

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS LBA RV-COMPANY I, LLC, WHITEWAVE FOODS COMPANY and WWF OPERATING COMPANY, are the owners of a tract of land situated in the John J. Metcalf Survey, Abstract No. 885, City of Dallas Block No. A/8023 and B/8023, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to Whitewaves Food Company recorded in Instrument No. 201000299845, Official Public Records, Dallas County, Texas, and being all of a 13.893 acre "Tract 1" described in Special Warranty Deed to WWF Operating Company, recorded in Instrument No. 2015 00303133, Official Public Records, Dallas County, Texas; and being part of a 20.804 acre tract of land described in Special Warranty Deed to LBA RV-COMPANY I, LLC, recorded in Instrument No. 201400206654, Official Public Records, Dallas County, Texas, and being all of Lot 1A, Block B/8023 of WHITEWAVE/STAPLES, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201400025645, Official Public Records, Collin County, Texas, and being all of Block A/8023 of the Third Section Redbird Industrial Park West, an addition to the City of Dallas, Texas according to the plat recorded in Volume 78042, Page 1087, Deed records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found at the northwest corner of a right-of-way corner clip for the intersection of the south right-of-way line Kiest Boulevard (a 120-foot right-of-way at this point) with the west right-of-way line of Dan Morton Drive (a 64-foot right-of-way) and being a northeast corner of said Lot 1A;

**THENCE** with said right-of-way corner clip, and north line of said Lot 1A, South 46°16'43" East, a distance of 21.38 feet to a 3 1/4-inch aluminum monument stamped "KHA-WHITTEWAVE" "BLOCK 8023" (hereto after referred as "monument set") at the beginning of a non-tangent curve to the right having a central angle of 23°42'00", a radius of 558.60 feet, a chord bearing and distance of South 11°47'54" West, 229.42 feet;

**THENCE** with said west right-of-way line of Dan Morton Drive, and east line of said Lot 1A, the following courses and distances, to wit:

In a southwesterly direction, with said curve to the right, an arc distance of 231.06 feet to a monument set at the beginning of a reverse curve to the left having a central angle of 24°41'36", a radius of 622.00 feet, a chord bearing and distance of South 11°18'29" West, 266.00 feet;  
In a southwesterly direction, with said curve to the left, an arc distance of 268.07 feet to a monument set for corner;  
South 1°02'19" East, a distance of 257.93 feet to a 1/2-inch iron rod with plastic cap "ILLEGABLE" found at the southeast corner of said Lot 1A;

**THENCE** departing said west right-of-way line, and with the south line of said Lot 1A and north line of Lot 1B of said WHITEWAVE/STAPLES, South 89°39'15" West, a distance of 566.49 feet to a 1/2-inch iron rod with plastic cap stamped "RLG" found for an inner el corner of said Lot 1A;

**THENCE** with an east line of said Lot 1A, and west line of said Lot 1B, South 0°18'28" East, a distance of 424.75 feet to a 1/2-inch iron rod with plastic cap stamped "RLG" found in the north line of a tract of land described as Tract 2 in Deed to BNSF Railway Company, recorded in Volume 80201, Page 333, Deed records, Dallas County, Texas;

**THENCE** with said north line of Tract 2 and a south line of said Lot 1A, South 89°38'43" West, a distance of 418.34 feet to a monument set in the east line of said Block A/8023 and being the southwest corner of said Lot 1A;

**THENCE** with said east line of Block A/8023, and the west line of said Tract 2, South 0°19'24" East, a distance of 41.55 feet to a 5/8-inch iron rod found for corner in the north line of Lot 15, Block 1/8028, of Mountain Lake Heights Addition, an addition to the City of Dallas, Texas; according to the plat thereof recorded in Volume 13, Page 89, Map Records, Dallas County, Texas;

**THENCE** with the south line of said Block A/8023, and the north line of said Mountain Lake Heights Addition, South 89°38'53" West, a distance of 1190.63 feet to a 1/2-inch iron rod found for corner in the east right-of-way line of Ledbetter Drive (100-foot right-of-way) and being the southwest corner of said Block A/8023;

