

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Aske Girma is the owner of a called 0.6364 acre tract of land situated in the J. Grisy Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of Lots 1-3 and the southeast half of Lot 4, Block 596, "MURNANE" Addition (unrecorded), as recorded in Volume 99098, Page 5623, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and Rose Limited Partnership is the owner of a tract of land situated in said survey and said county, being Lot 8 and the northeast half of Lot 9, Block 596, "MURNANE" Addition (unrecorded), as recorded in Document Number 1636691, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and Rachel Kim is the owner of a tract of land situated in said survey and said county, being part of Lots 9 and 10, Block 596, "MURNANE" Addition (unrecorded), as recorded in Document Number 2013000331644, O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete for the most easterly southeast corner of the herein described tract, said point being in the westerly right-of-way line of McCoy Street (50' wide R.O.W.) and being the most easterly northeast corner of Lot 1, Block 596 of Ross-McCoy Addition, according to the plat thereof, as recorded in Clerks File 201600161123, O.P.R.D.C.T., from which an "X" cut found at the most easterly southeast corner of said Ross-McCoy Addition bears South 44 degrees 57 minutes 03 seconds East, a distance of 129.06 feet;

THENCE South 44 degrees 09 minutes 11 seconds West, leaving said right-of-way line of McCoy Street and with the northwest line of said Ross-McCoy Addition, passing a 1/2-inch iron rod with a cap stamped "FD" found at a distance of 53.18 feet, and passing a City of Dallas Monument found at the west corner of said Ross-McCoy Addition at a distance of 103.07 feet, and continuing on said course for a total distance of 243.37 feet to a point for corner being an interior El corner for a called 0.853 acre tract described in deed to DHG, LLC, a Texas Limited Liability Company, recorded in Document Number 201500327445, O.P.R.D.C.T., from which a 1-inch iron pipe (inside diameter 1-inch) found bears North 58 degrees 00 minutes 59 seconds East, a distance of 0.50 feet;

THENCE North 45 degrees 37 minutes 57 seconds West, with the common line of said 0.853 acre tract and said 0.6364 acre tract, passing at a distance of 68.90 feet a City of Dallas monument found for the most northerly northwest corner of said 0.853 acre tract, same being the east corner of a 4020.7 square feet tract described in deed to Hall & Ross, LTD, a Texas Limited Partnership, recorded in Volume 95205, Page 2204, D.R.D.C.T. and continuing on said course along the common line of said 0.6364 acre tract and said 4020.7 square foot tract for a total distance of 116.80 feet to a point for corner being the south corner of a called 0.10 acre tract described in deed to John O. Woodard, Jr., recorded in Volume 78238, Page 2740, D.R.D.C.T., from which a 1/2-inch iron rod with a cap stamped "RPLS 4888" found bears South 65 degrees 00 minutes 30 seconds East, a distance of 0.69 feet and a 5/8-inch iron rod found bears North 72 degrees 33 minutes 03 seconds East, a distance 1.42 feet;

THENCE North 44 degrees 08 minutes 13 seconds East, with the common line of said 0.6364 acre tract and said 0.10 acre tract, a distance of 45.60 feet to a 1/2-inch iron rod found for the east corner of said 0.10 acre tract, same being the south corner of said Rachel Kim tract;

THENCE North 47 degrees 06 minutes 59 seconds West, with the common line of said 0.10 acre tract and said Rachel Kim tract, a distance of 109.70 feet to a 1/2-inch iron rod found at the north common corner of said 0.10 acre tract and said Rachel Kim tract, also being in the southeasterly right-of-way line of Roseland Avenue (variable width R.O.W.);

THENCE North 44 degrees 03 minutes 52 seconds East, with said right-of-way line of Roseland Avenue, passing a 1/2-inch iron rod found at the most northerly common corner of said Rachel Kim tract and said Rose Limited Partnership tract at a distance of 27.00 feet and continuing along said course for a total distance of 71.33 feet to a 1/2-inch iron rod found at the most northerly common corner of said Rose Limited Partnership tract and a tract of land described in deed to The Housing Authority of Dallas, recorded in Document Number 2236750, O.P.R.D.C.T.;

