLS 5252" with a PK nail set on the north line of Mockingbird Lane, a 100 foot right-of-way conveyed to the City of Dallas by deed recorded in Volume 5632, Page 394 DRDCT;

THENCE along the north line of Mockingbird Lane and along the south line of said Block K/7940 and said Caddo Mockingbird tract, around a non-tangent curve to the left having a central angle of 24°08'38", a radius of 1437.39 feet, a chord of S 62°21'29" W - 601.23 feet, an arc length of 605.70 feet to a 2-1/2" brass washer stamped "C.M. ADDITION SPIARSEN RPLS 5252" with a PK nail set;

THENCE S 50°17'10" W, 451.90 feet continuing along the north line of Mockingbird Lane and along the south line of said Block K/7940 and said Caddo Mockingbird tract, to a 2-1/2" brass washer stamped "C.M. ADDITION SPIARSEN RPLS 5252" with a PK nail set for the south end of a corner clip and being on the east line of said Brookriver Drive;

THENCE N 84°42'50" W, 14.14 feet along said corner clip to a 2-1/2" brass washer stamped "C.M. ADDITION SPIARSEN RPLS 5252" with a PK nail set;

THENCE N 39°42'50" W, 15.00 feet along the east line of said Brookriver Drive and the west line of said Block K/7940 and said Caddo Mockingbird tract, to a 2-1/2" brass washer stamped "C.M. ADDITION SPIARSEN RPLS 5252" with a PK nail set;

THENCE continuing along the east line of said Brookriver Drive and the west line of said Block K/7940 and said Caddo Mockingbird tract, around a tangent curve to the right having a central angle of 19°58'08", a radius of 980.40 feet, a chord of N 29°43'46" W - 339.97 feet, an arc length of 341.69 feet to a 3-1/4" aluminum disc stamped "C.M. ADDITION SPIARSEN RPLS 5252" atop a 1/2" iron rebar set;

THENCE N 19°44'42" W, 295.79 feet continuing along the east line of said Brookriver Drive and the west line of said Block K/7940 and said Caddo Mockingbird tract to the POINT OF BEGINNING with the subject tract containing 653,414 square feet or 15,000 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Caddo Mockingbird LP**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CADDO MOCKINGBIRD ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2017.

Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 the ____ day of _____, 2017.

Notary Public, 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 Dedication.

Lien holder:

LegacyTexas Bank,
a Texas state bank

By: _____
NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 the ____ day of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 the ____ day of _____, 2017.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 the ____ day of _____, 2017.

Notary Public, State of Texas

PRELIMINARY PLAT

CADDO MOCKINGBIRD ADDITION

LOTS 1 AND 2, BLOCK K/7940 - 15,000 ACRES
BEING A REPLAT OF PART OF BLOCK K/7940
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OWNER / APPLICANT
Caddo Mockingbird LP
1344 W. Mockingbird Ln., Ste. 58011
Dallas, Texas 75247
Telephone (214) 366-2020
Contact: Justin Engler

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier