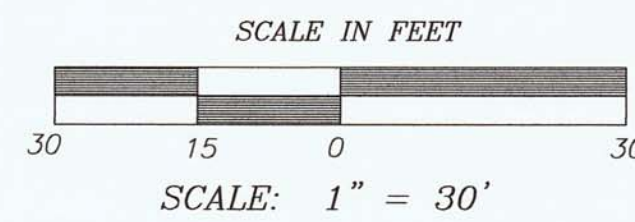


VICINITY MAP (N.T.S.)



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- ▲ PK NAIL FOUND
- △ PK NAIL SET
- IRRIGATION CONTROL VALVE
- W — WATER LINE
- OE — OVERHEAD ELEC. LINE
- G — GAS LINE
- SS — SEWER LINE
- (with cross) WATER VALVE
- (with dot) WATER METER
- (with triangle) TELEPHONE RISER
- (with square) CABLE TV RISER
- (with circle) ELECTRIC BOX
- (with circle) ELECTRIC METER
- (with circle) GAS METER
- (with circle) GAS VALVE
- P.O.B. POINT OF BEGINNING
- CO CLEANOUT
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- P.R. PLAT RECORDS DALLAS COUNTY TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, CROESUS-GREENVILLE AVENUE L.P., IS THE SOLE OWNER OF A TRACT OF LAND BEING A 1.551 ACRE TRACT OF LAND SITUATED IN THE NEAL MCCREARY SURVEY, ABSTRACT NO. 996, COMPRISED OF A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK B/5213 1/2, OF THE KYLE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73115, PAGE 626, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A FOUND "X" IN CONCRETE SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW ROAD (VARIABLE WIDTH RIGHT OF WAY) FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THIS TRACT;

**THENCE**, S 66° 27' 22" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MEADOW ROAD, A DISTANCE OF 71.30 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHERLY CORNER OF LOT 1, BLOCK C/5213, GREENVILLE MEADOW SUBDIVISION AND A NORTHEASTERLY CORNER HEREOF;

**THENCE**, S 23° 33' 02" W, ALONG THE COMMON SOUTHEASTERLY LINE OF SAID LOT 1, KYLE ADDITION, AND THE NORTHWESTERLY LINE OF SAID LOT 1, GREENVILLE MEADOW ADDITION, A DISTANCE OF 164.33 FEET TO A FOUND "X" IN CONCRETE FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK C/5213, GREENVILLE MEADOW SUBDIVISION AND AN INTERIOR CORNER HEREOF;

**THENCE**, S 71° 42' 50" E, ALONG THE COMMON SOUTHERLY LINE OF SAID LOT 1, GREENVILLE MEADOW ADDITION, AND THE NORTHERLY LINE OF SAID LOT 2, KYLE ADDITION, A DISTANCE OF 196.33 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF GREENVILLE AVENUE FOR THE SOUTHERLY CORNER OF SAID LOT 1, GREENVILLE MEADOW ADDITION AND THE EASTERLY CORNER HEREOF;

**THENCE**, S 15° 39' 01" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF GREENVILLE AVENUE, A DISTANCE OF 115.82 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 1.028 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201200385295 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND THE SOUTHEASTERLY CORNER OF SAID LOT 2, KYLE ADDITION AND HEREOF;

**THENCE**, S 89° 49' 12" W, LEAVING THE WESTERLY LINE OF GREENVILLE AVENUE, ALONG THE COMMON SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID 1.028 ACRE TRACT, A DISTANCE OF 304.23 FEET TO A SET PK NAIL FOR THE NORTHWESTERLY CORNER OF SAID 1.028 ACRE TRACT SITUATED ON THE WESTERLY LINE OF WOODHILL MEDICAL PARK ADDITION, A SUBDIVISION RECORDED IN VOLUME 74015, PG 887, PLAT RECORDS, DALLAS COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND HEREOF;

**THENCE**, N 00° 24' 28" W, ALONG THE COMMON EASTERLY LINE OF SAID WOODHILL MEDICAL PARK ADDITION, THE WESTERLY LINE OF SAID LOT 1 AND LOT 2 KYLE ADDITION AND PARTIALLY ALONG THE EASTERLY LINE OF PECANCREEK OFFICE PARK CONDOS, VOLUME 97152, PAGE 4250, PLAT RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 238.91 FEET TO A PK NAIL FOUND FOR THE SOUTHWESTERLY CORNER OF LOT 1-A, BLOCK B/5213 1/2, KYLE ADDITION, VOLUME 86057, PAGE 2074, PLAT RECORDS, DALLAS COUNTY, TEXAS, FOR A WESTERLY CORNER HEREOF;

**THENCE**, S 67° 09' 41" E, ALONG THE SOUTHERLY LINE OF SAID LOT 1-A, A DISTANCE OF 91.64 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR AN INTERIOR CORNER OF THIS TRACT;

**THENCE**, N 23° 57' 34" E, ALONG THE EASTERLY LINE OF SAID LOT 1-A, BLOCK B/5213 1/2, KYLE ADDITION, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.551 ACRES OF LAND, MORE OR LESS.

