

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MPC Cedarplaza, LLC, a Texas limited liability company, is the owner of a tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lot 45C, Block 2340, Cedar Plaza Addition No. 4, on addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Volume 16, Page 269, Map Records, Dallas County, Texas, and being also recorded as Tract III to Cedar Plaza Townhouses, LLC, a Texas limited liability company, by Warranty Deed recorded in Instrument No. 200603553495, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to MPC Cedarplaza, LLC by deed recorded in Instrument No. _____ Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

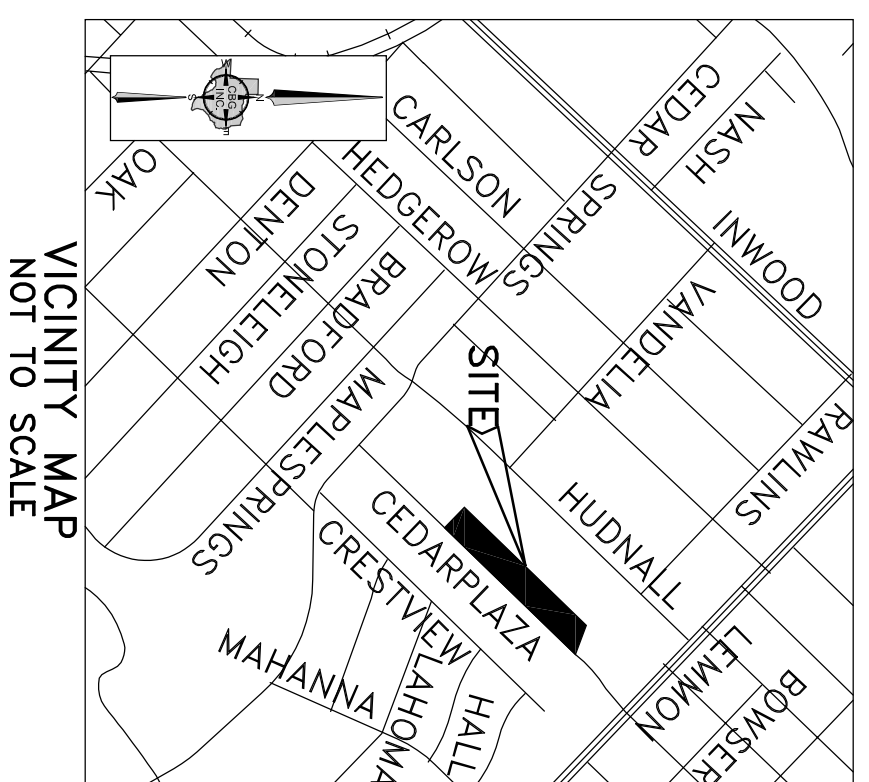
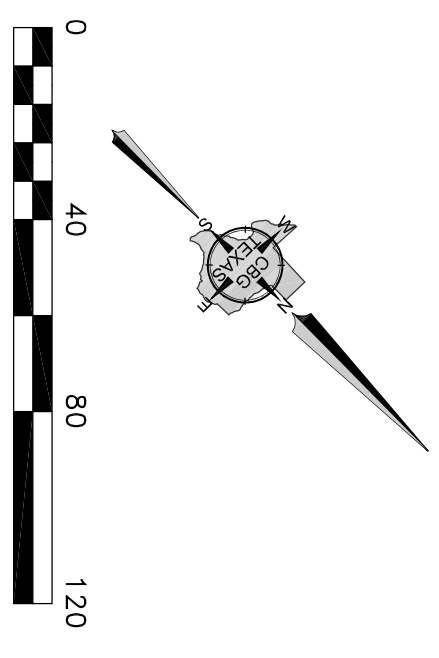
BEGINNING of a 3/8 inch iron rod found for corner, said corner being the East corner of Lot 1, Block 2340 of Hudnall Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 269, Map Records, Dallas County, Texas, said corner being along the Southwest line of Lot 1A, Block 5702 of Eagle Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85103, Page 2012, Map Records, Dallas County, Texas;

THENCE South 57 degrees 55 minutes 43 seconds East along the Southwest line of said Eagle Addition, a distance of 118.81 feet to a 3 inch aluminum disk stamped "CPA and RPLS 55137" set for corner, said corner being along the Northwest right of way line of Cedarplaza Lane (45 foot right of way);

THENCE South 144 degrees 34 minutes 06 seconds West along the Northwest line of said Cedarplaza Lane, a distance of 918.28 feet to a 3 inch aluminum disk stamped "CPA and RPLS 55137" set for corner, said corner being the East corner of Lot 45B, Block 2340, of said Cedar Plaza Addition No. 4;

THENCE North 45 degrees 45 minutes 20 seconds West along the Northeast line of said Lot 45B, Block 2340, a distance of 116.00 feet to a 3 inch aluminum disk stamped "CPA and RPLS 55137" set for corner, said corner being along the Southeast line of C. & H. Apartment Corporation #3, an addition to the City of Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 359, Map Records, Dallas County, Texas;

THENCE North 44 degrees 34 minutes 06 seconds East along the Southeast line of said C. & H. Apartment Corporation #3, a distance of 893.23 feet to the POINT OF BEGINNING and containing 105,066 square feet or 2.41 acres of land.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MPC Cedarplaza, LLC, (acting by and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as **PRIMROSE NO. 8 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 on any part of the utility and fire lane easements, and any public utility shall have the right to remove or 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 of 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, manholes, fire hydrants, water services and wastewater services from the main to the curb or from the curb to the building. 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 _____, 2018.

