

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, is the sole owner of a tract of land situated in Dallas City, Block 6787, in the Job Badgley Survey, Abstract Number 75, Dallas County, Texas, some being all of that land conveyed to Greenleaf Ventures, L.L.C., a Texas limited liability company by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201700103769, Official Public Records, Dallas County, Texas, some being part of a 50 acre tract of land conveyed to Currie McCutcheon as recorded in Volume 2397, Page 357, Deed Records of Dallas County, Texas, and being a part of a 79.5245 acre tract of land conveyed to Fox & Jacobs, Inc., a Nevada Corporation, as recorded in Volume 83185, Page 117, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to City of Dallas, a Texas Municipal Corporation, as recorded in Volume 94024, Page 5984, Deed Records of Dallas County, Texas, and being in the East Right-of-Way line of North Prairie Creek Road (a variable width Right-Of-Way), as recorded in Volume 69178, Page 1312, Deed Records of Dallas County, Texas;

THENCE along the East Right-of-Way line of said North Prairie Creek Road, the following bearings and distances:

Along a curve to the right having a radius of 3024.02 feet, a delta angle of 07 degrees 05 minutes 02 seconds, a chord bearing and distance of North 02 degrees 36 minutes 13 seconds East, 373.65 feet and an arc length of 373.89 feet to a 5/8 inch iron rod found;

North 06 degrees 08 minutes 44 seconds East, a distance of 3.40 feet to a 1/2 inch iron rod found, at the beginning of a tangent curve to the left having a radius of 2997.12 feet, a delta angle of 06 degrees 49 minutes 26 seconds, a chord bearing and distance of North 02 degrees 44 minutes 01 seconds East, 356.74 feet;

Along said curve on arc length of 356.95 feet to a 3 inch Aluminum disk stamped "VOPCA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being at the intersection of the East Right-of-Way line of said North Prairie Creek Road and the South Right-of-Way line of Missouri Pacific Railroad (a variable width Right-of-Way) as recorded in Volume S, Page 391, Deed Records of Dallas County, Texas;

THENCE along the South Right-of-Way line of said Missouri Pacific Railroad, the following bearings and distances:

North 88 degrees 23 minutes 45 seconds East, a distance of 553.98 feet to a 3 inch Aluminum disk stamped "VOPCA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

North 01 degrees 36 minutes 15 seconds West, a distance of 50.00 feet to a 3 inch Aluminum disk stamped "VOPCA & RPLS 5513" set over a 1/2 inch iron rod set for corner;

North 88 degrees 23 minutes 45 seconds East, a distance of 150.00 feet to a 3 inch Aluminum disk stamped "VOPCA & RPLS 5513" set over a 1/2 inch iron rod set, at the beginning of a tangent curve to the left having a radius of 9186.34, a delta angle of 01 degrees 10 minutes 38 seconds, a chord bearing and distance of North 87 degrees 37 minutes 39 seconds East, 188.73 feet;

Along said curve on arc length of 188.73 feet to a 3 inch Aluminum disk stamped "VOPCA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the South Right-of-Way line of said Missouri Pacific Railroad and also being the Northwest corner of a tract of land conveyed to City of Dallas as recorded in Volume 86077, Page 5704, Deed Records of Dallas County, Texas;

THENCE South 24 degrees 42 minutes 30 seconds West, along the West line of said City of Dallas tract (Volume 86077, Page 5704), a distance of 877.06 feet to a 5/8 inch iron rod found with a yellow cap stamped "Dallas" for corner, said corner being in the West line of said City of Dallas tract (Volume 86077, Page 5704), and in the Northeast corner of City of Dallas, a Texas Municipal Corporation tract (Volume 94024, Page 5984);

THENCE South 88 degrees 35 minutes 35 seconds West, along the North line of said City of Dallas, a Texas Municipal Corporation tract (Volume 94024, Page 5984), a distance of 558.78 feet to the Point of Beginning and containing 539,184 square feet or 12,378 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, acting by and through its duly authorized officer Victor Toledo, Manager, does hereby adopt this plat designating the herein described property as **VILLAS ON PRAIRIE CREEK ADDITION**, a dedication 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 line easements shall be open to the utilities, 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 streets, 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, portalling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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.

