

STATE OF TEXAS
COUNTY OF DALLAS
OWNERS CERTIFICATE

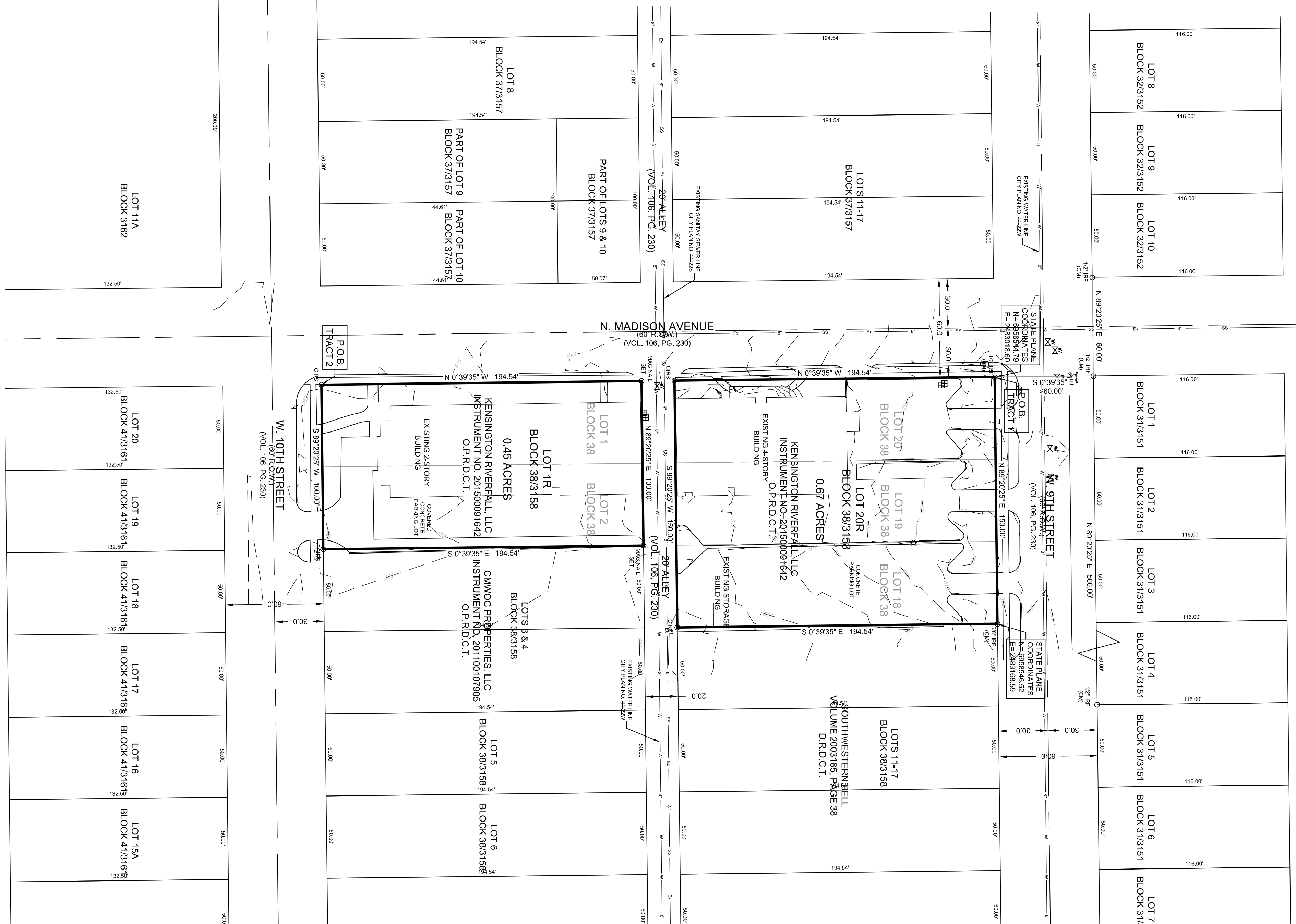
Whereas Kensington Riverfall, LLC are the sole owners of all that certain .067 acre and .045 acre tract or parcel of land located in the City of Dallas, Texas, and being the same tract of land described in deed to Kensington Riverfall, LLC, recorded in Instrument No. 201500091642, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Tract 1: Being all of Lots 18, 19 and 20, Block 31/3158 of said Dallas Land and Loan Addition, No. 2. BEGINNING at a 1/2 inch iron rod found at the northwest corner of the herein described tract, at the southeast intersection of North Madison Avenue (60 foot right-of-way) and West 9th Street (60 foot right-of-way); THENCE North 89 degrees 20 minutes 25 seconds East, along the south line of said West 9th Street, a distance of 150.00 feet to a found 5/8 inch iron rod found at the northwest corner of a tract of Lots 11-17, Block 38/3158 of the said addition; THENCE South 00 degrees 39 minutes 35 seconds East, along the common line of this tract and Lot 11-17, a distance of 194.54 feet to a 1/2 inch iron rod set with a 3/16 inch metal cap stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" in the north line of a 20 foot alley; THENCE South 89 degrees 20 minutes 25 seconds West, along the common line of the tract and the said alley, a distance of 150.00 feet to a 1/2 inch iron rod set with a 3/16 inch metal cap stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" in the east line of North Madison Avenue; THENCE North 00 degrees 39 minutes 35 seconds West, along the common line of this tract and North Madison Avenue, a distance of 194.54 feet to the POINT OF BEGINNING and containing 0.67 acres of 29,181 square feet of computed land.

