

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dallas-Montfort Property, LLC are the owners of a 20.623 acre tract of land situated in the Hiram Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879 of the Deed Records of Dallas County Texas and part of Lot 3A, Block A/7409 of Valley View Center Addition Phase 1, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500221237 of Official Public Records of Dallas County Texas; said tract also being part of that tract of land described in Special Warranty Deed to Dallas-Montfort Property, LLC, recorded in Instrument No. 201900338275 of said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Dallas-Montfort Property, LLC, recorded in Instrument No. 202100205412 of said Official Public Records; said 20.623 acre tract being more particularly described as follows:

BEGINNING, at 3-inch aluminum disk stamped "VM-RPLS 1890" found in the north end of a right-of-way corner clip at the intersection of the north line of Interstate 635 (a variable width right-of-way) and the east right-of-way line of Montfort Drive (a variable width right-of-way); said point being a southwest corner of said Lot 3A, Block A/7409;

THENCE, in a northerly direction, along the said east line of Montfort Drive and the west line of said Lot 3A, Block A/7409, the following eight (8) calls:

- North 36 degrees, 24 minutes, 24 seconds West, a distance of 26.91 feet to a point for corner;
- North 05 degrees, 31 minutes, 44 seconds West, a distance of 268.87 feet to a point for corner;
- South 85 degrees, 13 minutes, 48 seconds West, a distance of 14.10 feet to a point for corner;
- North 04 degrees, 46 minutes, 12 seconds West, a distance of 35.00 feet to a point for corner; said point being the beginning of a curve to the right;
- Along said curve, having a central angle of 04 degrees, 38 minutes, 10 seconds, a radius of 3,695.56 feet, a chord bearing and distance of North 02 degrees, 27 minutes, 07 seconds West, 298.95 feet, an arc distance of 299.03 feet to a point at the end of said curve;
- North 00 degrees, 08 minutes, 02 seconds West, a distance of 157.68 feet to a point for corner; said point being the beginning of a curve to the left;
- Along said curve, having a central angle of 00 degrees, 43 minutes, 00 seconds, a radius of 1,5925.46 feet, a chord bearing and distance of North 00 degrees, 29 minutes, 32 seconds West, 199.20 feet, an arc distance of 199.20 feet to a point at the end of said curve;
- North 00 degrees, 51 minutes, 02 seconds West, a distance of 496.55 feet to a point for corner;

THENCE, departing the said east line of Montfort Drive and along the north line of said Lot 3A, Block A/7409 and the south line of said Lot 3, Block A/7409, the following three (3) calls:

- North 89 degrees, 13 minutes, 01 seconds East, a distance of 107.40 feet to a point for corner; Said point being the beginning of a non-tangent curve to the right;
- Along said curve, having a central angle of 22 degrees, 08 minutes, 00 seconds, a radius of 300.00 feet, a chord bearing and distance of South 79 degrees, 47 minutes, 09 seconds East, 115.17 feet, an arc distance of 115.89 feet to a point at the end of said curve;
- South 68 degrees, 43 minutes, 34 seconds East, a distance of 21.16 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, departing the said north line of Lot 3A, Block A/7409 and into, over and across said Lot 3, Block A/7409, a distance of 56.03 feet to a point for corner; Said point being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction along a northerly line of said Lot 3A, Block A/7409 and a southerly line of said Lot 3, Block A/7409, along said curve, having a central angle of 01 degrees, 55 minutes, 09 seconds, a radius of 518.50 feet, a chord bearing and distance of North 18 degrees, 13 minutes, 13 seconds East, 17.37 feet, an arc distance of 17.37 feet to a point at the end of said curve;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, continuing along the said northerly line of Lot 3A, Block A/7409 and the southerly line of Lot 3, Block A/7409, a distance of 23.69 feet to a point for corner;

THENCE, departing the said northerly line of Lot 3A, Block A/7409 and the said southerly line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409 and Lot 3A, Block A/7409, the following three (3) calls:

