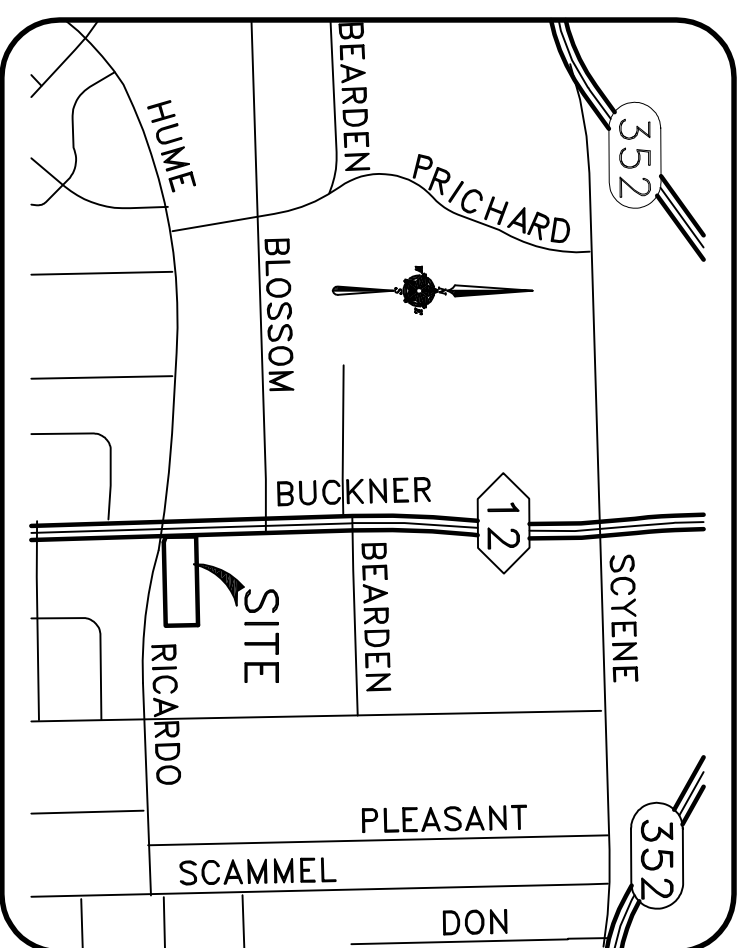


VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS RSVG Holding, LLC, a Texas limited liability company are the owner of two tracts of land situated in the William Pruitt Survey, Abstract No. 1161 in the City of Dallas Block 6194, Dallas County, Texas, being that same 0.707 acre tract of land conveyed to RSVG Holding, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201500246665, Official Public Records, Dallas County, Texas, and all of Lot 3, Block A of Sundial Inn Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 87025, Page 5243, Map Records, Dallas County, Texas, same being conveyed to RSVG Holding, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201600074027, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the most Northern Southwest corner of Lot 2A, Block A6194 of F & P Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 86155, Page 2798, Map Records, Dallas County, Texas, said point being on the East line of S. Buckner Boulevard (100' right-of-way);

Thence North 88 degrees 43 minutes 27 seconds East, along the most Northern South line of said Lot 2A, Block A6194, a distance of 408.29 feet to an "X" found for corner;

Thence South 00 degrees 56 minutes 41 seconds East, along the most Eastern West line of said Lot 2A, Block A6194, a distance of 149.00 feet to an "X" set for corner;

Thence South 88 degrees 43 minutes 56 seconds West, along the most Southern North line of said Lot 2A, Block A6194, a distance of 383.32 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set for corner;

Thence North 69 degrees 37 minutes 26 seconds West, leaving the most Southern North line of said Lot 2A, Block A6194, a distance of 22.23 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set at the beginning of a tangent curve to the left with a radius of 522.94 feet, a delta of 0 degrees 28 minutes 24 seconds and a chord bearing and distance of North 69 degrees 47 minutes 20 seconds West, 4.32 feet;

Northwesterly along said curve to the left, an arc length of 4.32 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set for corner on the East right-of-way line of said S. Buckner Boulevard;