BY: _____ day of _____, 2017.

Greenleaf Ventures, L.L.C., a Texas limited liability company

Victor Toledo, Manager

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Victor Toledo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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.
RELEASED FOR REVIEW 10/79/2017 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly, 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

LOT TABLE

LOT	AREA	LOT	AREA
Lot 1	4,816 Sq.Ft./0.110 acres	Lot 1	4,115 Sq.Ft./0.094 acres
Lot 2	4,230 Sq.Ft./0.097 acres	Lot 2	3,626 Sq.Ft./0.083 acres
Lot 3	4,230 Sq.Ft./0.097 acres	Lot 3	4,087 Sq.Ft./0.094 acres
Lot 4	4,230 Sq.Ft./0.097 acres	Lot 4	4,230 Sq.Ft./0.097 acres
Lot 5	4,230 Sq.Ft./0.097 acres	Lot 5	4,230 Sq.Ft./0.097 acres
Lot 6	4,230 Sq.Ft./0.097 acres	Lot 6	4,230 Sq.Ft./0.097 acres
Lot 7	4,230 Sq.Ft./0.097 acres	Lot 7	4,230 Sq.Ft./0.097 acres
Lot 8	4,230 Sq.Ft./0.097 acres	Lot 8	4,230 Sq.Ft./0.097 acres
Lot 9	4,230 Sq.Ft./0.097 acres	Lot 9	4,230 Sq.Ft./0.097 acres
Lot 10	4,230 Sq.Ft./0.097 acres	Lot 10	4,230 Sq.Ft./0.120 acres
Lot 11	4,230 Sq.Ft./0.097 acres	Lot 11	5,855 Sq.Ft./0.134 acres
Lot 12	5,851 Sq.Ft./0.134 acres	Lot 12	4,281 Sq.Ft./0.098 acres
Lot 13	5,197 Sq.Ft./0.119 acres	Lot 13	4,274 Sq.Ft./0.098 acres
Lot 14	4,741 Sq.Ft./0.108 acres	Lot 14	4,267 Sq.Ft./0.098 acres
Lot 15	8,938 Sq.Ft./0.205 acres	Lot 15	4,260 Sq.Ft./0.098 acres
Lot 16	14,356 Sq.Ft./0.330 acres	Lot 16	4,253 Sq.Ft./0.097 acres
Lot 17	5,815 Sq.Ft./0.133 acres	Lot 17	4,246 Sq.Ft./0.097 acres
Lot 18	4,230 Sq.Ft./0.097 acres	Lot 18	4,239 Sq.Ft./0.097 acres
Lot 19	4,230 Sq.Ft./0.097 acres	Lot 19	4,237 Sq.Ft./0.097 acres
Lot 20	4,230 Sq.Ft./0.097 acres	Lot 20	5,520 Sq.Ft./0.127 acres
Lot 21	4,230 Sq.Ft./0.097 acres	COMMON AREA 1	26,286 Sq.Ft./0.603 acres
Lot 22	4,230 Sq.Ft./0.097 acres	COMMON AREA 2	26,286 Sq.Ft./0.603 acres
Lot 23	4,230 Sq.Ft./0.097 acres		
Lot 24	4,230 Sq.Ft./0.097 acres		
Lot 25	4,230 Sq.Ft./0.097 acres		
Lot 26	4,230 Sq.Ft./0.097 acres		
Lot 27	4,230 Sq.Ft./0.097 acres		
Lot 28	4,230 Sq.Ft./0.097 acres		
Lot 29	4,215 Sq.Ft./0.097 acres		
Lot 30	6,459 Sq.Ft./0.148 acres		
Lot 31	6,734 Sq.Ft./0.155 acres		
Lot 32	4,226 Sq.Ft./0.097 acres		
Lot 33	4,230 Sq.Ft./0.097 acres		
Lot 34	4,230 Sq.Ft./0.097 acres		
Lot 35	4,230 Sq.Ft./0.097 acres		
Lot 36	4,230 Sq.Ft./0.097 acres		
Lot 37	4,230 Sq.Ft./0.097 acres		
Lot 38	4,230 Sq.Ft./0.097 acres		
Lot 39	4,230 Sq.Ft./0.097 acres		
Lot 40	4,230 Sq.Ft./0.097 acres		
Lot 41	4,805 Sq.Ft./0.110 acres		
Lot 1	5,035 Sq.Ft./0.116 acres		
Lot 2	4,230 Sq.Ft./0.097 acres		
Lot 3	4,230 Sq.Ft./0.097 acres		
Lot 4	4,230 Sq.Ft./0.097 acres		
Lot 5	4,230 Sq.Ft./0.097 acres		
Lot 6	4,230 Sq.Ft./0.097 acres		
Lot 7	4,230 Sq.Ft./0.097 acres		
Lot 8	4,230 Sq.Ft./0.097 acres		
Lot 9	4,230 Sq.Ft./0.097 acres		
Lot 10	4,230 Sq.Ft./0.097 acres		
Lot 11	4,230 Sq.Ft./0.097 acres		
Lot 12	5,667 Sq.Ft./0.130 acres		
Lot 13	6,953 Sq.Ft./0.160 acres		
Lot 14	4,552 Sq.Ft./0.104 acres		
Lot 15	4,255 Sq.Ft./0.098 acres		
Lot 16	4,230 Sq.Ft./0.097 acres		
Lot 17	4,230 Sq.Ft./0.097 acres		
Lot 18	4,230 Sq.Ft./0.097 acres		
Lot 19	4,230 Sq.Ft./0.097 acres		
Lot 20	4,230 Sq.Ft./0.097 acres		
Lot 21	4,230 Sq.Ft./0.097 acres		
Lot 22	3,958 Sq.Ft./0.091 acres		
Lot 23	4,251 Sq.Ft./0.098 acres		