- North 89 degrees, 26 minutes, 30 seconds East, a distance of 71.37 feet to a point for corner;
- South 00 degrees, 33 minutes, 30 seconds East, a distance of 461.61 feet to a point for corner;
- North 89 degrees, 26 minutes, 30 seconds East, a distance of 27.59 feet to a point for corner; said point being a point along a northeast line of said Lot 3A, Block A/7409 and a southwest line of said Lot 3, Block A/7409;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409, a distance of 89.31 feet to a point for corner;

THENCE, departing the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409, the following six (6) calls:

- North 89 degrees, 26 minutes, 30 seconds East, a distance of 203.11 feet to a point for corner;
- South 00 degrees, 33 minutes, 30 seconds East, a distance of 73.21 feet to a point for corner; said point being the beginning of a curve to the left;
- Along said curve, having a central angle of 07 degrees, 44 minutes, 49 seconds, a radius of 50.00 feet, a chord bearing and distance of South 04 degrees, 25 minutes, 54 seconds East, 6.76 feet, an arc distance of 6.76 feet to a point at the end of said curve;
- South 08 degrees, 18 minutes, 19 seconds East, a distance of 30.32 feet to a point for corner; said point being the beginning of a curve to the right;
- Along said curve, having a central angle of 07 degrees, 44 minutes, 49 seconds, a radius of 50.00 feet, a chord bearing and distance of South 04 degrees, 25 minutes, 54 seconds East, 6.76 feet, an arc distance of 6.76 feet to a point at the end of said curve;
- South 00 degrees, 33 minutes, 30 seconds East, a distance of 83.99 feet to a point for corner; said point being a point along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409, a distance of 95.87 feet to a point for corner;

THENCE, departing the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409, the following two (2) calls:

- South 00 degrees, 33 minutes, 30 seconds East, a distance of 288.40 feet to a point for corner;
- North 89 degrees, 26 minutes, 30 seconds East, a distance of 36.44 feet to a point for corner; said point being along the east line of said Lot 3A, Block A/7409 and the west line of said Lot 3, Block A/7409;