Tract 2: Being all of Lots 1 and 2, Block 31/3158 of said Dallas Land and Loan Addition, No. 2. BEGINNING at a set 1/2 inch iron rod with a 3/16 inch metal cap stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" at the southwest corner of the herein described tract, point being the northeast intersection of West 10th Street (60 foot right-of-way) and North Madison Avenue (60 foot right-of-way); THENCE North 00 degrees 39 minutes 35 seconds West, along the common line of this tract and North Madison Avenue, a distance of 194.54 feet to a Mag Nail with a 2 inch washer stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" set in concrete in concrete at the northwest corner of the tract in the south line of a 20 foot alley; THENCE North 89 degrees 20 minutes 25 seconds East, along the common line of this tract and the said alley, a distance of 100.00 feet to a Mag Nail with a 2 inch washer stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" set in concrete at the northwest corner of Lots 3 and 4 of the said addition; THENCE South 00 degrees 39 minutes 35 seconds East, along the common line of this tract and the said Lot 3 and 4, a distance of 194.54 feet to a 1/2 inch iron rod set with a 3/16 inch metal cap stamped "BISHOP" HIGHLINE NO. 3 R.P.S. 3047" in the north line of West 10th Street.

- 1. IRP - IRON ROD FOUND
2. CRIS - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "BISHOP" HIGHLINE NO. 3 R.P.S. NO. 3047"
3. MAG NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "BISHOP" HIGHLINE NO. 3 R.P.S. NO. 3047"
4. IRFC - IRON ROD FOUND CAPPED
5. R.O.W. - RIGHT-OF-WAY
6. C.M. - CONTROLLING MONUMENT
7. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
10. INST. NO. - INSTRUMENT NUMBER
11. FND. FOUND
12. FND. FOUND OF BEGINNING
13. ESMT. EASEMENT
14. VOL. - VOLUME
15. PG. - PAGE

GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO REPLAT 5 LOTS INTO 2 LOTS.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NOT PROJECTION.
5. THE EXISTING 2-STORY STORAGE BUILDING IN TRACT 1 WILL REMAIN AND WILL BE REPLATED AS A 2-STORY STORAGE BUILDING. THE EXISTING 2-STORY STRUCTURE ON TRACT 2 WILL BE REMOVED.
FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date July 7, 2014 Community Panel No. 48113C (049X) subject lot is located in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



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

That Kensington Riverfall, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1 and 2 and 18, 19 and 20, Block 38/3158, BISHOP HIGHLINE NO. 3, in 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 the 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, inspecting, repairing, 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, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this ___ day of _____, 2018.

Kensington Riverfall, LLC

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2018.

Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, William P. Price, 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. 15453, as amended), and Texas Local Government Code, Chapter 212, I further affirm that documentation shown hereon was either hand-drawn in compliance with the City of Dallas Development Code, Sec. 21A-5-011 (6)(b)(i)(6) & (e), and that the digital drawing is the accompanying this plat is a precise representation of the Signed Final Plat.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2018.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT
BISHOP HIGHLINE NO. 3
BEING A REPLAT OF
LOTS 1 AND 2 BLOCK 38/3158
LOTS 18, 19 AND 20 BLOCK 38/3158
DALLAS LAND AND LOAN ADDITION NO. 2
VOLUME 106, PAGE 230
DEED RECORDS, DALLAS COUNTY, TEXAS
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-081
ENGINEER PLAN NO. _____

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SURVEY GROUP * CONSULTING * MANAGEMENT
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
JOB NO.: 18-014
DATE: January 16, 2018
SCALE: 1" = 20'
DRAWN BY: RP

ENGINEER: MACATEE ENGINEERING, LLC
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)
OWNER/DEVELOPER: KENSINGTON RIVERFALL, LLC
DALLAS, TEXAS 75208-4428