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°45'03"	228.00'	34.82'	N87°13'44"W	34.79'
C2	80°27'19"	30.00'	42.13'	N56°55'08"E	38.75'
C3	188°01'03"	56.00'	183.77'	N69°18'00"W	111.73'
C4	110°28'23"	50.00'	96.41'	N55°53'15"E	82.15'
C5	25°25'02"	172.00'	76.30'	N78°53'44"W	75.68'
C6	25°37'43"	228.00'	101.98'	N78°47'24"W	101.14'
C7	51°00'49"	19.50'	17.36'	S66°05'52"E	16.79'
C8	282°01'36"	56.00'	275.65'	S01°56'15"E	70.46'
C9	51°00'50"	19.50'	17.36'	S62°53'22"W	16.79'
C10	25°24'40"	172.00'	76.28'	N78°53'55"W	75.66'
C11	63°53'05"	19.50'	21.74'	N56°39'02"E	20.63'
C12	02°29'16"	2,988.26'	129.75'	S05°00'11"W	129.74'
C13	03°57'56"	3,037.12'	210.21'	N04°07'29"E	210.17'
C14	1°46'27"	3037.12'	94.05'	N00°11'48"E	94.05'

LINE TABLE

LINE	LENGTH	BEARING
L1	14.13'	S20°21'07"E
L2	14.17'	N69°42'30"E
L3	13.44'	S23°22'19"E
L4	552.44'	N88°23'45"E
L5	500.23'	N88°23'45"E

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L6	536.45'	S00°03'55"W
L7	467.36'	S24°42'30"W
L8	479.26'	S88°35'35"W
L9	35.29'	S65°17'30"E
L10	342.85'	N88°23'45"E

CENTERLINE CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C15	25°21'43"	200.00'	88.53'	N78°55'24"W	87.81'
C16	90°57'03"	38.00'	60.32'	N20°46'01"W	54.18'
C17	26°18'45"	200.00'	91.85'	N78°26'53"W	91.04'

**PRELIMINARY PLAT
VILLAS ON PRAIRIE CREEK ADDITION**

LOTS 1 THROUGH 41, BLOCK A/6787
LOTS 1 THROUGH 23, BLOCK B/6787
LOTS 1 THROUGH 20, BLOCK C/6787
539,184 SQ.FT. / 12,378 ACRES
BEING A TRACT OF LAND SITUATED IN THE
JOB BADGLEY SURVEY, ABSTRACT NO. 75
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-010

(SHEET 2 OF 2)

OWNER: GREENLEAF VENTURES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
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