

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Dallas §

Whereas TC MT. CREEK LAND PARTNERS, LP is the sole owner of a 3.106 acres tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the John J. Blair Survey, Abstract No. 211, being the remainder of a tract of land conveyed to TC MT. CREEK LAND PARTNERS, L.P., by special warranty deed of record in Document No. 201500049404, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a PK Nail with washer stamped "PACHECO KOCH" (Control Monument) (CM) in the common westerly line of Lot 10, Block 211/6113 of Mountain Creek No. 6 an addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Document No. 201600351318 (O.P.R.D.C.T.) and in the easterly right-of-way line of Mountain Creek Parkway (a variable width right-of-way) dedicated by Volume 2033, Page 452 and Volume 2002098, Page 2234 of Deed Record of Dallas County, Texas (D.R.D.C.T.);

THENCE North 26 degrees 54 minutes 26 seconds East, along the common westerly line of said Lot 10, Block 211/6113 and the easterly right-of-way line of said Mountain Creek Parkway, a distance of 65.30 feet to 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for the common southwesterly corner of said TC MT. tract and the northwesterly corner of said Lot 10, Block 211/6113 and being in the said easterly right-of-way line of said Mountain Creek Parkway and the POINT OF BEGINNING, also being the beginning of a tangent curve to the left, having a central angle of 03 degrees 14 minutes 09 seconds, a radius of 1,259.63 feet and being subtended by a chord bearing of North 23 degrees 48 minutes 25 seconds East, a chord distance of 71.13 feet;

THENCE continuing in a northeasterly direction, an arc distance of 71.14 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM), being the southwesterly ell corner of said TC MT. tract and in the easterly right-of-way line of said Mountain Creek Parkway;

THENCE North 67 degrees 48 minutes 39 seconds West, continuing along the common westerly line of said TC MT. tract and the easterly right-of-way line of said Mountain Creek Parkway, a distance of 10.00 feet to a point for corner of said TC MT. tract and in the easterly right-of-way of Mountain Creek Parkway from which a 1/2 inch iron rod with cap stamped "PACHECO KOCH" found bears South 61 degrees 19 minutes 48 seconds East, a distance 0.23 feet, also being the beginning of a non-tangent curve to the left, having a central angle of 02 degrees 39 minutes 05 seconds, a radius of 1,250.00 and being subtended by a chord bearing of North 20 degrees 51 minutes 49 seconds East, a chord distance of 57.84 feet;

THENCE continuing in a northeasterly direction, an arc distance of 57.85 feet to a point for corner in the common westerly line of said TC MT. tract and the easterly right-of-way line of said Mountain Creek Parkway, from which a 1/2 inch iron rod found bears North 58 degrees 16 minutes 51 seconds West, a distance of 0.18 feet;

THENCE North 19 degrees 32 minutes 17 seconds East, continuing along the common westerly line of said TC MT. tract and the easterly right-of-way line of said Mountain Creek Parkway, a distance of 217.24 feet to a point for corner at the northwesterly corner of said TC MT. tract and being the southwesterly corner of tract of land conveyed to Mountain Creek Business Park Association, Inc., by special warranty deed record in Volume 2003009, Page 7341 (O.P.R.D.C.T.), from which a 1/2 inch iron rod found bears South 75 degrees 32 minutes 05 seconds West, a distance of 0.17 feet;

THENCE departing the easterly right-of-way line of said Mountain Creek Parkway and being along the common northeasterly line of said TC MT. tract and the southeasterly line of said Mountain Creek Business Park tract the following three (3) calls:

- 1) South 70 degrees 27 minutes 43 seconds East, a distance of 22.00 feet to a 1/2 inch iron rod with cap stamped "PACHECO KOCH" (CM) found;
2) North 64 degrees 32 minutes 17 seconds East, a distance of 52.33 feet to a 1/2 inch iron rod (CM) found;
3) North 19 degrees 32 minutes 17 seconds East, a distance of 22.00 feet to a point for the most northerly corner of said TC MT. tract and the most easterly corner of said Mountain Creek Business Park tract and being in the southerly right-of-way line of Merrifield Road (107-foot right-of-way width) dedicated by Volume 2002098, Page 2234 (D.R.D.C.T.), from which a 1/2 inch iron rod found bears North 32 degrees 06 minutes 03 seconds East, a distance of 0.17 feet;

