

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, UDF Ash Creek, L.P., a Delaware limited partnership, is the owner of a tract of land situated in the R. Scurry Survey, Abstract No. 1382 and the John Daniele Survey, Abstract No. 402 in the City of Dallas Block C/7295, Dallas County, Texas, and being a portion of a called 8,0129 acre tract conveyed to UDF Ash Creek, L.P., a Delaware limited partnership by deed recorded in Document No. 200900039809, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum disk stamped "VAC and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the West corner of Lot 35, Block C/7295, QUAKER STATE/MINIT LUBE INC., NO. 1, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 87019, Page 1599, Deed Records, Dallas County, Texas, and being in the Northeast line of Lakeland Drive (a variable width right-of-way);

Thence North 45 degrees 04 minutes 50 seconds West, along the Northeast line of said Lakeland Drive, a distance of 285.81 feet to a 3 inch aluminum disk stamped "VAC and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being an interior all of said Lakeland Drive;

Thence North 42 degrees 35 minutes 00 seconds East, along the Southeast line of said Lakeland Drive, a distance of 43.30 feet to a point for corner, and being in the South line of Lot 6, Block 4/7295, REVISED PLAT OF WESTGLEN PARK ADDITION, NO. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 26, Page 251, Map Records, Dallas County, Texas;

Thence along the South line of Block 4/7295 of said REVISED PLAT OF WESTGLEN PARK ADDITION, NO. 2 and along the South line of Block C/7295, CASA LINDA FOREST ADDITION, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 39, Page 81, Map Records, Dallas County, Texas as follows:

- North 73 degrees 24 minutes 00 seconds East, a distance of 120.96 feet to a point for corner;
- South 56 degrees 10 minutes 00 seconds East, a distance of 83.15 feet to a point for corner;
- North 59 degrees 59 minutes 00 seconds East, a distance of 129.00 feet to a point for corner;
- South 43 degrees 41 minutes 00 seconds East, a distance of 105.95 feet to a point for corner;
- North 49 degrees 58 minutes 00 seconds East, a distance of 120.60 feet to a point for corner;
- South 86 degrees 52 minutes 00 seconds East, a distance of 126.35 feet to a point for corner;
- North 41 degrees 42 minutes 00 seconds East, a distance of 73.00 feet to a point for corner;
- North 69 degrees 11 minutes 00 seconds East, a distance of 172.45 feet to a 3 inch aluminum disk stamped "VAC and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being in the West corner of a common area and pedestrian access easement in Block C/7295, VILLAS AT ASH CREEK, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Document No. 20070060767, Official Public Records, Dallas County, Texas;
- Thence South 23 degrees 20 minutes 35 seconds East, along the Southwest line of said VILLAS AT ASH CREEK, a distance of 210.35 feet to a point for corner, and being in the Northwest line of Ferguson Road (a variable width right-of-way);

Thence South 69 degrees 27 minutes 16 seconds West, along the Northwest line of said Ferguson Road, a distance of 222.44 feet to a point for corner, said point being in a tangent curve to the left having a radius of 2,335.72 feet, a central angle of 08 degrees 25 minutes 00 seconds and a chord that bears South 65 degrees 27 minutes 21 seconds West, a distance of 342.80 feet;

Thence continuing along the Northwest line of said Ferguson Road and along said curve to the left, an arc length of 343.11 feet to a point for corner;

Thence North 45 degrees 00 minutes 06 seconds West, along the Northeast line of said Ferguson Road and along the Northeast line of said QUAKER STATE/MINIT LUBE INC., NO. 1, passing of a distance of 10.41 feet to a 5/8 inch iron rod found for witness, continuing a total distance of 113.66 feet to a 3 inch aluminum disk stamped "VAC and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the North corner of said QUAKER STATE/MINIT LUBE INC., NO. 1;

Thence South 59 degrees 40 minutes 48 seconds West, along the Northwest line of said QUAKER STATE/MINIT LUBE INC., NO. 1, a distance of 124.99 feet to the Point of Beginning and containing 178,510 square feet or 4.098 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, UDF Ash Creek, L.P., a Delaware limited partnership, acting by and through its duly authorized vice president Todd Etter, does hereby adopt this plat designating the herein described property as **VILLAS OF ASH CREEK, PHASE 2 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 hereon. 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 manholes, cleanouts, fire hydrants, water services and wastewater 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.

TODD ETTER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Todd Etter, 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. 19453, 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 (d)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

RELEASED FOR REVIEW 10/19/2017 PRELIMINARY. THIS DOCUMENT SHALL _____, 2017.