THENCE South 45 degrees 14 minutes 53 seconds East, leaving said right-of-way line of Roseland Avenue and with the common line of said Rose Limited Partnership tract and said City of Dallas tract, a distance of 109.77 feet to a 1/2-inch iron rod found at the most southerly common corner of said Rose Limited Partnership tract and said City of Dallas tract and being in the northwest line of said 0.6364 acre tract;

THENCE North 44 degrees 08 minutes 13 seconds East, with the common line of said 0.6364 acre tract and said City of Dallas tract, a distance of 131.40 feet to a point for corner at the east common corner of said 0.6364 acre tract and said City of Dallas tract and being in said right-of-way line of McCoy Street;

THENCE South 44 degrees 57 minutes 03 seconds East, with said right-of-way line of McCoy Street, a distance of 116.89 feet to the POINT OF BEGINNING and containing 0.8297 of an acre of land (36,145 square feet).

SURVEYOR'S STATEMENT:

I, _____, 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 _____, 20____.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Release date: 11/11/16

Joel C. Howard
Texas Registered Professional Land Surveyor No.6267

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 _____ 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 _____, 20____.

(Signature)
Notary Public in and for the State of Texas
My commission expires:

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 _____ 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 _____, 20____.

(Signature)
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Aske Girma does hereby adopt this plat, designating the herein described property as **LOTS 1-3, and SOUTH HALF LOT 4, BLOCK 596 of MURNANE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and that Rose Limited Partnership does hereby adopt this plat, designating the herein described property as **LOTS 8 and 9, BLOCK 596 of MURNANE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and that Rachel Kim does hereby adopt this plat, designating the herein described property as **LOTS 9 and 10, BLOCK 596 of MURNANE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, as **LOT 1, SKYLINE TERRACE ADDITION**, 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 performing 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 _____, 20____.

By: _____
(Printed name of authorized signature)

MP/MCR HALL STREET VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
CALLED 0.339 ACRES
TRACTS 21-22 AND TRACT 1-3,
BLOCK 632
DOCUMENT NO. 201600129172
O.P.R.D.C.T.

HALL & ROSS, LTD.,
A TEXAS LIMITED PARTNERSHIP
4020.7 SQUARE FEET
NO LOT LISTED
DALLAS BLOCK 596
VOLUME 95205, PAGE 2204
D.R.D.C.T.

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D.R.D.C.T.

OWNERS OF EXISTING LOTS - SKYLINE TERRACE ADDITION:

- Lot 1-3
1711 McCoy Street, Dallas, TX
Owner: Girma Aske
Address: 4000 Madison Circle, Plano, TX 75023
- Lot 8/9
3404 Roseland Avenue, Dallas, TX
Owner: Rose Limited PS
Address: 709 Paulus Avenue, Dallas, TX 75214
- Lot 9/10
3402 Roseland Avenue, Dallas, TX
Owner: Rachel Kim
Address: 12480 Abrams Road Suite 408, Dallas, TX 75243

DEVELOPER:

DOOLEY DEVELOPMENTS
4210 FAIRMONT ST, APT# 5006
DALLAS, TEXAS 75219

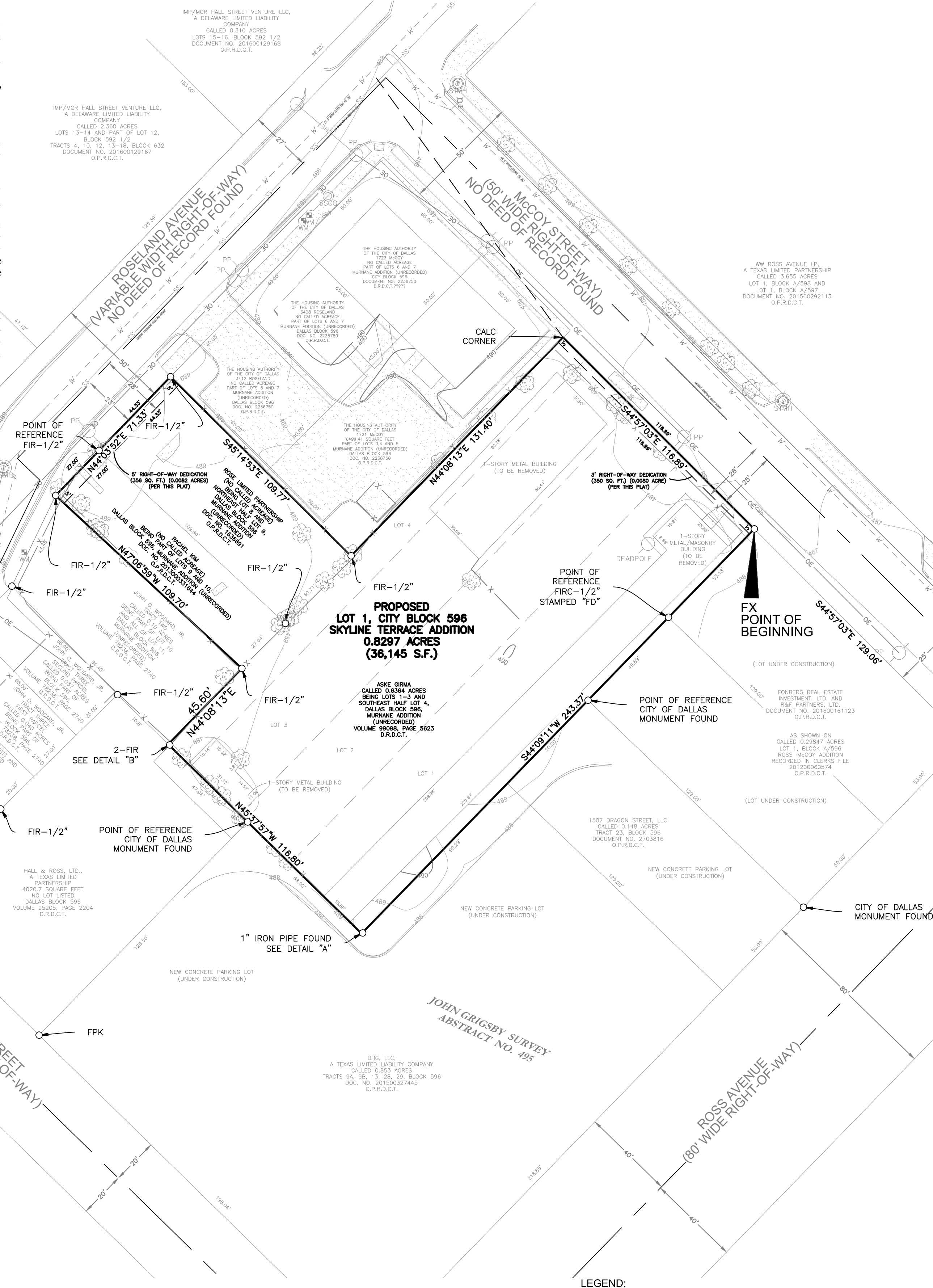
ENGINEER:

DYNAMIC ENGINEERING
1301 CENTRAL EXPRESSWAY SOUTH,
SUITE 210
ALLEN, TEXAS 75013

Texas Registered Engineering Firm No. F-13660
1301 Central Expressway South - Suite 210
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com

