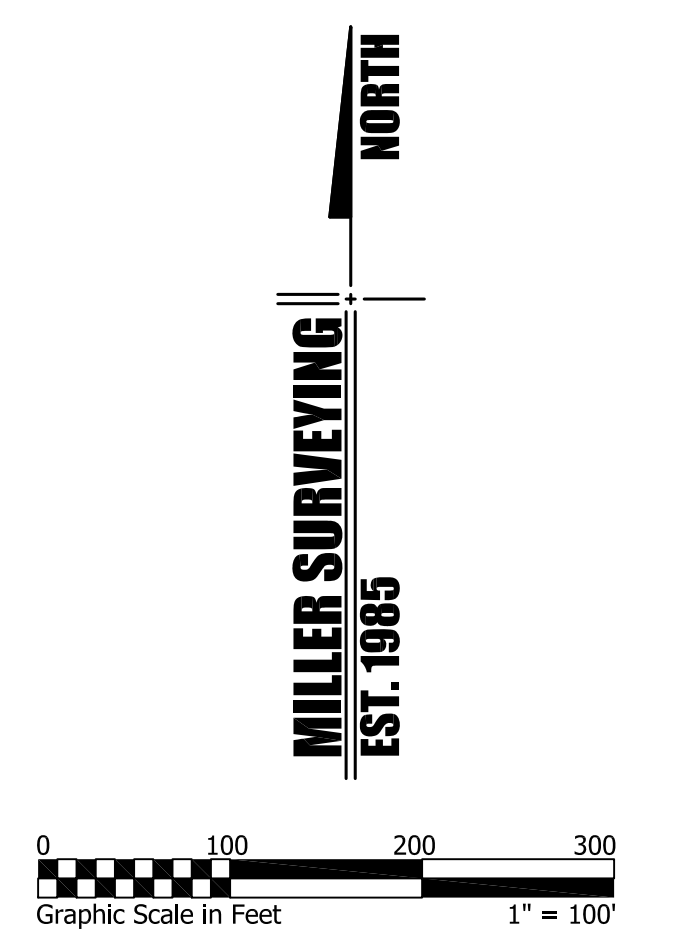


Vicinity Map 1" = 2000'



LEGEND:

- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- M.R.D.C.T. = Map Records of Dallas County, Texas
- SF = Square Feet
- ROW = Right-of-Way
- No. = Number
- Esmt. = Easement
- Vol., Pg. = Volume, Page

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE TEN RESIDENTIAL LOTS FROM 2 CURRENTLY PLATTED LOTS.
 - BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 - LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - ADJOINING PARCELS DIMENSIONS ARE BASED ON RECORD DATA.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OR 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S STATEMENT:

I, Jason B. Rawlings, 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 from 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) and (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 PLAT SHALL NOT BE RECORDED FOR ANY PURPOSE

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665



STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, State of Texas

OWNER:
MM CRESPI ESTATES, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
817-577-1052

ENGINEER/APPLICANT:
ION DESIGN GROUP, INC.
7075 TWIN HILLS AVENUE, SUITE 350
DALLAS, TX 75231
CONTACT: BRYAN KLEIN/JASON TRAFTON, PE
214-370-3470

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

Whereas MM Crespi Estates, LLC is the sole owner of a tract of land out of the Charles G. Newton Survey, Abstract No. 1091 and situated in the City of Dallas, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in January of 2018, said tract being the same tract of land described in the deed to The Daria Drive Trust recorded in Instrument No. 20160011757 in the Official Public Records of Dallas County, Texas, and also being a portion of Lot 1 and Lot 2, Block 5516, Thomas Hicks Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2002047, Page 259 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

