

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, TXI OPERATIONS, LP, and MORNING PARK, INC. are the owners of a 35.582 acre tract of land situated in the James McLaughlin Survey, Abstract Number 847, and the Philemon Lacy Survey, Abstract No. 776, City of Dallas, Dallas County, Texas, in Official City of Dallas Block Numbers 7207 and 7210, and being a part of that called 125.65 acre tract described as Tract No. 1 in General Warranty Deeds to Texas Industries, Inc., recorded in Volume 69168, Page 1190 (1/4 interest); Volume 69119, Page 1958 (1/4 interest); and Volume 69087, Page 1641 (1/2 interest), all Deed Records Dallas County, Texas (D.R.D.C.T.), and subsequently conveyed by Limited Warranty Deed (no description of the property included in deed) to TXI Operations, LP, recorded in Volume 98087, Page 8888, D.R.D.C.T., and being a part of that called 239.0767 acre tract described as Tract No. 4 in Special Warranty Deed and Assignment to Morning Park, Inc., recorded in Volume 94180, Page 5442, D.R.D.C.T., and a part of that tract of land described in Deed Without Warranty to Morning Park, Inc., recorded in Volume 99014, Page 5238, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "Half" (hereafter referred to as "with Half cap") set at the northeast corner of a called 0.633 acre tract of land acquired for public road improvements and conveyed to the City of Dallas by Special Warranty Deed recorded in Instrument Number 201500024923, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), for the northwest corner of the herein described tract, and from which a 5/8-inch found iron rod in the former easterly right-of-way line of Chalk Hill Road (variable width right-of-way, no deed reference found) bears South 87 degrees 15 minutes West, a distance of 15.01 feet;

THENCE North 88 degrees 52 minutes 16 seconds East, along the northerly line of said 125.65 acre tract, passing at a distance of 5.01 feet an aluminum cap found stamped "RPLS 5230" for the southwest corner of Lot 1, Block A/7206 of Pinnacle Park No.1 Addition as recorded in Volume 2001129, Page 1935, D.R.D.C.T., and continuing the same course along the south line of said Pinnacle Park Addition No. 1, passing at a distance of 343.15 feet an aluminum cap found stamped "RPLS 5230" for an angle point in the southerly line of said Pinnacle Park No. 1 Addition and the southwest corner of that called 3.864 acre tract of land described in Deed Without Warranty to Pinnacle Park Master Owners' Association, Inc., recorded in Volume 2005112, Page 5937, D.R.D.C.T., and continuing the same course along the south line of said 3.864 acre tract, in all a total distance of 642.57 feet to a 1/2-inch iron rod with Half cap set for the northeast corner of the herein described tract and the northeast corner of a remainder of that called 239.0767 acre Morning Park, Inc. tract, and from which point a 1/2-inch iron rod with cap stamped "COTTON SURVEY" found bears South 03 degrees 42 minutes West, a distance of 1.27 feet;

THENCE North 87 degrees 59 minutes 50 seconds East, continuing along the south line of said 3.864 acre tract, a distance of 1,244.58 feet to a point for corner in a tree root (unable to set);

THENCE North 57 degrees 11 minutes 36 seconds East, continuing along said south line, passing at a distance of 83.99 feet a 1/2-inch iron rod with a 3-1/2 inch diameter aluminum disk stamped "RPLS 5230" found for the most easterly corner of said 3.864 acre tract, said point also being an angle point on the south line of said Pinnacle Park No. 1 addition, and continuing along the south line of said addition, an additional distance of 766.24 feet, for a total distance of 860.23 feet to an "X" in concrete set at the most easterly corner of said Addition, said point being on the westerly line of North Cockrell Hill Road (a 107 foot wide right-of-way), and being on a circular curve to the right having a radius of 1,446.50 feet and whose chord bears South 25 degrees 49 minutes 21 seconds East, a distance of 20.32 feet

THENCE Southerly, along said westerly right-of-way line and said curve, through a central angle of 00 degrees 48 minutes 17 seconds for an arc distance of 20.32 feet to a point for corner, said point being the most northerly corner of a 1.3142 acre tract of land described in Special Warranty Deed with Vendor's Lien to Armstrong Global Services Holdings, LLC, recorded in Instrument No. 20070086351, D.R.D.C.T.;

THENCE South 57 degrees 17 minutes 45 seconds West, departing said westerly right-of-way line and along the north line of said 1.3142 acre tract, a distance of 300.64 feet to an "X" in concrete set for corner;

THENCE South 32 degrees 47 minutes 48 seconds East, along the westerly line of said 1.3142 acre tract, a distance of 58.42 feet to a point for corner from which a 3/4-inch found iron rod bears South 11 degrees 30 minutes East, a distance of 0.38 feet, said point being the northerly most corner of Pinnacle Park Addition No. 11, an addition to the City of Dallas, recorded in Volume 2004185, Page 217, D.R.D.C.T.;