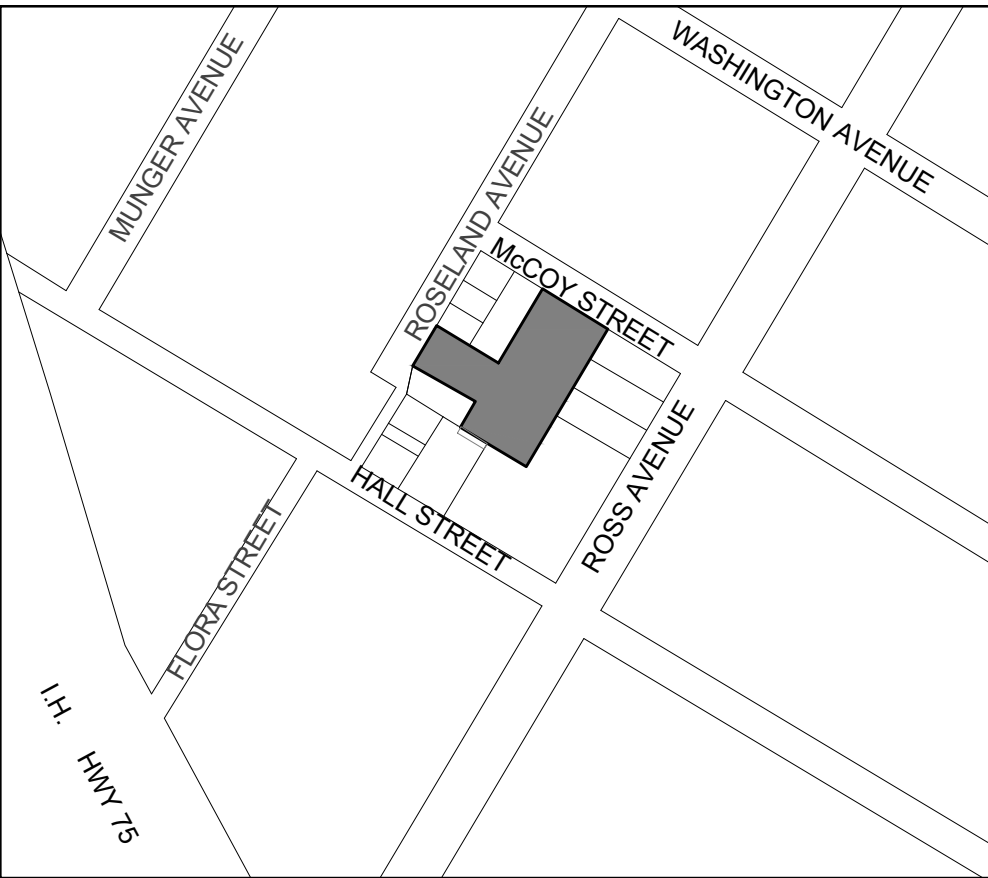
Additional offices conveniently located at:

14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521



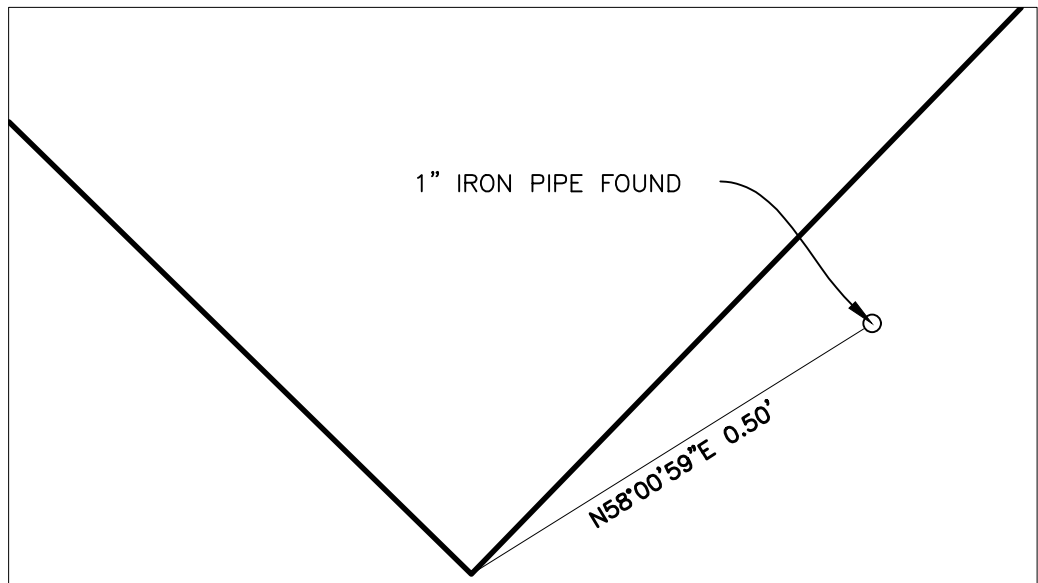
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1" = 30'