- Beginning at 5/8 inch steel rod found for the most northerly northwest corner of said Lot 1, said rod being the southwest corner of Lot 9, Block A/5514, James Meaders Estates, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 31, Page 103 of said Map Records;
- Thence North 89 degrees 18 minutes 07 seconds East with the northerly boundary line of said Lot 1 and said Block A/5514 a distance of 902.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly right-of-way line of the Dallas North Tollway as established by deed Instrument No. 20070273708 of said Public Records;
- Thence South 02 degrees 33 minutes 46 seconds West with said westerly right-of-way line a distance of 83.39 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;
- Thence South 06 degrees 22 minutes 26 seconds West continuing with said westerly right-of-way line a distance of 500.23 feet to a 1/2 inch capped steel rod found for an angle point therein;
- Thence South 05 degrees 24 minutes 23 seconds West continuing with said right-of-way line a distance of 786.14 feet to a 1/2 inch steel rod found for the intersection of said westerly right-of-way line and the northerly right-of-way line of Walnut Hill Lane;
- Thence North 89 degrees 11 minutes 18 seconds West with said northerly right-of-way line a distance of 8.66 feet to a 1/2 inch capped steel rod found for an angle point therein;
- Thence South 72 degrees 26 minutes 47 seconds West continuing with said right-of-way line a distance of 22.28 feet to a 3/4 steel rod set for and angle point therein;
- Thence South 88 degrees 16 minutes 01 seconds West continuing with said right-of-way line a distance of 120.41 feet to a 1/2 inch "MILLER 5665" capped steel rod set;
- Thence North 05 degrees 02 minutes 03 seconds East a distance of 793.23 feet to a 1/2 inch steel rod found;
- Thence South 88 degrees 59 minutes 43 seconds West a distance of 155.33 feet to a 1/2 inch capped steel rod found;
- Thence South 05 degrees 02 minutes 11 seconds West a distance of 795.18 feet to a 5/8 inch steel rod found in said northerly right-of-way line;
- Thence South 88 degrees 06 minutes 56 seconds West with said northerly right-of-way line a distance of 450.52 feet to a 1/2 inch capped steel rod found;
- Thence South 88 degrees 22 minutes 13 seconds West continuing with said northerly right-of-way line a distance of 19.72 feet to a 2 inch pipe found;
- Thence South 89 degrees 24 minutes 26 seconds West continuing with said northerly right-of-way line a distance of 317.98 feet to a 1/2 inch steel rod found for the southeasterly end of a corner clip for said northerly right-of-way line and the easterly right-of-way line of Hollow Way Road;
- Thence North 46 degrees 04 minutes 53 seconds West with said corner clip a distance of 21.26 feet to a 1/2 inch steel rod found for the northwesterly end of said corner clip;
- Thence North 09 degrees 21 minutes 22 seconds West with said easterly right-of-way line a distance of 220.03 feet to a 1/2 inch steel rod found for the most westerly northwest corner of said Lot 1;
- Thence North 89 degrees 25 minutes 07 seconds East with the westerly boundary line of said Lot 1 a distance of 351.31 feet to a 1/2 inch steel rod found for an inner corner therein;
- Thence North 00 degrees 28 minutes 47 seconds West continuing with said westerly boundary line a distance of 1147.36 feet to the point of beginning and containing 25.221 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM Crespi Estates, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CRESPI ESTATES an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 the 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 and upon 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand this the _____ day of _____, 20____.

MM Crespi Estates, LLC
A Texas limited liability company

By: MM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Mehrdad Moayedi, general partner of Constance Midway, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

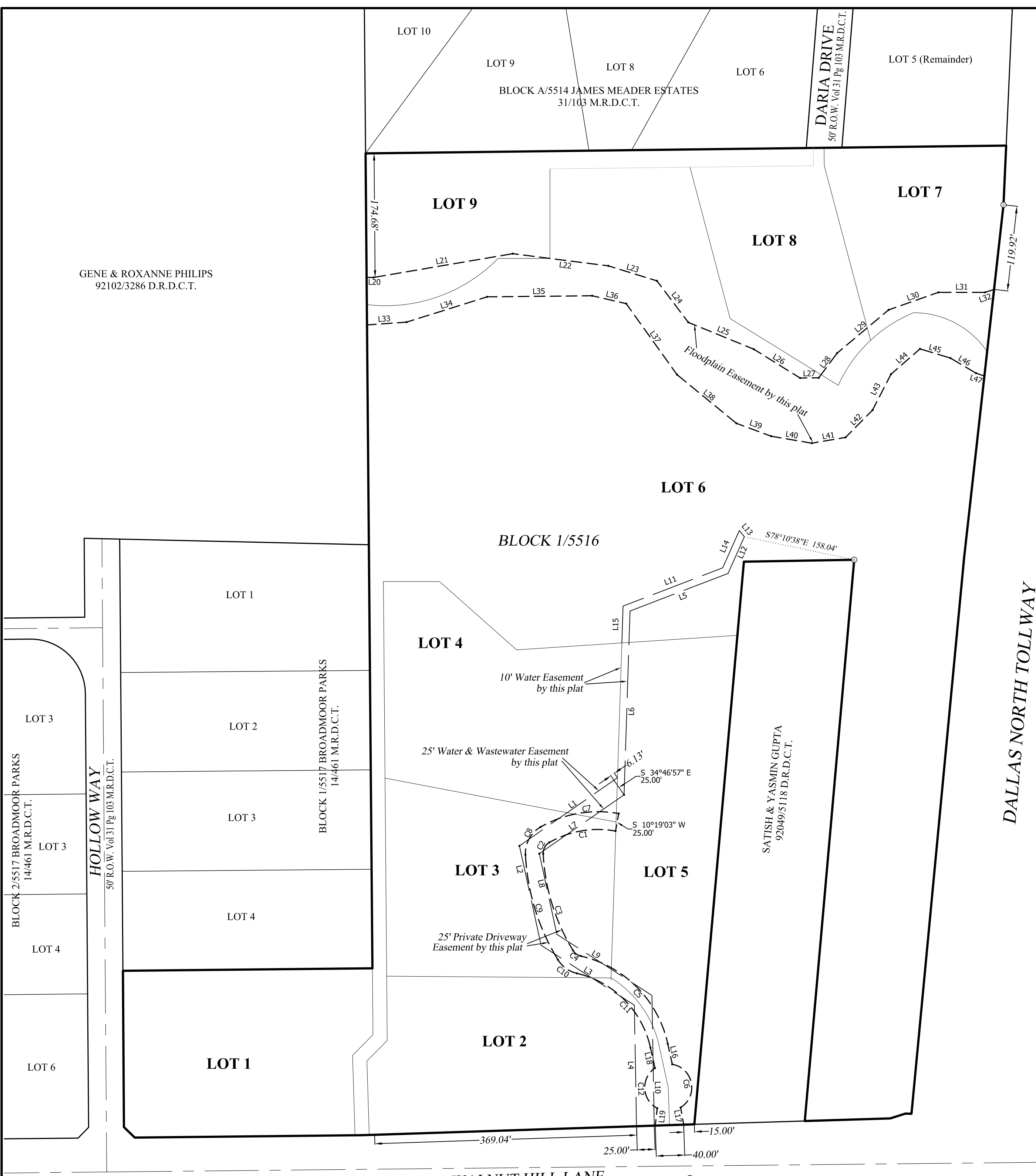
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, State of Texas