THENCE South 70 degrees 27 minutes 43 seconds East, along the common line of the northeasterly line of said TC MT. tract and the southerly right-of-way line of said Merrifield Road, a distance of 376.82 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) at the easterly corner of said TC MT. tract and being the northerly corner of Lot 13, Block 211/6113 of Mountain Creek No. 9 an addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Document No. 202000292581 (O.P.R.D.C.T.);

THENCE departing the southerly right-of-way line of said Merrifield Road, running along the common easterly and southerly line of said TC MT. tract and northwesterly line of said Lot 13, Block 211/6113 and the northerly line of said Lot 10, Block 211/6113 the following six (6) calls:

- 1) South 26 degrees 59 minutes 40 seconds West, a distance of 124.20 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for corner;
2) South 37 degrees 08 minutes 26 seconds West, a distance of 48.61 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for corner and being a beginning of a non-tangent curve to the right, having a central angle of 41 degrees 13 minutes 27 seconds, a radius of 60.04 feet and being subtended by a chord bearing of South 32 degrees 14 minutes 08 seconds East, a chord distance of 42.27 feet;
3) Continuing in southeasterly direction, an arc distance of 43.20 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for corner;
4) South 78 degrees 23 minutes 50 seconds West, a distance of 370.41 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for corner and being a beginning of a non-tangent curve to the right, having a central angle of 37 degrees 01 minutes 39 seconds, a radius of 150.00 feet and being subtended by a chord bearing of North 83 degrees 05 minutes 22 seconds West, a chord distance of 95.26 feet;
5) Continuing in northwesterly direction, an arc distance of 96.94 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM) for corner;
6) North 64 degrees 34 minutes 33 seconds West, a distance of 25.00 feet to the POINT OF BEGINNING and containing 3.106 acres of land (135,290 square feet), more or less.

LINE TABLE table with 3 columns: No., Bearing, Distance. Lists line segments L7 through L17 with their respective bearings and distances.

CURVE TABLE table with 5 columns: Curve No., Delta, Radius, Length, Chord Bearing, Chord. Lists curve data for C1 through C17.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That TC MT. CREEK LAND PARTNERS, LP, acting by and through its duly authorized agent, Jon C. Napper does hereby adopt this plat, designating the herein described property as LOT 1 AND LOT 2, BLOCK 211/6113, of MOUNTAIN CREEK 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 _____, 2022.

