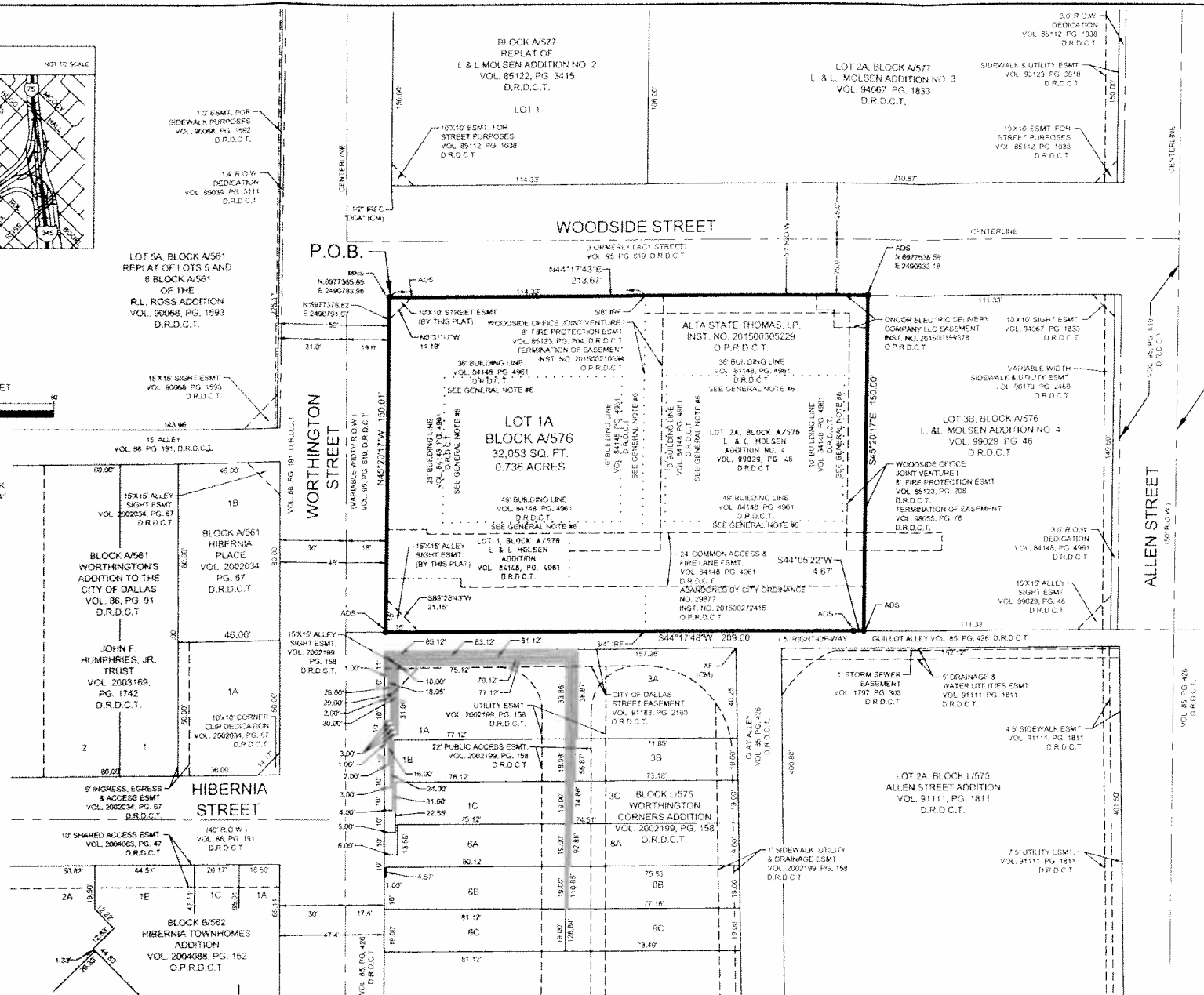


LEGEND

P.O.B. = POINT OF BEGINNING
 ADS = 5/8" IRON ROD SET W/ ALUMINUM DISK STAMPED "CRESCENT WOODSIDE KHA"
 MNS = MAG NAIL SET W/ WASHER STAMPED "CRESCENT WOODSIDE KHA"
 IRFC = IRON ROD W/ CAP FOUND
 IRF = IRON ROD FOUND
 CM = CONTROLLING MONUMENT
 ESMT = EASEMENT
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



- GENERAL NOTES:**
- BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011)
 - 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
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
 - COMMON WALL AND FENCE EASEMENTS, VOLUME 85111, PAGE 896, DEED RECORDS, DALLAS COUNTY, TEXAS WERE REMOVED BY NON-RENEWAL OF COVENANTS, CONDITIONS AND RESTRICTIONS, INSTRUMENT NO. 201400100582, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - PROPERTY IS SUBJECT IN ITS ENTIRETY TO EASEMENT AND MEMORANDUM OF AGREEMENT TO TIME WARNER CABLE ENTERPRISES LLC, RECORDED IN INSTRUMENT NO. 201600136356, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - BUILDING LINES PER PLAT OF RECORD RECORDED UNDER VOLUME 84148 PAGE 4961, DEED RECORDS, DALLAS COUNTY, TEXAS, ARE ABANDONED BY THIS PLAT

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication

Lien holder
 By Cadence Bank, N.A.

