

OWNERS CERTIFICATE §
 STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, MM DEERE LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCK 7/694, MONARCH PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 148, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING A PORTION OF BLOCK B/2008, MILLMO TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 164, M.R.D.C.T., AND BEING THE SAME TRACT OF LAND CONVEYED TO MM DEERE LLC BY DEED RECORDED IN INSTRUMENT NO. 201700277883, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED "SHIELD ENGINEERING" SET BEING THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF DEER STREET (A 50 FOOT RIGHT-OF-WAY) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF N. FITZHUGH AVENUE (A 50 FOOT RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 55°59'46" W, 0.98 FEET;

THENCE S 45°24'54" E, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAID N. FITZHUGH AVENUE AT 10.00 FEET PASSING A 1/2 INCH IRON ROD WITH 3 INCH ALUMINUM CAP FOUND, CONTINUING IN TOTAL A DISTANCE OF 57.00 FEET TO A 1/2 INCH IRON ROD WITH 3 INCH ALUMINUM CAP FOUND BEING THE COMMON EAST CORNER OF AFOREMENTIONED LOT 5 AND THE NORTH CORNER OF LOT 4 OF SAID MONARCH PLACE;

THENCE S 45°07'11" W, ALONG THE COMMON SOUTHWEST LINE OF SAID LOT 5 AND THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND BEING THE COMMON SOUTH CORNER OF SAID LOT 5 AND THE EAST CORNER OF SAID LOT 4 AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF A 15 FOOT ALLEY;

THENCE N 45°24'54" W, ALONG THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY AND THE SOUTHWEST LINE OF SAID LOT 5, AT 18.02 FEET PASSING THE COMMON NORTHWEST LINE OF SAID LOT 5 AND THE SOUTHWEST LINE OF AFOREMENTIONED BLOCK B CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY IN TOTAL A DISTANCE OF 57.00 FEET TO A 5/8 INCH IRON ROD WITH 3 INCH ALUMINUM CAP STAMPED "SHIELD ENGINEERING" SET BEING THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AFOREMENTIONED DEERE STREET;

THENCE N 45°07'11" W, ALONG THE COMMON SOUTHWEST RIGHT-OF-WAY LINE OF SAID DEERE STREET AND THE NORTHWEST LINE OF SAID BLOCK B, AT 86.29 FEET PASSING THE COMMON SOUTHWEST LINE OF SAID BLOCK B AND THE NORTHEAST LINE OF SAID LOT 5, CONTINUING IN TOTAL A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,549 SQUARE FEET OR 0.196 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MM DEERE LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, THOMAS J. COLVEN III DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SHAZAD 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, THIS THE _____ DAY OF _____, 2017.

BY: _____
 MM DEERE LLC, A Texas Corporation, Its Authorized Agent
 THOMAS J. COLVEN III, Partner

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. COLVEN III, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

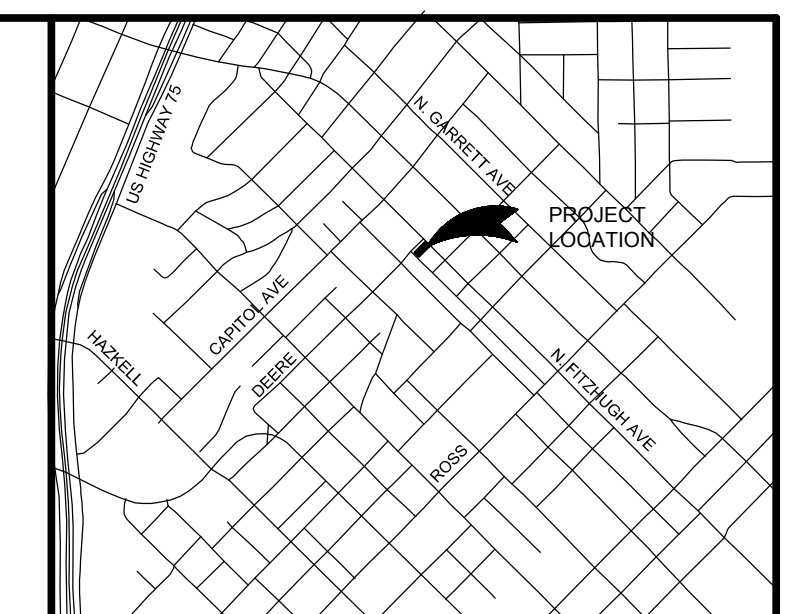
SURVEYOR'S STATEMENT:

THAT I, GREGORY J. CAVATAIO, 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 THE DIGITAL DRAWING ILE ACCOMPANYING THE PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED PLAT.

DATED THIS THE _____ DAY OF _____, 20____

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

GREGORY J. CAVATAIO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION No. 6389



VICINITY MAP
 NOT TO SCALE

LEGEND

- DE = INDICATES A DRAINAGE EASEMENT
- SSE = INDICATES A SANITARY SEWER EASEMENT
- UE = INDICATES A UTILITY EASEMENT
- OEDCE EASEMENT = INDICATES AN ONCOR ELECTRIC DELIVERY COMPANY
- BL = INDICATES A BUILDING LINE
- IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- ACS = INDICATES 5/8-INCH IRON ROD SET WITH 3" ALUMINUM DISK STAMPED "SHIELD ENGINEERING"
- CM = INDICATES A CONTROLLING MONUMENT
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

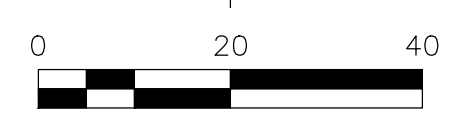
NOTES:

1. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
2. BEARINGS BASED ON NAD83 TXNC GPS OBSERVATIONS.
3. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
4. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
5. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICATION FEES DUE.
6. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
7. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
8. THIS PROPERTY'S CURRENT ZONING IS MF-2 (A)
9. THIS PROPERTY HAS NO CURRENT STRUCTURES
10. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 5, BLOCK 7/694, MONARCH PLACE AND BLOCK B/2008, MILLMO TERRACE ADDITION INTO 5 LOTS.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48113C0345J, REVISED AUGUST 23, 2003, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

DETAIL "A"
 SCALE: 1"=5'



OWNER/DEVELOPER
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