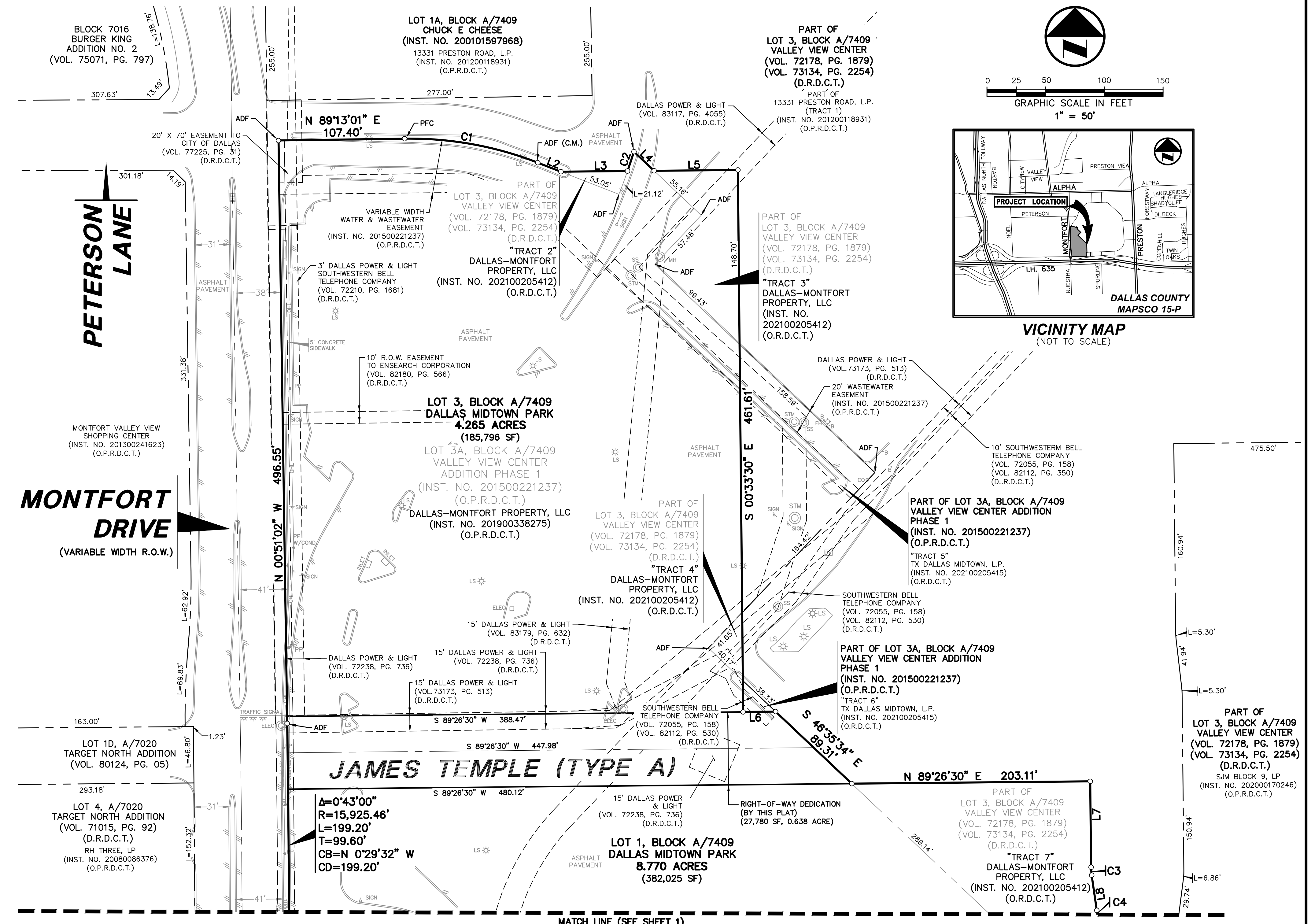
THENCE, South 01 degrees, 35 minutes, 34 seconds East, along the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409, a distance of 69.01 feet to a point for corner;

THENCE, departing the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409 and into, over and across the said Lot 3A, Block A/7409, the following four (4) calls:

- South 89 degrees, 26 minutes, 30 seconds West, a distance of 37.68 feet to a point for corner;
- South 00 degrees, 33 minutes, 30 seconds East, a distance of 42.73 feet to a point for corner; said point being the beginning of a curve to the left;
- Along said curve, having a central angle of 22 degrees, 57 minutes, 43 seconds, a radius of 95.50 feet, a chord bearing and distance of South 12 degrees, 02 minutes, 21 seconds East, 38.02 feet, an arc distance of 38.27 feet to a point at the end of said curve; said point being the beginning of a reverse curve to the right;
- Along said curve, having a central angle of 15 degrees, 18 minutes, 38 seconds, a radius of 164.50 feet, a chord bearing and distance of South 15 degrees, 51 minutes, 54 seconds East, 43.83 feet, an arc distance of 43.96 feet to a point at the end of said curve; said point being along a south line of said Lot 3A, Block A/7409 and a north line of said Lot 3, Block A/7409;

THENCE, South 88 degrees, 24 minutes, 26 seconds West along the said south of Lot 3A, Block A/7409 and the said north line of Lot 3, Block A/7409, a distance of 11.17 feet to a point for corner;

THENCE, South 01 degrees, 32 minutes, 29 seconds East, continuing along the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409, a distance of 186.22 feet to an aluminum disk found, said point being in the said north right-of-way line of Interstate Highway 635, for the southeast corner of said Lot 3A, Block A/7409;



CONTINUING OWNER'S CERTIFICATE

THENCE, along the said north right-of-way line of Interstate Highway 635 and the south line of Lot 3A, Block A/7409, the following five (5) calls:

- South 88 degrees, 31 minutes, 38 seconds West, a distance of 68.41 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;
- Along said curve, having a central angle of 02 degrees, 35 minutes, 15 seconds, a radius of 5594.16 feet, a chord bearing and distance of South 87 degrees, 13 minutes, 58 seconds West, 252.61 feet, an arc distance of 252.63 feet to a point at the end of said curve;
- North 87 degrees, 17 minutes, 24 seconds West, a distance of 245.11 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;
- Along said curve, having a central angle of 01 degrees, 11 minutes, 47 seconds, a radius of 5538.81 feet, a chord bearing and distance of South 89 degrees, 02 minutes, 19 seconds West, 115.66 feet, an arc distance of 115.66 feet to a point at the end of said curve;
- North 71 degrees, 55 minutes, 35 seconds West, a distance of 24.50 feet to a point for corner; the POINT OF BEGINNING;

CONTAINING: 898,326 square feet or 20.623 acres of land, more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22°08'00"	300.00'	115.89'	58.68'	S 79°47'09" E	115.17'
C2	1°55'09"	518.50'	17.37'	8.68'	N 18°13'13" E	17.37'
C3	7°44'49"	50.00'	6.76'	3.39'	S 4°25'54" E	6.76'
C4	7°44'49"	50.00'	6.76'	3.39'	S 4°25'54" E	6.76'
C5	22°57'43"	95.50'	38.27'	19.40'	S 12°02'21" E	38.02'
C6	15°18'38"	164.50'	43.96'	22.11'	S 15°51'54" E	43.83'
C7	20°23'08"	143.83'	51.18'	25.86'	N 11°45'28" W	50.91'
C8	21°23'33"	156.17'	58.31'	29.50'	N 11°15'16" W	57.97'
C9	20°23'08"	115.50'	41.09'	20.77'	N 11°45'28" W	40.88'
C10	21°23'33"	184.50'	68.89'	34.85'	N 11°15'16" W	68.49'

LEGEND

- BOLLARD
- CLEANOUT
- GRATE INLET
- GAS METER
- GUY ANCHOR
- HAND HOLE ELECTRIC
- LIGHT STANDARD
- MONITORING WELL
- POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGN
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- FIRE DEPT. CONN.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- PFC POINT FOR CORNER
- (C.M.) CONTROLLING MONUMENT
- PKF PK-NAIL FOUND
- ADF 3-INCH ALUMINUM DISK STAMPED "VICTORY NORTH ADDITION BLOCK A/1277 HALF ASSOC"
- (C.M.) CONTROLLING MONUMENT
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- (O.R.D.C.T.) OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
- (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
- VOL. INSTRUMENT NUMBER
- PC. PAGE
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- ROAD CENTERLINE

AREA TABLE

LOT	SQFT	ACRES
1	382,025	8.770
2	207,033	4.753
3	185,796	4.265
R.O.W.	123,472	2.835
TOTAL	898,326	20.623

PRELIMINARY PLAT
DALLAS MIDTOWN PARK
LOTS 1-3, BLOCK A/7409
PART OF LOT 3A, BLOCK A/7409 VALLEY VIEW CENTER ADDITION PHASE I
HIRAM WILBURN SURVEY, ABSTRACT NO. 1567
CITY OF DALLAS, DALLAS COUNTY
CITY PLAN FILE NO. S212-006
ENGINEERING PLAN NO. 3111-
SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008900

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

OWNER:
DALLAS-MONTFORT PROPERTY, LLC
2902 CORPORATE PLACE
CHANHASSEN, MN, 55317
PH: 952-229-7742
CONTACT: ERIC PADGET

DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=50'	DATE OCT. 2021	JOB NUMBER 3374-18.411
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LHERNANDEZ, JAVIER A. 02/22/2021 10:01 AM
KCH (DWG) 03/31/24-18.411(DWG) SURVEY CSD 2018/3374-18.411 PIP.DWG

PRELIMINARY PLAT - LOTS 1-3, BLOCK A/7409, DALLAS MIDTOWN PARK