By Stephen D Sibley, Associate

STATE OF TEXAS §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Stephen D Sibley, 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 the _____ day of _____ 2017

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 _____ 2017

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

Dana Brown
 KIMLEY-HORN AND ASSOC., INC.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 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 _____ 2017.

Notary Public in and for the State of Texas

SURVEYOR
 KIMLEY-HORN AND ASSOC., INC.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 TEL. NO. (972) 770-1300
 FAX NO. (972) 239-3820
 CONTACT: Dana Brown, RFLS
 dana.brown@kimley-horn.com

ENGINEER
 KIMLEY-HORN AND ASSOC., INC.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 TEL. NO. (972) 770-1300
 FAX NO. (972) 239-3820
 CONTACT: Sarah Scott, P.E.
 sarah.scott@kimley-horn.com

OWNER
 ALTA STATE THOMAS, LP
 5440 HARVEST HILL ROAD, SUITE 206
 DALLAS, TEXAS 75230
 TEL. NO. (469) 206-4572
 CONTACT: Ryan Miller

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, ALTA STATE THOMAS, LP, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lot 1, Block A/576, L & L. Molsen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84148, Page 4961 of the Deed Records of Dallas County, Texas and all of Lot 2A, Block A/576, L & L. Molsen Addition No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99029, Page 46 of the Deed Records of Dallas County, Texas, same being all of those tracts of land described in Special Warranty Deed with Vendor's Lien to ALTA STATE THOMAS, LP recorded in instrument No. 201500305229, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a mag nail set with a washer stamped "Crescent Woodside KHA" for corner at the intersection of the southeast right-of-way line of Woodside Street (a 50-foot wide right-of-way) with the northeast line of Worthington Street (a variable width right-of-way), same being the west corner of said Lot 1, Block A/576;

THENCE with said southeast right-of-way line of Woodside Street and the northwest line of said Lots 1 and 2A, North 44°17'43" East, a distance of 213.67 feet to a 5/8" iron rod set with an aluminum disk stamped "Crescent Woodside KHA" for corner at the west corner of Lot 3B, Block A/576, L & L. Molsen Addition No. 4, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 99029, Page 46, Deed Records of Dallas County, Texas

THENCE departing said southeast right-of-way line of Woodside Street and said northwest line of Lots 1 and 2A, with the southwest line of said Lot 3B, South 45°20'17" East, a distance of 150.00 feet to a 5/8" iron rod set with an aluminum disk stamped "Crescent Woodside KHA" for corner in the northwest line of Guillot Alley (a 7.5-foot wide right-of-way) at the south corner of said Lot 3B;

THENCE with the said northwest line of Guillot Alley and the southeast line of Lots 1 and 2A, the following courses and distances:

South 44°05'22" West, a distance of 4.67 feet to a 5/8" iron rod set with an aluminum disk stamped "Crescent Woodside KHA" for corner;
 South 44°17'48" West, a distance of 209.00 feet to a 5/8" iron rod set with an aluminum disk stamped "Crescent Woodside KHA" for corner at the intersection of said northwest line of Guillot Alley and said northeast line of Worthington Street

THENCE with said northeast line of Worthington Street, North 45°20'17" West, a distance of 150.01 feet to the **POINT OF BEGINNING** and containing 32.053 square feet or 0.736 acre of land

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALTA STATE THOMAS, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CRESCENT WOODSIDE 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 _____, 2017

ALTA STATE THOMAS, LP,
 a Delaware limited partnership

By Wood State Thomas, LLC
 its General Partner

By WP West Development Enterprises, L.L.C.,
 its Sole Member and Manager

By _____
 Name: Ryan Miller
 Title: Vice President

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 Ryan Miller, 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 _____ 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CRESCENT WOODSIDE ADDITION
LOT 1A, BLOCK A/576
 BEING A REPLAT OF
LOT 1, BLOCK A/576, L & L. MOLSEN ADDITION
& LOT 2A, BLOCK A/576
 L & L. MOLSEN ADDITION NO. 4
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S134-256R
ENGINEERING FILE NO. 311T-8845

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SLJ/OWP	DAB	SEP 2015	067760311	1 OF 1