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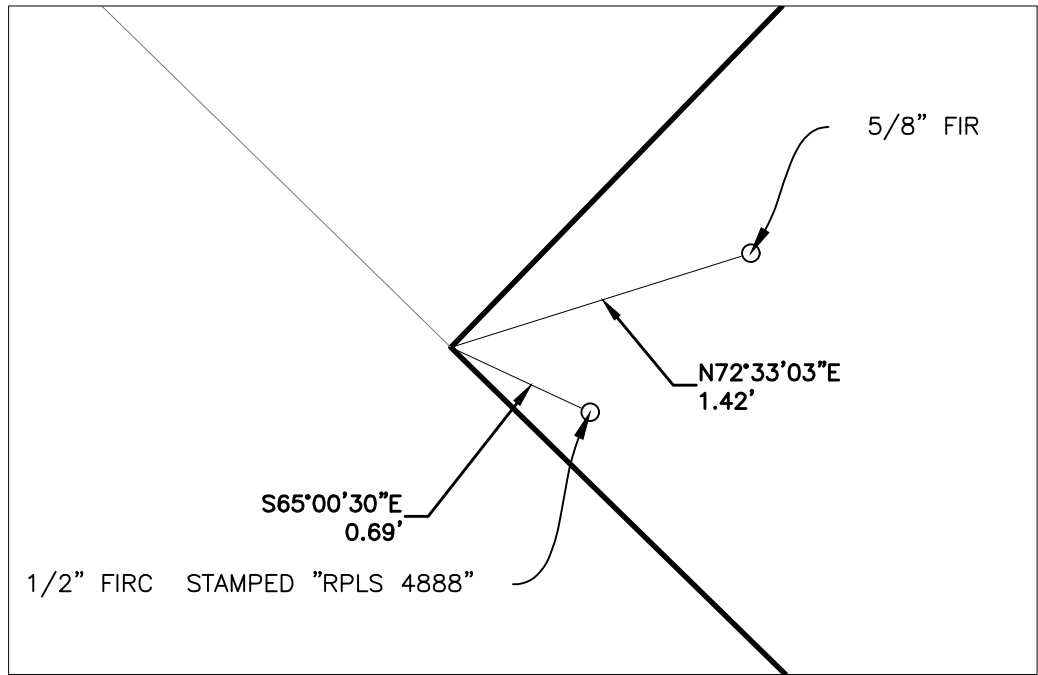
VICINITY MAP
(N.T.S.)

DETAIL "A"



NOT TO SCALE

DETAIL "B"



NOT TO SCALE

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central zone, (4202)
- The purpose of this plat is to combine three (3) deed tracts into a single platted lot.
- Lot to Lot Drainage will not be allowed without Engineering Department Section Approval.
- Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Surface values, scale is published TxDOT surface adjustment factor of 1.000136506

REVISION NOTES:

- Text revisions
- Text revisions
- Text revisions
- Text revisions

GEONAV
SURVEYING • MAPPING • SCANNING

2081 HUTTON DRIVE, SUITE 107 CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1093
TBPLS FIRM NO. 10194205

DATED: November 11, 2016 DRAWN BY: NS

PRELIMINARY PLAT
OF
LOT 1, BLOCK 596
SKYLINE TERRACE
ADDITION

0.8297 OF AN ACRE OF LAND
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. **S167-077**