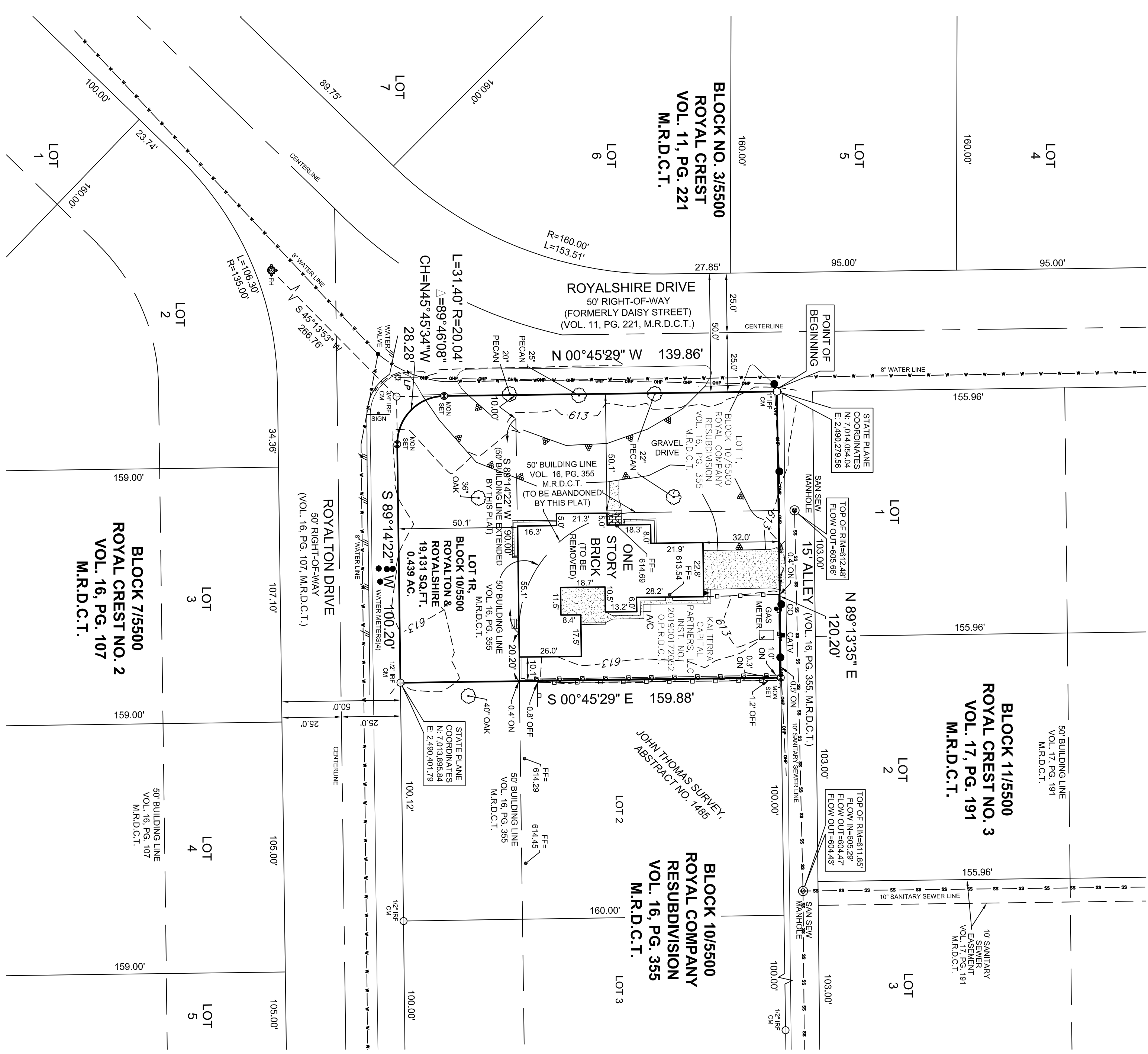


- LEGEND**
- IRON ROD FOUND
 - SANITARY SEWER
 - LIGHT POLE
 - POWER POLE
 - ⊙ AC AIR CONDITIONING
 - ⊙ FINE HYDRANT
 - ⊙ ELECTRIC METER
 - ▲ CONTROLLING MONUMENT
 - ▲ 3-1/4 INCH ALUMINUM CAP STAMPED "RR" AND "RPLS 5299" SET ON 12 INCH IRON ROD
 - ▬ ASPHALT PAVING
 - ▬ CHAIN LINK FENCE
 - ▬ WOOD FENCE
 - ▬ COVERED POUGH, DECK OR GARPORT
 - ▬ CONCRETE PAVING
 - ▬ GRANITE ROCK
 - ▬ ROUND OR DRIVE
 - ▬ OVERHEAD POWER LINE
 - ▬ SANITARY SEWER LINE
 - ▬ WATER LINE