PRELIMINARY REPLAT
CRESPI ESTATES
LOTS 1 THRU 9, BLOCK 1/5516
Being a replat of Lot 1 and Lot 2, Block 5516, Thomas Hicks Addition
City of Dallas, Dallas County, Texas
City Plan File No. S178-140



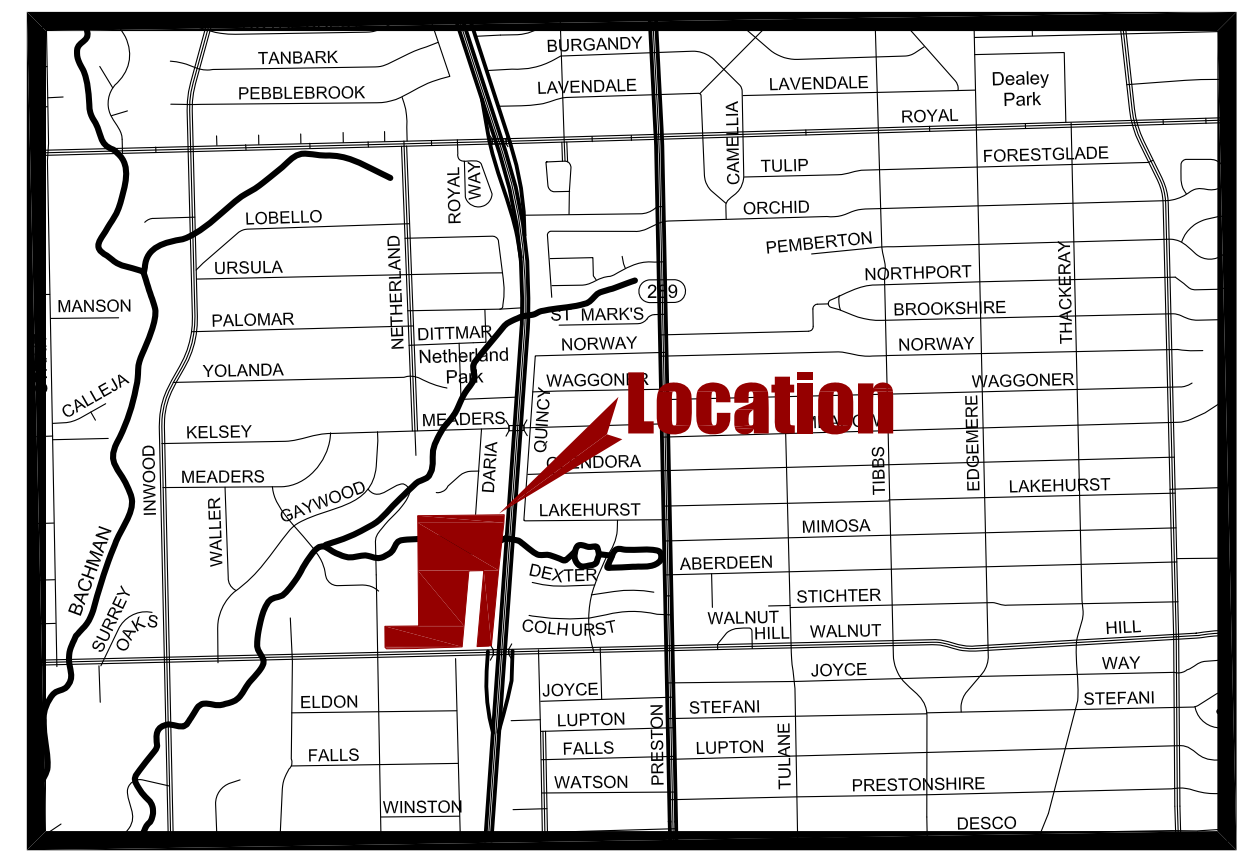
GENE & ROXANNE PHILIPS
92102/3286 D.R.D.C.T.