THENCE along the Northerly and Westerly lines of said Pinnacle Park Addition No. 11 the following calls:

South 41 degrees 51 minutes 46 seconds West, a distance of 74.52 feet to a 1/2-inch iron rod with Half cap set for corner;

South 49 degrees 14 minutes 57 seconds West, a distance of 128.29 feet to a point for corner from which a 3/4-inch found iron rod bears South 39 degrees 31 minutes East, a distance of 0.59 feet;

South 64 degrees 26 minutes 09 seconds West, a distance of 334.52 feet to a 1/2-inch iron rod with Half cap set for corner;

South 87 degrees 09 minutes 09 seconds West, a distance of 704.91 feet to a 1/2-inch iron rod with Half cap set for corner;

South 00 degrees 31 minutes 56 seconds East, a distance of 662.47 feet to a 1/2-inch iron rod with Half cap set for corner;

South 64 degrees 15 minutes 45 seconds West, a distance of 41.00 feet to a 1/2-inch iron rod with Half cap set for corner;

North 72 degrees 44 minutes 31 seconds West, a distance of 48.78 feet to a point for corner (unable to set);

South 56 degrees 39 minutes 06 seconds West, a distance of 19.98 feet to a 1/2-inch iron rod with Half cap set for corner;

South 15 degrees 20 minutes 11 seconds West, a distance of 59.82 feet to a 1/2-inch iron rod with Half cap set for corner;

South 54 degrees 39 minutes 33 seconds West, a distance of 512.77 feet to a 1/2-inch iron rod with Half cap set for corner for the most westerly corner of said Pinnacle Park Addition No. 11;

THENCE South 54 degrees 39 minutes 33 seconds West, departing said Pinnacle Park Addition No. 11, and along the northerly line of the remainder of a 8.255 acre tract of land described in Deed Without Warranty to Pinnacle Park Master Owners' Association, Inc., recorded in Volume 2004089, Page 11474, D.R.D.C.T., passing at a distance of 45.48 feet a 1/2-inch iron rod with Half cap found for the northwest corner of said 8.255 acre tract, same being an angle point on the north line of a 66.48 acre tract described in Special Warranty Deed to the City of Dallas, recorded in Instrument No. 20070127330, D.R.D.C.T., and continuing along the north line of said 66.48 acre tract an additional distance of 18.02 feet, for a total distance of 63.50 feet to a 1/2-inch iron rod with Half cap set for corner, said point being on the common westerly line of said 239.0767 acre Morning Park, Inc. tract and easterly line of the called 125.65 acre TXI Operations, LP, tract;

THENCE South 01 degree 07 minutes 20 seconds East, along the common easterly line of said 125.65 acre TXI Operations, LP tract and the westerly line of said 66.48 acre City of Dallas tract, a distance of 30.85 feet to a 5/8-inch iron rod with cap stamped "COTTON SURVEY" found in the northwesterly line of that tract of land described as "Second Tract" in said deed to Morning Park, Inc. recorded in Volume 99014, Page 5238, D.R.D.C.T., and being the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet and a chord that bears South 40 degrees 36 minutes 27 seconds West, a distance of 923.36 feet, and from which point a 1/2-inch found iron rod with cap stamped "B&C" bears North 47 degrees 24 minutes West, a distance of 1.43 foot;

THENCE Southwesterly along said non-tangent curve to the left, through a central angle of 18 degrees 13 minutes 34 seconds, an arc distance of 927.26 feet to a 1/2-inch iron rod with cap stamped "RPLS 5322" found at the southeast corner of the aforementioned 0.633 acre City of Dallas tract for the southwest corner of the herein described tract, and from which point a 1/2-inch found iron rod with cap stamped "RPLS 5322" at the southwest corner of said 0.633 acre City of Dallas tract and in the former easterly right-of-way line of said Chalk Hill Road bears South 32 degrees 00 minutes West, a distance of 26.78 feet;

THENCE North 01 degree 59 minutes 58 seconds West, along the easterly line of said 0.633 acre City of Dallas tract, a distance of 1,826.95 feet to the POINT OF BEGINNING AND CONTAINING 1,549,940 square feet or 35.582 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting through its duly authorized agent, _____, does hereby adopt this plat, designating the herein above described property as **CROW / CHALK HILL ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, 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 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, _____, 2015.

(OWNER)

By: _____

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 _____, 2015.

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

SURVEYOR'S STATEMENT:

I, Andrew J. Shafer, 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 _____, 2015

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Andrew J. Shafer
Texas Registered Professional Land Surveyor No. 5017
TBPLS FIRM NO. 10029600

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 Andrew J. Shafer, 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 _____, 2015.