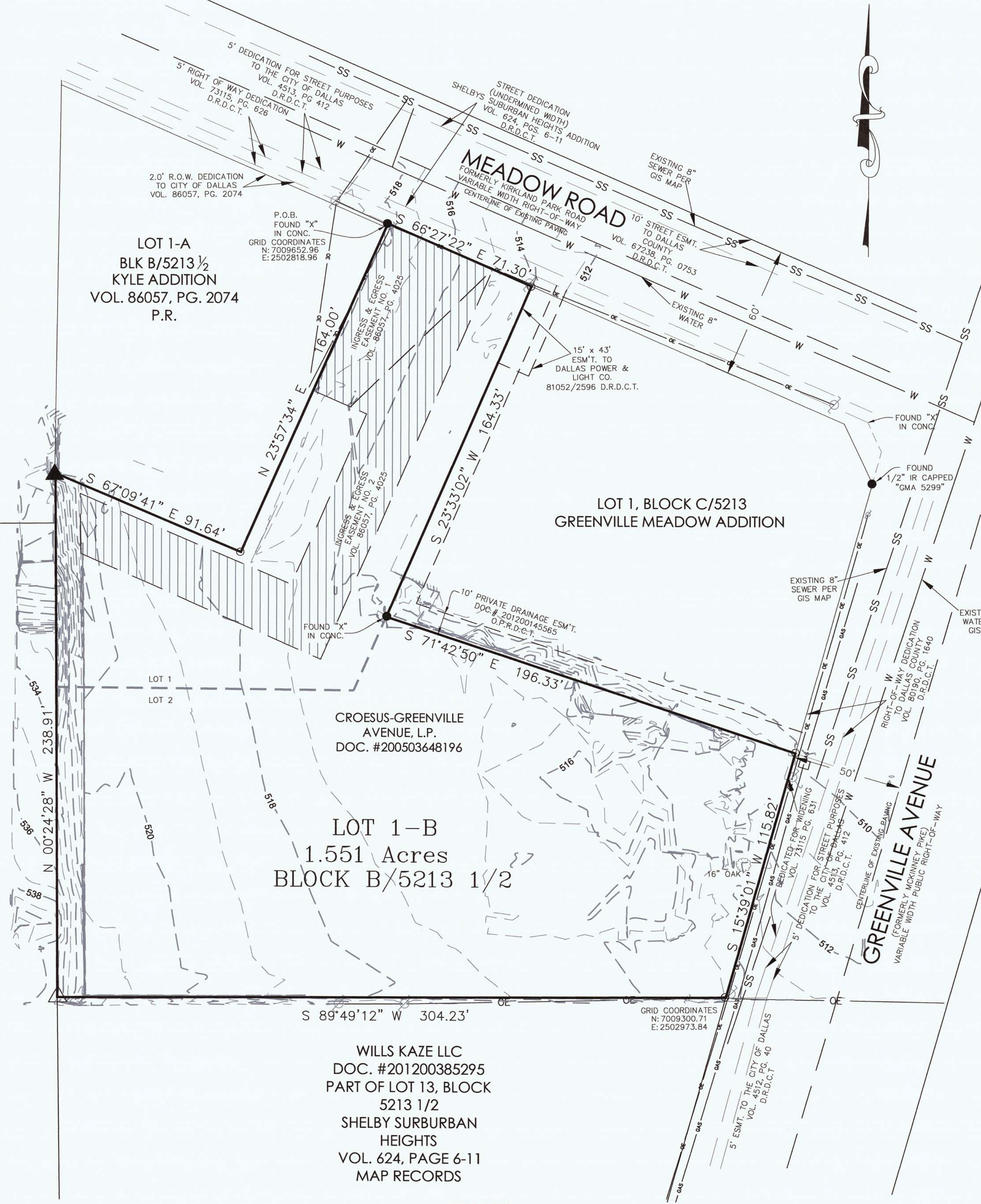
GENERAL NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 NORTH CENTRAL ZONE
- 2) THE REASON FOR THIS PLAT IS TO CREATE 1 LOT FROM 2 LOTS
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) STATE PLANE COORDINATES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5.) NO ABOVE GROUND STRUCTURES EXIST ON SITE.

PECANCREEK OFFICE  
PARK CONDOS  
VOL. 97152, PG. 4250  
P.R.

WOODHILL MEDICAL  
PARK ADDITION  
VOL. 74015, PG. 887  
P.R.

FLOOD NOTE:  
THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4811300195K, DATED: JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.



WILLS KAZE LLC  
DOC. #201200385295  
PART OF LOT 13, BLOCK  
5213 1/2  
SHELBY SUBURBAN  
HEIGHTS  
VOL. 624, PAGE 6-11  
MAP RECORDS

DEVELOPER

NOAH'S ARK/PARHAM GROUP  
30435 US HWY 281 N.  
BULVERDE, TEXAS 78163

OWNER

CROESUS-GREENVILLE AVENUE L.P.  
5910 N. CENTRAL EXPRESSWAY, SUITE 1670  
DALLAS, TEXAS 75206-0926

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CROESUS-GREENVILLE AVENUE L.P., Acting by and through it's duly authorized officer, as NOAH'S ARK, 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 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 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or 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 for 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 \_\_\_\_\_, 2015.

(owner name  
owner address)

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2015.

(Notary Signature)

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Richard A. Goodwin, 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

Richard A. Goodwin  
Texas Registered Professional Land Surveyor No. 4069

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Richard A. Goodwin, 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 \_\_\_\_\_, 2015.

Notary Signature

City File No. S145-204

PRELIMINARY PLAT  
NOAH'S ARK

LOT 1-B, BLOCK B/5213 1/2

6477 FM 311  
P.O. BOX 992  
SPRING BRANCH, TEXAS 78070  
PHONE # (830) 228-5446  
FAX # (830) 885-2170  
TBPLS FIRM #10044200

**SHERWOOD**  
  
SURVEYING & S.U.E., L.L.C.

BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK B/5213 1/2, OF THE KYLE ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73115, PAGE 626, PLAT RECORDS DALLAS COUNTY, TEXAS.