LINE	BEARING	DISTANCE
L1	S55°13'03"W	168.12'
L2	S12°16'57"E	143.28'
L3	S57°16'57"E	156.05'
L4	S01°01'57"E	170.40'
L5	S69°01'13"W	147.81'
L6	S01°51'17"W	258.91'
L7	S55°13'03"W	145.28'
L8	S12°16'57"E	116.22'
L9	S57°16'57"E	159.05'
L10	S01°01'57"E	183.39'
L11	N69°01'13"E	150.31'
L12	S24°01'13"W	56.50'
L13	S38°43'24"E	11.25'
L14	N24°01'13"E	57.51'
L15	N01°51'17"E	51.91'
L16	S12°20'02"E	29.38'
L17	S10°06'16"E	24.48'
L18	S12°20'02"E	29.38'
L19	S06°20'07"W	24.48'
L20	EAST	9.60'
L21	N80°18'37"E	198.93'
L22	S82°44'29"E	135.78'
L23	S72°51'30"E	71.56'
L24	S37°07'04"E	73.33'
L25	S67°43'04"E	99.62'
L26	S58°07'45"E	76.88'
L27	N89°28'12"E	26.12'
L28	N36°38'08"E	43.36'
L29	N49°59'30"E	94.71'
L30	N70°35'15"E	74.27'
L31	EAST	65.77'
L32	N71°46'51"E	13.35'
L33	N85°56'19"E	55.83'
L34	N72°33'45"E	118.88'
L35	N89°25'13"E	147.89'
L36	S77°02'09"E	49.22'
L37	S35°34'57"E	122.99'
L38	S50°39'39"E	108.06'
L39	S69°40'23"E	52.31'
L40	S80°16'23"E	58.02'
L41	N80°18'02"E	48.21'
L42	N44°39'51"E	54.12'
L43	N27°07'25"E	56.68'
L44	N48°55'11"E	54.30'
L45	S73°13'30"E	44.74'
L46	S59°30'15"E	41.93'
L47	S71°04'35"E	12.36'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.82'	137.50'	40°20'34"	S80°18'04"W	94.83'
C2	19.23'	17.50'	62°57'51"	S28°38'51"W	18.28'
C3	143.88'	287.50'	28°40'27"	S17°10'18"E	142.38'
C4	13.92'	17.50'	45°35'15"	S54°18'09"E	13.56'
C5	183.68'	162.50'	64°45'44"	S44°42'54"E	174.05'
C6	80.16'	33.17'	138°28'29"	S10°57'21"E	62.03'
C7	110.64'	162.50'	39°00'33"	S79°38'03"W	108.51'
C8	46.70'	42.50'	62°57'51"	S28°38'51"W	44.39'
C9	156.39'	312.50'	28°40'27"	S17°10'18"E	154.77'
C10	33.82'	42.50'	45°35'15"	S54°18'09"E	32.93'
C11	155.42'	137.50'	64°45'44"	S44°42'54"E	147.28'
C12	68.06'	33.17'	117°34'33"	S03°15'46"E	56.73'

MILLER SURVEYING
EST. 1985



Vicinity Map

1" = 2000'

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SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
817-577-1052

ENGINEER/APPLICANT:
ION DESIGN GROUP, INC.
7075 TWIN HILLS AVENUE, SUITE 350
DALLAS, TX 75231
CONTACT: BRYAN KLEIN/JASON TRAFTON, PE
214-370-3470

MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. Hurst, Texas 76054
817-577-1052
TxLSF No. 10100400
MillerSurvey.net

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