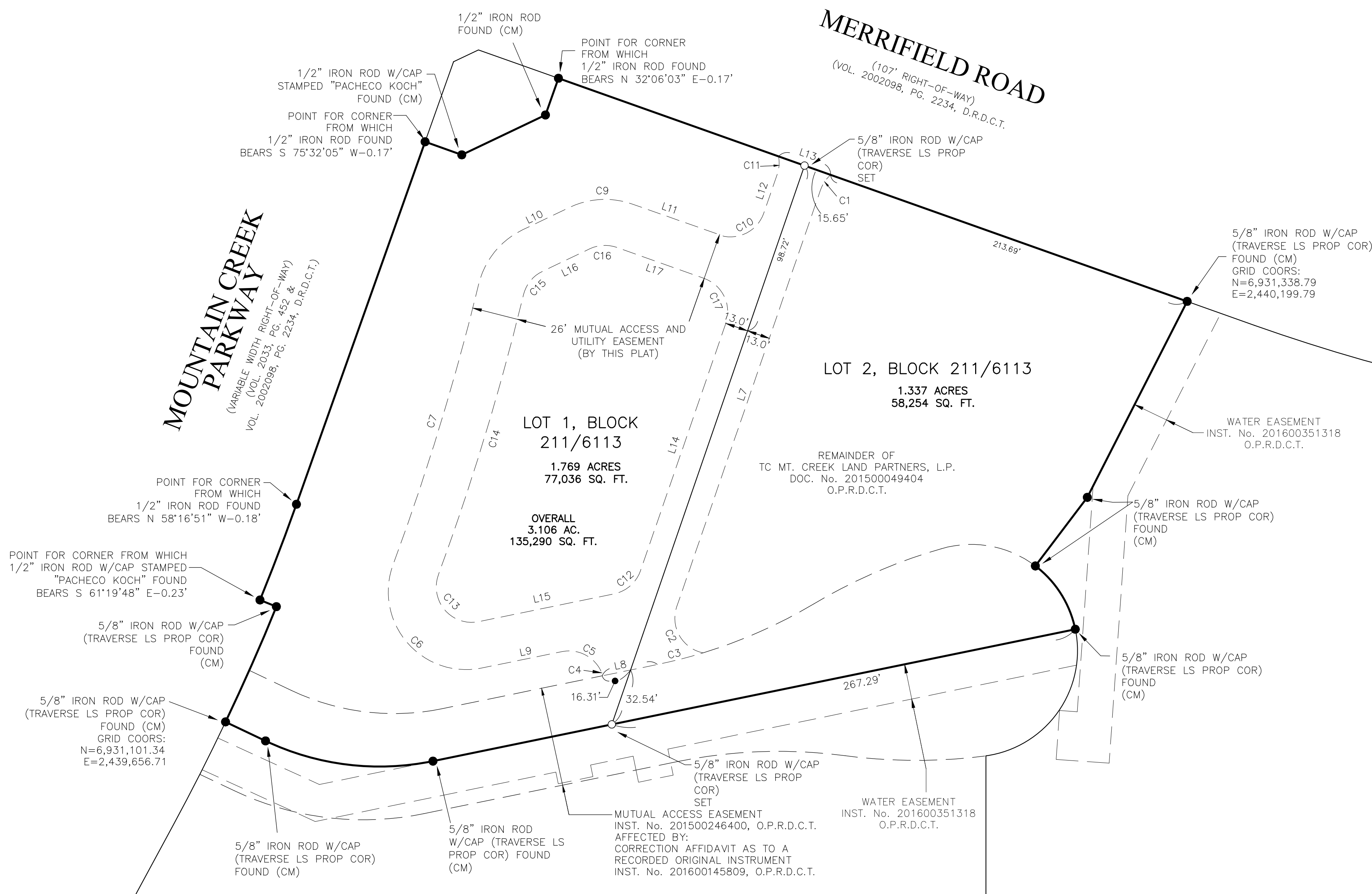
By: Jon C. Napper, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jon C. Napper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK ALLAN NACE, 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 Engineers and Land Surveyors, 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2022

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Mark Allan Nace
Registered Professional Land Surveyor
Texas Registration No. 5539

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Allan Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022

Notary Public in and for the State of Texas

SUBMITTAL LOG table showing 1st SUBMITTAL - NOVEMBER 16, 2022

PRELIMINARY PLAT
LOT 1 AND LOT 2,
BLOCK 211/6113
MOUNTAIN CREEK
ADDITION

3.106 ACRES
BEING THE CITY BLOCK 211/6113
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING A 3.106 ACRE TRACT SITUATED IN
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211
CITY OF DALLAS, DALLAS COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: November 16, 2022 Project No.: TR-111-22

CITY PLAN FILE No. S223-034

ENGINEER: Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Ste. 110
Allen, Texas, 75013
Contact Name: Kiew Kam
Phone: 469-213-8868
OWNER/DEVELOPER: Name: TC MT. Creek Land Partners, L.P.
Address: 1700 Cedar Springs Road, Ste. 1313
Dallas, Texas 75202
Contact Name: Jon C. Napper
Phone: 214-370-6100
SURVEYOR: Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Ste. 130
Dallas, Texas, 75244
Contact Name: Chase Crawford
Phone: 469-784-9321