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Kallerra Capital Partners, LLC, is the sole owner of a tract of land situated in the John Thomas Survey, Abstract No. 1485, City of Dallas Block 10/5500, in the City of Dallas, Dallas County, Texas, being all of Lot 1, Block 10/5500 of Royal Company Resubdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 16, Page 355, Map Records, Dallas County, Texas, and being the same tract of land conveyed to Kallerra Capital Partners, LLC, by Executor's Deed recorded in Instrument No. 201900172052, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1 inch iron pipe found at the intersection of the east right-of-way line of Royalshire Drive (50 foot right-of-way) and the south line of a 15 foot alley at the northwest corner of said Lot 1, Block 10/5500;

Thence North 89 degrees 14 minutes 35 seconds East, along the south line of said 15 foot alley and north line of said Lot 1, Block 10/5500, a distance of 120.20 feet to a 3-1/4 inch aluminum disk stamped "RR" and "RPLS 5299" set on a 1/2 inch iron rod at the northwest corner of Lot 2, Block 10/5500 of said Royal Company Subdivision and the common northeast corner of said Lot 1, Block 10/5500;

Thence South 00 degrees 45 minutes 29 seconds East, along the west line of said Lot 2, Block 10/5500, and the common east line of said Lot 1, Block 10/5500, a distance of 159.88 feet to a 1/2 inch iron rod found lying in the north right-of-way line of Royalton Drive (50 foot right-of-way), being the southwest corner of said Lot 2, Block 10/5500 and common southeast corner of said Lot 1, Block 10/5500;

Thence South 89 degrees 14 minutes 22 seconds West, along said north right-of-way line of Royalton Drive and south line of said Lot 1, Block 10/5500, a distance of 100.20 feet to a 3-1/4 inch aluminum disk stamped "RR" and "RPLS 5299" set on a 1/2 inch iron rod at the beginning of a tangent curve to the right having a radius of 20.04 feet, a delta angle of 89 degrees 46 minutes 08 seconds, with a chord that bears North 45 degrees 45 minutes 34 seconds West, a chord distance of 28.28 feet;

Thence along said tangent curve to the right, an arc length of 31.40 feet to a 3-1/4 inch aluminum disk stamped "RR" and "RPLS 5299" set on a 1/2 inch iron rod, lying in said east right-of-way line of Royalshire Drive and west line of said Lot 1, Block 10/5500;

Thence North 00 degrees 45 minutes 29 seconds West, along said east right-of-way line of Royalshire Drive and said west line of Lot 1, Block 10/5500, a distance of 139.88 feet to the POINT OF BEGINNING and containing 19,131 square feet or 0.439 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kallerra Capital Partners, LLC do hereby adopt this plat, designating the herein described property as **ROYALTON & ROYALSHIRE** 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 encroach 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2019.

Kallerra Capital Partners, LLC

Clint V. Nolen, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Clint Nolen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature

SURETYORS STATEMENT

I, Gary E. Johnson, 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 _____, 2019.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (09/23/2019)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature

GENERAL NOTES:

- 1) Bearings are based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to remove the 50 foot building line facing Royalshire Drive and curve to face Royalton Drive and extend the Royalton Drive 50 foot building line across the lot.
- 3) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 4) 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.
- 5) Dallas Water Utilities Benchmarks:
25-G-1: A square is cut on concrete curb on the northeast corner of the intersection of Azalea Lane and Edgemere Road.
Northing: 67,013.684.6607; Easting: 2,492.391.6277; Elevation: 605.36'
- 25-G-10: A square is cut at midpoint of concrete curb on the southeast corner of the intersection of Tibbs Street and Ricks Circle.
Northing: 7,014.394.5477; Easting: 2,491.9159.4827; Elevation: 600.15'
- 6) According to the F.I.R.M. No. 48113C0195K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

**PRELIMINARY PLAT
ROYALTON & ROYALSHIRE
LOT 1R, BLOCK 10/5500**

REPLAT OF LOT 1, BLOCK 10/5500,
ROYAL COMPANY SUBDIVISION,
JOHN THOMAS SURVEY, ABSTRACT NO. 1485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S1899-321
ENGINEERING PLAN NO. _____

OWNER
KALTERRA CAPITAL PARTNERS, LLC
a Texas limited liability company
3710 RAWLINS STREET, SUITE 1390
DALLAS, TEXAS 75219
attn: CLINT NOLEN



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