

STATE OF TEXAS: COUNTY OF DALLAS: OWNERS CERTIFICATE

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE:

WHEREAS, Cowperwood Dallas I, LP., & HTH Property Company, LLC., & 3MB, LP., are the owners of all that tract of land situated in the City of Dallas, Dallas County, Texas, being part of City Block 8796 in the City of Dallas, Dallas County, Texas, being portions of a tract of land situated in the Benjamin Merrell Survey, Abstract No. 1761 and situated in the Absalon Smith Survey, Abstract No. 1347, and in the S. Lockhard Survey, Abstract No. 1761, a portion being described in deed to HTH Property Company, LLC., as recorded in 202000237158, D.R.D.C.T., and a portion being described in deed to Cowperwood Dallas I, LP., as recorded in Volume 2001131, Page 1347, D.R.D.C.T., and a portion being described in deed to 3MB, LP., as recorded in Volume 2001100, Page 8178, and Volume 95231, Page 5239, D.R.D.C.T., as shown on survey and being more particularly described by metes and bounds as follows:

That I, Barry S. Rhodes, 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 Signal Final Plat.

WILDWOOD DR

CROSSING RD

GENERAL NOTES:
 THE PURPOSE OF THIS PLAT IS TO CREATE 3 SEPARATE LOTS FROM 1
 PREVIOUSLY PLATTED PROPERTY.
 LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY
 OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 ** = TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE,
 NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO
 SCALE AND NO PROJECTION.

MARSH LN

PROPERTY SITE

GRAUWYLER RD

STEMMONS FWY

MAP:

T0

THENCE North 87 degrees 59 minutes 33 seconet for corner, said point being on the Southw

utes 02 sec

nds West, a distance of 14.14 feet to a 1/2 inch yellow-capped

THENCE South 85 degrees 02 m set for corner:

THENCE along said curve to the left having a chord bearing and distance of North 27 degrees 08 minutes 02 seconds West, 129.09 feet, and having a central angle of 024 degrees 11 minutes 34 seconds, an arc length of 130.05 feet to a 1/2 inch yellow-capped iron rod set for corner;

g a chord bearing and distance of North 12 degrees 40 minutes 08 al angle of 053 degrees 06 minutes 56 seconds, an arc length of 18.55 orner, said point being at the beginning of a curve to the left having a

s 05 seconds East, a dista said Storey Lane;

nds West, a distance of 1,529.97 feet to a 1/2 inch yellow-capped iron it line of said D.P.&L. tract;

BEGINNING at a 1/2 inch yellow-capped iron conveyed to RB RC LP., as recorded in Volume being on the East line of a tract of land convey Records of Dallas County, Texas, and being the

3 02 minu ane and t utes 55 se the North seconds West, a distance of 146.63 feet to a point for corner at the th right-of-way line of Clifford Drive;

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 and consideration therein expressed, in the capacity therein

under my hand and seal of office this

ninutes 49 seconds West, a distance of 59.56 feet to a 1/2 inch yellow at the beginning of a curve to the right having a radius of 20.01 feet;

ands East, a distance of 59.56 feet to a 1/2 inch yellow-capped iron rod g of a curve to the right having a radius of 252.00 feet;

THENCE along said curve to the right having a chord bearing and distance of North 27 degrees 08 minutes 02 seconds West, 105.62 feet, and having a central angle of 024 degrees 11 minutes 34 seconds and length of 106.41 ieet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE along said curve to the left having a chord bearing and distance of South 32 degrees 29 minutes 40 seconds East, 184.79 feet and having a central angle of 034 degrees 54 minutes 50 seconds, and length of 187.68 feet to a 1/2 inch yellow-capped iron rod set for corner;

onds West, a distance of 587.95 feet to the PLACE OF BEGINNING and s of land.

rod set for corner, being the Southwest corner of attract of land 2004001, Page 11110, of the Deed Records of Dallas County, Texas, ed to D.P.&L. Co, as recorded in Volume 3319, Page 375, of the Deed Northwest corner of said Rosebriar River Crossing tract;

nds East, a distance of 947.12 feet to a 1/2 inch yell est right-of-way line of I.H. 35-E;

nds East, a distance of 515.30 feet to a 1/2 inch yello

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.

Dated this the

day of

20

Barry S. Rhodes Registered Professional Land Surveyor No. 3691

nds West, a distance of 260.92 feet to a 1/2 inch yellow-capped iron ning of a curve to the right having a radius of 252.00 feet;

g a chord bearing and distance of North 32 degrees 29 minutes 40 al angle of 034 degrees 54 minutes 51 seconds, an arc length of 153.56 or corner;

THENCE along said curve to the left having a chord bearing and distance of South 50 degrees 46 minutes 06 seconds West, 72.00 feet and having a central angle of 286 degrees 15 minutes 27 seconds, an arc length of 299.77 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the right having a adius of 20.00 feet;

a chord bearing and distance of South 65 degrees 47 minutes 43 ngle of 053 degrees 07 minutes 48 seconds an arc length of 18.55 feet ner;

That, HTH Property Company, LLC., & Cowperwood Dallas I, LP., & 3MB, LP., do hereby adopt this plat, designating the herein described property as **Rosebriar River Crossing, Lot 1R1, 1R2 & 1R3, Block C/5796**, 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 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, inspective, 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). Notary Public in and for the State of Texas Before me, the undersigned authority, on this day personally appeared Wade Gibbons, 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 and consideration therein expressed, in the capacity therein stated. STATE OF TEXAS: COUNTY OF DALLAS: This plat approved subject to all platting ordinances, rules, regulations, the City of Dallas. 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. Before me, the undersigned authority, on this day personally appeared Wade Gibbons, 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 and consideration therein expressed, in the capacity therein stated. STATE OF TEXAS: COUNTY OF DALLAS: Notary Public in and for the State of Texas Before me, the undersigned authority, on this day personally appeared John M. Gardner, 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 and consideration therein expressed, in the capacity therein stated. STATE OF TEXAS: COUNTY OF DALLAS: WITNESS, my hand at Dallas, Texas, this the Given under my hand and seal of office this en under my hand and seal of office this _: 3MB, LP., Owr

ROSEBRIAR RIVER CROSSING PRELIMINARY PLAT

LOT 1R1, 1R2, & 1R3

Notary Public in and for the State of Texas

Given under my hand and seal of office this

_day of _

My commission expires

GROSS - 992,048 SQ.FT. - 22.774 ACRES

NET - 992,048 SQ.FT. - 22.774 ACRES

BENJAMIN MERRELL SURVEY, ASBTRACT NO. 1761

ABSALON SMITH SURVEY, ABSTRACT NO. 1347 S. LOCKHARD SURVEY, ABSTRACT NO. 1761 CITY OF DALLAS, DALLAS COUNTY, TEXAS BEING A PART OF CITY BLOCK 8796 ROSS - 992,048 SQ.FT. - 22.774 ACRES **BLOCK C/5796**

OWNER: COWPERWOOD DALLAS I, LP. - PO BOX 36673, CHARLOTTE, NORTH CAROLINA 28236
OWNER: HTH PROPERTY COMPANY, LLC. - 8400 AMBASSADOR ROW, DALLAS, TEXAS 75247
OWNER: 3MB, LP. - PO BOX 541208, DALLAS, TEXAS, 75354

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090 FIRM NO. 10194366

DATE 8-4-2020 DRAWN BY: MSO - PROJECT NO. 202003803-01

CITY PLAN FILE

NO.

S201-554

0F