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

GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- Coordinate values shown hereon are grid values, the combined surface adjustment factor for the project is defined as 1.000136506.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded) as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48113C0320J, map effective date August 23, 2001, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other.
- The purpose of this plat is to create one lot out of parts of two unplatted tracts of land.
- Lot-to-lot drainage is not permitted without Engineering Section approval.

TREE SURVEY TABLE			
Tag ID	Common Name	Scientific Name	DBH (in.)
1	Mesquite	<i>Prosopis glandulosa</i>	14.0
2	Mesquite	<i>Prosopis glandulosa</i>	12.0
3	Mesquite	<i>Prosopis glandulosa</i>	24.0
4	Mesquite	<i>Prosopis glandulosa</i>	25.0
5	Mesquite	<i>Prosopis glandulosa</i>	21.0
6	Cedar Elm	<i>Ulmus crassifolia</i>	12.0
7	Mesquite	<i>Prosopis glandulosa</i>	16.0
8	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
9	Black Willow	<i>Salix nigra</i>	14.0
10	Mesquite	<i>Prosopis glandulosa</i>	20.0
11	Green Ash	<i>Fraxinus pennsylvanica</i>	8.0
12	Cedar Elm	<i>Ulmus crassifolia</i>	19.0
13	Cedar Elm	<i>Ulmus crassifolia</i>	12.0
14	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
15	Green Ash	<i>Fraxinus pennsylvanica</i>	8.0
16	Cedar Elm	<i>Ulmus crassifolia</i>	15.0
17	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
18	Cedar Elm	<i>Ulmus crassifolia</i>	9.0
19	Cedar Elm	<i>Ulmus crassifolia</i>	13.5
20	Cedar Elm	<i>Ulmus crassifolia</i>	10.0
21	Cedar Elm	<i>Ulmus crassifolia</i>	17.5
22	Cedar Elm	<i>Ulmus crassifolia</i>	13.0
23	Mesquite	<i>Prosopis glandulosa</i>	16.0
24	Mesquite	<i>Prosopis glandulosa</i>	16.0
25	Mesquite	<i>Prosopis glandulosa</i>	9.5
26	Mesquite	<i>Prosopis glandulosa</i>	10.0
27	Mesquite	<i>Prosopis glandulosa</i>	12.0
28	Mesquite	<i>Prosopis glandulosa</i>	19.5
29	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
30	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
31	Cedar Elm	<i>Ulmus crassifolia</i>	13.0
32	Cedar Elm	<i>Ulmus crassifolia</i>	11.5
33	Cedar Elm	<i>Ulmus crassifolia</i>	23.0
34	Cedar Elm	<i>Ulmus crassifolia</i>	16.5
35	Cedar Elm	<i>Ulmus crassifolia</i>	11.0
36	Cedar Elm	<i>Ulmus crassifolia</i>	15.0
37	Cedar Elm	<i>Ulmus crassifolia</i>	19.0
38	Cedar Elm	<i>Ulmus crassifolia</i>	9.5
39	Cedar Elm	<i>Ulmus crassifolia</i>	8.0
40	Cedar Elm	<i>Ulmus crassifolia</i>	11.0
41	Cedar Elm	<i>Ulmus crassifolia</i>	9.0
42	Cedar Elm	<i>Ulmus crassifolia</i>	20.5
43	Mesquite	<i>Prosopis glandulosa</i>	14.0
44	Black Willow	<i>Salix nigra</i>	16.0
45	Black Willow	<i>Salix nigra</i>	11.0
46	Black Willow	<i>Salix nigra</i>	12.0
47	Black Willow	<i>Salix nigra</i>	13.5
48	Cottonwood	<i>Populus deltoides</i>	11.5
49	Cedar Elm	<i>Ulmus crassifolia</i>	10.0

PRELIMINARY PLAT
OF
CROW / CHALK HILL ADDITION
AN ADDITION TO THE CITY OF DALLAS
BEING A
35.582 ACRE TRACT
SITUATED IN THE

JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 847
PHILEMON LACY SURVEY, ABSTRACT NO. 776
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S145-223

PREPARED BY



HALFF ASSOCIATES INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=100' AVO. 30883 MAY, 2015

OWNER:
MORNING PARK INC.
2425 CEDAR SPRINGS ROAD
DALLAS, TEXAS 75201
CONTACT: LEWIS FRANK
(504) 832-3556

OWNER:
TXI OPERATIONS LP
1341 W. MOCKINGBIRD LANE
DALLAS, TEXAS 75247
CONTACT: MARK CLEVELAND
(972) 647-6768

DEVELOPER/OWNER:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
CONTACT: SCOTT KRIKORIAN
(214) 863-3649

ENGINEER-SURVEYOR:
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TBPE FIRM NO. F-312
CONTACT: DENNIS A. CHOYAN, P.E.
(214) 346-6200