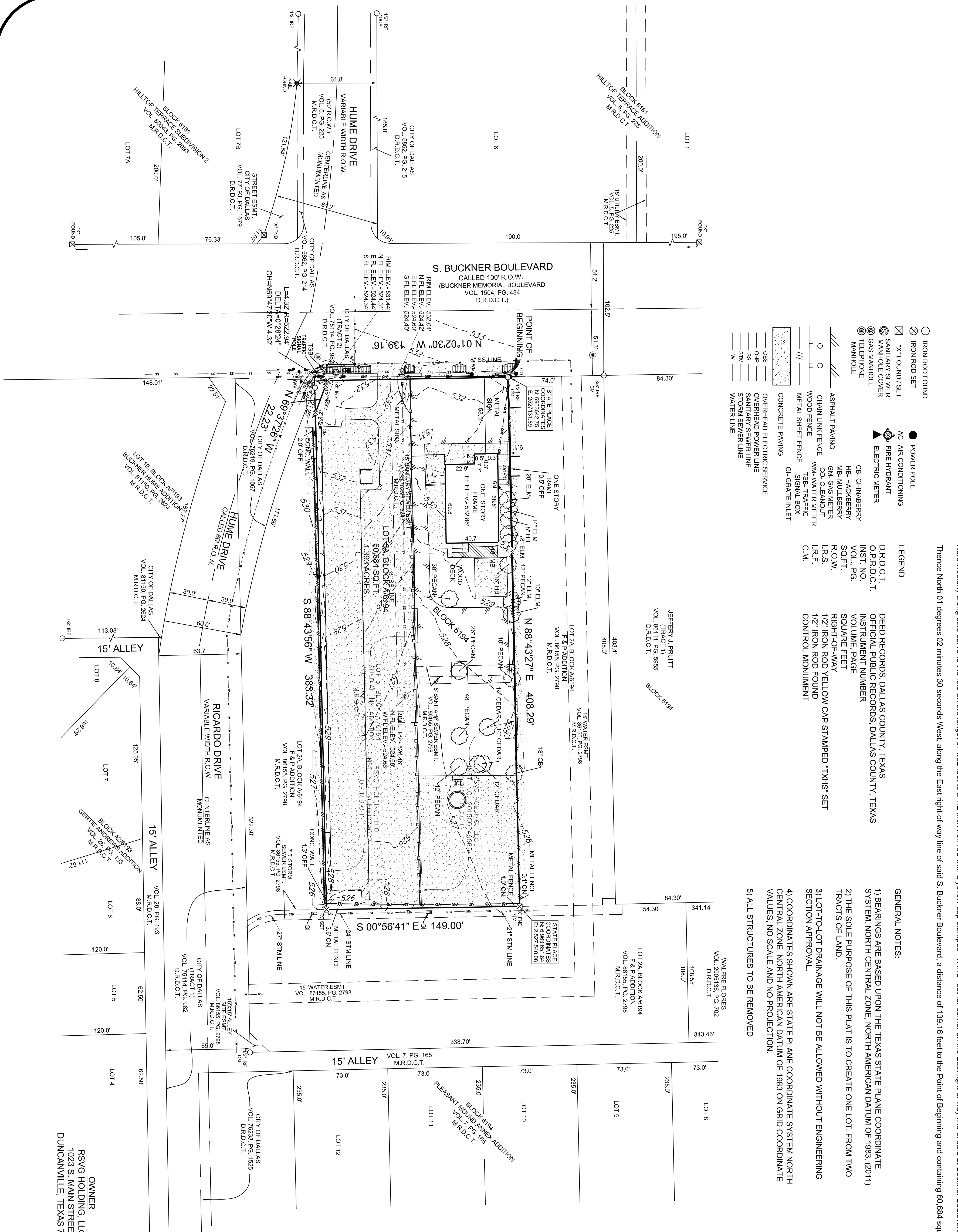
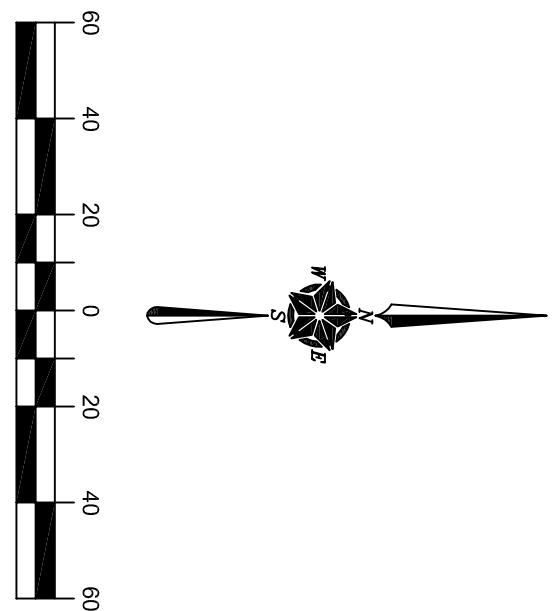
Thence North 01 degrees 02 minutes 30 seconds West, along the East right-of-way line of said S. Buckner Boulevard, a distance of 139.16 feet to the Point of Beginning and containing 60.684 square feet or 1.393 acres of land.

LEGEND

- IRON ROD FOUND
- ⊗ IRON ROD SET
- ⊗ FOUND SET
- ⊗ SANITARY SEWER
- ⊗ GAS MANHOLE
- ⊗ TELEPHONE
- ⊗ MANHOLE
- POWER POLE
- AIR CONDITIONING
- ▲ FIRE HYDRANT
- ▲ ELECTRIC METER
- CB- CHIMNEY
- HB- HACKBERRY
- MB- MULBERRY
- CC- CLEANOUT
- WM- WATER METER
- TSB- TRAFFIC
- SIGNAL BOX
- GR- GRATE INLET
- CONCRETE PAVING
- CHS- OVERHEAD ELECTRIC SERVICE
- CHP- OVERHEAD POWER LINE
- SS- SANITARY SEWER LINE
- STM- STORM SEWER LINE
- W- WATER LINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ. FT. SQUARE FEET
- R.O.W. R.O.W.
- 1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET
- I.R.F. I.R.F.
- C.M. CONTROL MONUMENT

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, FROM TWO TRACTS OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ALL STRUCTURES TO BE REMOVED



OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RSVG Holding, LLC, acting by and through its duly authorized agent, Jose Fernando Gonzalez, Partner, do hereby adopt this plat, designating the herein described property as **RSVG 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 roadway 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 fire line 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 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 the 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.

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

Jose Fernando Gonzalez, Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jose Fernando Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Signature

LIEN HOLDER SUBORDINATION

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Comerica Bank

By: _____
Brian Foley, Trustee

SURVEYORS STATEMENT

I, Gary E. Johnson, 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 2016.

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. 05/17/16

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Signature

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLCOWNER
RSVG HOLDING, LLC
1023 S. MAIN STREET
DUNCANVILLE, TEXAS 7513710610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tshheritance.com
Firm #10169300

PRELIMINARY PLAT
RSVG ADDITION
LOT 3A, BLOCK A6194
A 0.707 ACRE TRACT OF LAND IN CITY BLOCK 6194
AND LOT 3, BLOCK A6194, SUNDIAL INN ADDITION
WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-200