

OWNER' 'S CERTIFICATE

WHEREAS Core Denton 501 GP LLC, Matthew Devito and Samantha Kurz are the sole owners of a tract of land located in the CHARLES G. NEWTON SURVEY, Abstract No. 1091, Dallas, Dallas County, Texas, and being all of Lot 44, Block C/5508, of Park Preston No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77096, Page 700, Deed Records, Dallas County, Texas, and being the same tracts of land described in General Warranty Deed to Core Denton 501 GP LLC, recorded in Instrument No. 201300364884, Official Public Records, Dallas County, Texas, and described in Instrument No. 201400129230, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "PARK ORCHID 3, RPLS 5310" set in the North line of Orchid Lane, a 50' wide public right-of-way, at the South common corner of said Lot 44 and Lot 43 of said Block

Thence North 00°46'03" West, passing at a distance of 115.00' a point for corner in the South line of a 15' wide alley easement dedicated by said Park Preston No. 2, continuing a total distance of 130.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "PARK ORCHID 3, RPLS 5310" set in the South line of Lot 1, Block C/5505 of Murray Savings Association, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 79025, Page 658, Deed Records, Dallas County, Texas, at the North common corner of said Lots 43

Thence North 89°13'57" East, along said South line of Lot 1, a distance of 85.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "PARK ORCHID 3, RPLS 5310" set at the North common corner of said Lot 44 and Lot 45 of said Block C/5508;

Thence South 00°46'03" East, passing at a distance of 15.00' a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of said 15' alley easement, continuing a total distance of 130.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "PARK ORCHID 3, RPLS 5310" set in the said North line of Orchid Lane, at the South common corner of said Lots 44 and 45;

said North line of Orchid Lane, a distance of and containing 11,050 square feet or 0.254 of

pressional Land Surveyor, licensed by the State of spared under my direct supervision, from recorded on the ground during field operations and other is plat substantially complies with the Rules and Professional Engineers and Land Surveyors, the (Ordinance no. 19455, as amended), and Texas 212. I further affirm that monumentation shown in compliance with the City of Dallas Development & (e); and that the digital drawing file e representation of this Signed Final Plat.

COR REVIEW PURPOSES ONLY.
ORDED FOR ANY PURPOSE.

Surveyor No. 5310

Public in and for the said County and State on this , R.P.L.S. NO. 5310, State of Texas, known to me bed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Matthew Devito and Samantha Kurz, do hereby adopt this plat, designating the herein described property as *PARK ORCHID* 3, 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.

2020.	WITNESS, my hand at Dallas, Texas, this the	resolutions of the City of Dallas.
	day of	

By: Core Denton 501 GP LLC

Ryan Milstein, President

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ryan Milstein, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

WITNESS, my hand at Dallas, Texas, this the 2020. Notary Public in and for The State of Texas

By: Matthew Devito

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Matthew Devito, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true. STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

WITNESS, my hand at Dallas, Texas, this the 2020.

By: Samantha Kurz

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 Samantha Kurz, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, 2020

Notary Public in and for The State of Texas

Owner: Matthew Devito
Owner: Core Denton 501 GP LL
5901 Orchid Lane, Dallas, TX 75230 ~ ~ 5720 LBJ Frwy., #123, Dallas, TX 75
972-855-8936 ~ ~ 972-855-8936 ~

No. 20-0443 | Drawn by: 543 | Date: 04-29-'20 | Revised:

"A professional company operating in your best interest" TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
RTY ADDRESS: 5901 and 5903 Orchid Lane ~ **A&W SURVEYORS, INC.** *Professional Land Surveyors* Owner: Core Denton 501 GP LLC ~ 5720 LBJ Frwy., #123, Dallas, TX 75240 ~ 972-855-8936 ~

LOTS 44A AND 44B, BLOCK PARK ORCHID 3

PRELIMINARY PLAT

C/5508

CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-149 ENGINEERING NUMBER 311T-___ BEING ALL OF LOT 44, BLOCK C/5580 PARK PRESTON NO. 2