

OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, RWS LAND COMPANY, LLC is the owner of that certain tract of land situated in the City of Dallas, in the Edward W. Hunt Survey, Abstract No. 590 of Dallas County, Texas and being part of Block 2/6512 of Walnut Business Park, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 78086, Page 0001, Map Records, Dallas County, Texas (M.R.D.C.T.) and being part of that certain called 4.934 acre tract of land described in a General Warranty Deed With Vendor's Lien to RWS Land Company, LLC, dated July 17, 2018 and recorded in Instrument No. 201800192609, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an "X" found in the bottom of a concrete drainage channel for the northeast corner of the above described RWS Land tract, on the south right-of-way line of Southwell Road (formerly known as Cole Road ~ variable width right-of-way) and said point also being the northwest corner of that certain tract of land described in a deed to Jay R. Stone Investments, LTD., recorded in Volume 5786, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 00 deg. 05 min. 23 sec. East, departing from Southwell Road, along the common line of said RWS Land tract and Stone Investments tract and along said concrete drainage channel, at a distance of 207.91 feet, passing an old PK nail found for the southwest corner of said Stone Investments tract and same being the northwest corner of that certain tract of land described in a deed to Neil E. Felder and Suzette E. Felder, recorded in Volume 95067, Page 1483, D.R.D.C.T. and at a distance of 415.01 feet, passing the southwest corner of said Felder tract and same being the northwest corner of that certain tract of land described in a deed to Felder Gran-Pacific Ventures, Inc., recorded in Volume 97075, Page 2550, D.R.D.C.T. and continuing for a total distance of 528.26 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner from which a found 1/2 inch iron rod bears North 89 deg. 17 min. 59 sec. West - 24.84 feet and said corner point being at the beginning of a curve to the right, having a radius of 100.00 feet, a central angle of 89 deg. 13 min. 54 sec. and a chord that bears South 44 deg. 31 min. 52 sec. West - 140.47 feet;

THENCE: Southwesterly, continuing along the common line of said RWS Land tract and Felder Gran-Pacific tract, with said concrete drainage channel and along said curve to the right, an arc distance of 155.74 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner at the end of said curve for the southwest corner of said Felder Gran-Pacific tract and said point also being on the north line of Block 1/6512 of the above described Walnut Business Park (Volume 78086, Page 1) and same being the north line of that certain tract of land described in a deed to First Industrial Texas, LP, recorded in Volume 2004012, Page 11504, D.R.D.C.T.;

THENCE: South 89 deg. 09 min. 35 sec. West, along the common line of said RWS Land tract and First Industrial Texas tract and with said concrete drainage channel, a distance of 263.39 feet to an "X" found in concrete on the east right-of-way line of Stemmons Freeway/Interstate Highway 35 (a variable width right-of-way) for the southwest corner of said RWS Land tract and same being the southeast corner of that certain called 0.7517 acre tract of land described in a Judgement of Court in Absence of Objection to the State of Texas by Case Cause No. CC-07-15266-D, recorded in Instrument No. 20080198706, O.P.R.D.C.T. and the northeast corner of that certain called 0.0993 acre tract of land described in a First Amended Notice of Lis Pendens to the State of Texas, recorded in Instrument No. 20080033995, O.P.R.D.C.T. and said corner point being in a non-tangent curve to the right, having a radius of 2,845.79, a central angle of 01 deg. 15 min. 45 sec. and a chord that bears North 04 deg. 03 min. 59 sec. East - 62.71 feet;

THENCE: In a northerly direction, departing from said concrete drainage channel along the west line of said RWS Land tract and the east right-of-way line of said Stemmons Freeway/Interstate Highway 35 and along said curve to the right, an arc distance of 62.71 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 04 deg. 42 min. 47 sec. East, continuing along the common line of said RWS Land tract and Stemmons Freeway/Interstate Highway 35, a distance of 171.02 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: North 00 deg. 37 min. 55 sec. West, continuing along said common line, a distance of 333.47 feet to a 1/2 inch iron rod found for corner;

THENCE: North 21 deg. 32 min. 20 sec. East, continuing along said common line, a distance of 47.24 feet to a 5/8 inch iron rod, topped with a Texas Department of Transportation aluminum cap, found for an angle corner;

THENCE: North 65 deg. 48 min. 04 sec. East, continuing along said common line, a distance of 40.54 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner on the south right-of-way line of the above mentioned Southwell Road from which a found 5/8 inch iron rod, topped with a Texas Department of Transportation aluminum cap, bears North 76 deg. 53 min. 17 sec. East - 18.77 feet;

THENCE: North 88 deg. 58 min. 03 sec. East, along the common line of said RWS Land tract and Southwell Road, a distance of 291.95 feet to the POINT OF BEGINNING and containing 214,898 square feet or 4.933 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RWS LAND COMPANY, LLC, acting by and through its duly authorized agents does hereby adopt this plat, designating the herein described property as PALLADIUM STEMMONS ADDITION, 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 RICK SANTOYO  
 Owner  
 RWS Land Company, LLC

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 RICK SANTOYO, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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-6.617 (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 \_\_\_\_\_, 2020

**PRELIMINARY**  
 RELEASED 07/09/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

\_\_\_\_\_  
 Lawrence H. Ringley  
 Texas Registered Professional  
 Land Surveyor No. 4701

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 LAWRENCE H. RINGLEY, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

ABBREVIATIONS:

- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- 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
- D.P. & L. = Dallas Power & Light Company
- S.W.B.T. = Southwestern Bell Telephone Company
- CM = Controlling Monument
- IRF = 1/2" Iron Rod Found
- IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"
- TxDOT ARM = 5/8" iron rod topped with Texas Department of Transportation Aluminum Cap
- F.E. = Fire Lane Easement

**OWNER:**  
 RWS LAND COMPANY, LLC  
 Contact: Rick Santoyo  
 2611 Andjon Drive  
 Dallas, Texas 75220-1309  
 214-762-4042  
 rsantoyo@artofrafx.com

**SURVEYOR:**  
 RINGLEY & ASSOCIATES, INC.  
 Contact: Lawrence H. Ringley  
 701 S. Tennessee Street  
 McKinney, Texas 75069  
 972-542-1266  
 LHR@Ringley.com

**PRELIMINARY PLAT**

PALLADIUM STEMMONS ADDITION  
 LOTS 8 AND 9, BLOCK 2/6512  
 214,898 Sq. Ft./4.933 Ac.  
 being a replat of part of Block 2/6512  
 Walnut Business Park  
 recorded in Volume 78086, Page 1, Plat Records,  
 Dallas County Texas,  
 situated in the  
 Edward W. Hunt Survey, Abstract No. 590  
 City of Dallas, Dallas County, Texas

City Plan File Number: S190-184

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	07/09/2020	1" = 50'	18094	18094-PP.DWG	2 of 2