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

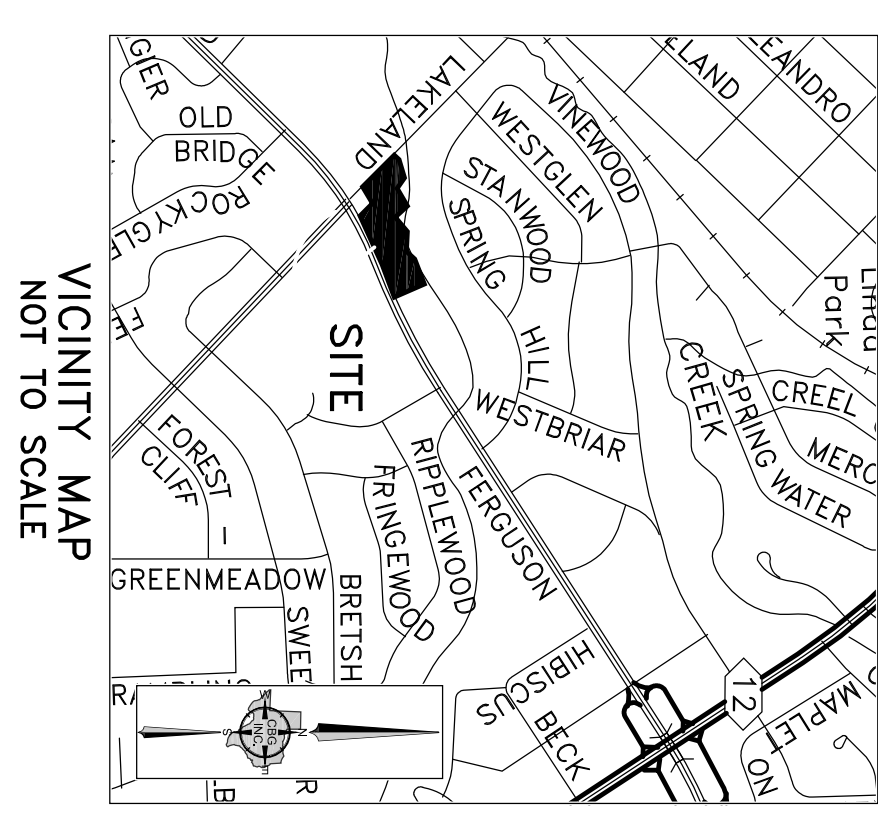
STATE OF TEXAS

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 1	2,494.8 Sq.Ft./0.06 acres
Lot 2	2,330.5 Sq.Ft./0.05 acres
Lot 3	2,280.7 Sq.Ft./0.05 acres
Lot 4	2,245.2 Sq.Ft./0.05 acres
Lot 5	2,209.8 Sq.Ft./0.05 acres
Lot 6	2,208.3 Sq.Ft./0.05 acres
Lot 7	2,383.5 Sq.Ft./0.05 acres
Lot 8	2,419.0 Sq.Ft./0.06 acres
Lot 9	2,433.2 Sq.Ft./0.06 acres
Lot 10	2,326.5 Sq.Ft./0.05 acres
Lot 11	2,062.5 Sq.Ft./0.05 acres
Lot 12	2,062.5 Sq.Ft./0.05 acres
Lot 13	2,062.5 Sq.Ft./0.05 acres
Lot 14	2,062.5 Sq.Ft./0.05 acres
Lot 15	2,062.5 Sq.Ft./0.05 acres
Lot 16	2,062.5 Sq.Ft./0.05 acres
Lot 17	2,062.5 Sq.Ft./0.05 acres
Lot 18	2,062.5 Sq.Ft./0.05 acres
Lot 19	2,062.5 Sq.Ft./0.05 acres
Lot 20	2,062.5 Sq.Ft./0.05 acres
Lot 21	2,062.5 Sq.Ft./0.05 acres
Lot 22	2,062.5 Sq.Ft./0.05 acres
Lot 23	2,062.5 Sq.Ft./0.05 acres
Lot 24	2,062.5 Sq.Ft./0.05 acres
Lot 25	2,062.5 Sq.Ft./0.05 acres
Lot 26	2,062.5 Sq.Ft./0.05 acres
Lot 27	2,062.5 Sq.Ft./0.05 acres
Lot 28	2,062.5 Sq.Ft./0.05 acres
COMMON AREA 1	89,637.3 Sq.Ft./2.058 acres
COMMON AREA 2	11,265.4 Sq.Ft./0.259 acres

BLOCK C/7295
VICINITY MAP NOT TO SCALE

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INSTR. NO. = INSTRUMENT NUMBER
 - A.C. = ACRES
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - 5/8 IRF = 5/8 INCH IRON ROD FOUND
 - P.F.C. = POINT FOR CORNER
 - ☒ = X-CUT FOUND
 - ☒ = X-CUT FOUND
 - A.C.S. = 3" ALUMINUM DISK STAMPED "EH AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
 - ☉ = 1/2" IRON ROD SET WITH BLUE CAP STAMPED "FLOODWAY"

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS DEVELOPMENT OF LOTS 1-28, BLOCK C/7295, 2 COMMON AREA WHICH ARE HOA LOTS.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) TPOUT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
 - 6) ALL BUILDINGS EXISTING ON PROPERTY WILL BE REMOVED.
 - 7) ACCORDING TO THE F.I.R.M. NO. 4811300358K, THIS PROPERTY DOES LIE IN ZONE AE & X AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.
 - 8) NO VEHICULAR ACCESS IS PERMITTED TO LAKELAND DRIVE OR ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET."

OWNER- UDF ASH CREEK, L.P.
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**PRELIMINARY PLAT
VILLAS OF ASH CREEK,
PHASE 2 ADDITION
A SHARED ACCESS DEVELOPMENT OF
LOTS 1-28, BLOCK C/7295 & 2 COMMON AREAS
WHICH ARE HOA LOTS**

178.51021 SQ.FT. 4.098 ACRES
BEING TRACT OF LAND OWNED BY
R. SCURRY SURVEY, ABSTRACT NO. 1382 AND
THE J. DANIELS SURVEY, ABSTRACT NO. 402
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-011

[SHEET 2 OF 2]