BY: MPC Cedarplaza, LLC
Randy Primrose, Managing Partner
STATE OF TEXAS
COUNTY OF DALLAS

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 is a true and correct representation of the field work performed by me and my assistants, and that this plat was prepared under my direct supervision from recorded documentary evidence collected 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, further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.617 (c)(3)(c)(d) & (e); and that the digital drawing with the accompanying this plat is a precise representation of this signed Final Plat.

Dated this the _____ day of _____, 2018.

RELEASED FOR REVIEW 0 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

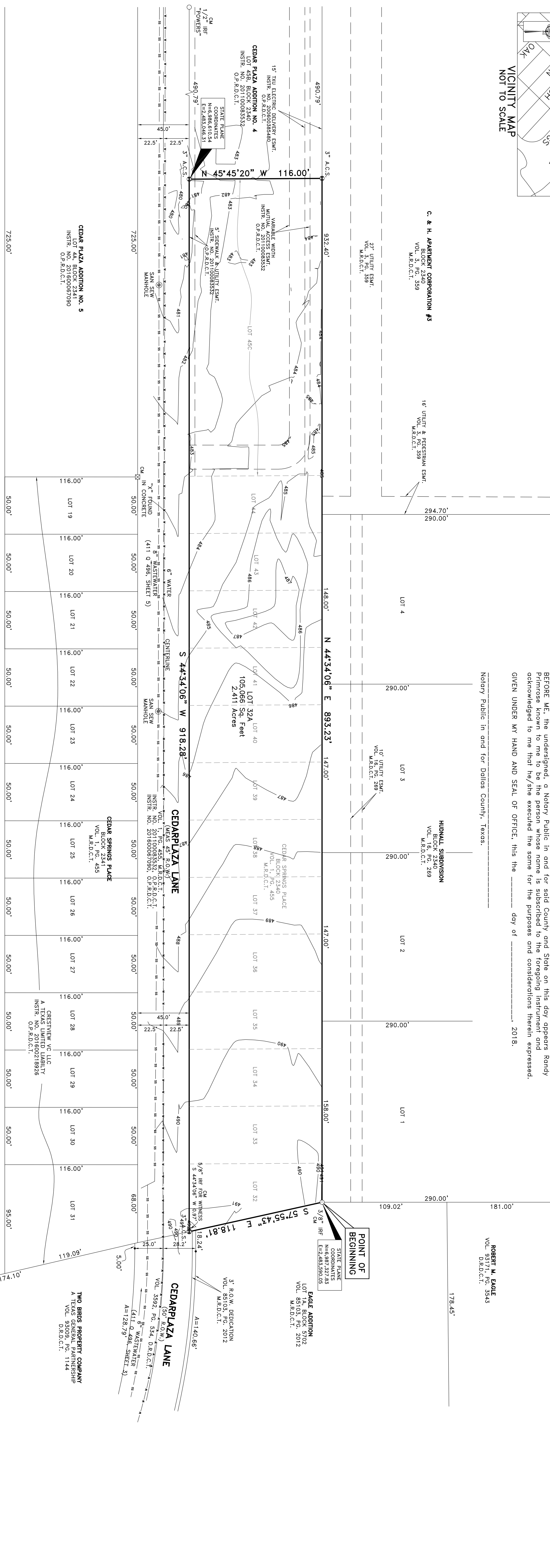
STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018.

Notary Public in and for the State of Texas

ROBERT M. EAGLE
VOL. 93171, PG. 3543
M.R.D.C.T.



GENERAL NOTES
1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
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) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET ON THE NORTHEAST CORNER OF THE INTERSECTION, ELEV.=493.62.

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
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
3/8" IRF = 3/8 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "PR8 AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

**PRELIMINARY PLAT
PRIMROSE NO. 8 ADDITION**
LOT 32A, BLOCK 2340
105,066 SQ.FT. / 2.411 ACRES
BEING A REPLAT OF LOTS 32 THRU 44, CEDAR SPRINGS PLACE AND LOT 45C, CEDAR PLAZA ADDITION NO. 4
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-042

OWNER: MPC CEDARPLAZA, LLC
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BEFORD, TEXAS 76022
rondedevelopment@aol.com

PLANNING & SURVEYING
Main Office: 2025 Shiloh Road, Ste. 290 Dallas, TX 75228
7544949495
SURREY TEXAS LLC 7544949495
www.cbgsurveying.com
SCALE: 1"=40' / DATE: 9/15/18 / JOB NO. 182002-01 / DRAWN BY: 10