**THENCE** with said east right-of-way line of Ledbetter Drive and the west line of said Block A/8023, North 0°39'51" West, passing at a distance of 734.89 feet a 3/8-inch iron rod found for the southwest corner of said 13.893 acre tract, continuing with said east right-of-way line and said west line of Block A/8023, passing at a distance of 1022.54 feet the northwest corner of said Block A/8023, continuing with said east right-of-way line and the west line of said 13.893 acre tract in all a total distance of 1329.59 feet to a 1/2-inch iron rod found at the intersection of said east right-of-way line with said south right-of-way line of Kiest Boulevard and being the northwest corner of said 13.893 acre tract;

**THENCE** with said south right-of-way line of Kiest Boulevard, and the north line of said 13.893 acre tract and the north line of said Block A/8023 and the north line of said Lot 1A, the following courses and distances, to wit:

North 89°08'12" East, a distance of 221.59 feet to a monument set for corner from which a 1/2-inch iron rod found bears South 86°38' West, a distance of 2.9 feet;  
South 39°58'58" East, a distance of 52.39 feet to a point for corner from which a 1/2-inch iron rod found bears North°13' West a distance of 0.6 feet;  
North 88°31'59" East, a distance of 150.79 feet to a monument set for corner;  
North 89°16'59" East, a distance of 7.93 feet to a 5/8-inch iron rod with plastic cap stamped "BGT" found for corner;  
South 79°52'21" East, a distance of 233.55 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the left having a central angle of 10°44'37", a radius of 1978.86 feet, a chord bearing and distance of South 85°17'29" East, 370.52 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 371.06 feet to a 5/8-inch iron rod with plastic cap stamped "BGT" found for corner;  
North 89°25'40" East, passing at a distance of 186.18 feet the northwest corner of said Lot 1A, continuing in all a total distance of 1254.28 feet to the **POINT OF BEGINNING** and containing 56.389 acres or 2,456,338 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

GENERAL NOTES:

- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
- FOR CLARITY TREE INVENTORY LISTED IN SEPARATE EXHIBIT
- ALL IMPROVEMENTS TO REMAIN

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **LBA RV-COMPANY I, LLC, WHITEWAVE FOODS COMPANY and WWF OPERATING COMPANY**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WHITEWAVE DALLAS**, 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 \_\_\_\_\_, 2016.

**LBA RV-COMPANY I, LLC**; a Delaware limited Partnership

By: LBA Fund V GP II, LLC, a Delaware limited liability company, its General Partner

By:

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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dana 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 \_\_\_\_\_, 2016.

DANA BROWN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5336  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
972-770-1300  
dana.brown@kimley-horn.com

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 Dana Brown 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 \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**WHITEWAVE FOODS COMPANY**;

By: WWF OPERATING COMPANY, a Delaware corporation

By:

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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**WWF OPERATING COMPANY**; a Delaware Corporation

By:

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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**WHITEWAVE DALLAS**  
LOTS 1C & 2C, BLOCK B/8023  
REPLAT OF  
WHITEWAVES/TSAPLES  
LOT 1A & 1B, BLOCK B/8023  
&  
BLOCK A/8023  
THIRD SECTION  
REDBIRD INDUSTRIAL PARK WEST  
13.902 ACRE SITUATED IN THE  
CITY OF DALLAS BLOCK 8375  
JOHN METCALF SURVEY,  
ABSTRACT NO. 885  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-047  
ENGINEERING FILE NO. \_\_\_\_\_

**Kimley»Horn**

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	DWP	DAB	DEC 2016	063784003	1 OF 2

OWNER:  
**LBA RV-COMPANY I, LLC**;  
1149 S HILL ST., SUITE H300  
LOS ANGELES, CA 90015  
PH: 213-741-7500  
CONTACT : JOHN NORTON

OWNER:  
**WHITEWAVE FOODS COMPANY**;  
2610 FAIRMOUNT  
DALLAS, TX 75201  
PH: 214-871-7313  
CONTACT: HAROLD GINSBURG

OWNER:  
**WWF OPERATING COMPANY**;  
2610 FAIRMOUNT  
DALLAS, TX 75201  
PH: 214-871-7313  
CONTACT: HAROLD GINSBURG

ENGINEER:  
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