

OWNER'S CERTIFICATE

STATE OF TEXAS)
 COUNTY OF DALLAS)

WHEREAS, P8/DALFEN EASTPOINT II, LP, is the owner of that certain tract of land, situated in the City of Dallas, Block 6213, in the Gideon Pemberton Survey, Abstract No. 1154 of Dallas County, Texas and being all of that certain called 12.198 acre tract of land described as "Tract 1" in a Special Warranty Deed from Baptist Foundation of Texas to P8/Dalfen Eastpoint II, LP, recorded in Instrument No. 201700138919, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RLG INC", found on the north right-of-way line of Forney Road (80 wide right-of-way) and the south line of the above described 12.198 acre tract and said point being the southeast corner of Lot 2, Block H/6213 of Eastpoint Business Center-Phase 3A, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 95009, Page 2986, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: North 00 deg. 06 min. 30 sec. West (Reference Bearing), departing from said Forney Road, along the common line of said 12.198 acre tract and Lot 2, Block H/6213, a distance of 916.44 feet to a 1/2 inch iron rod topped with a plastic cap, stamped "HALFF ASSOC", found for the northwest corner of said 12.198 acre tract and the northeast corner of said Lot 2, Block H/6213 and same being on the south line of Lot 4, Block H/6213 of Shippers New Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Instrument No. 20070252979, O.P.R.D.C.T.;

THENCE: North 89 deg. 53 min. 14 sec. East, along the common line of said 12.198 acre tract and Lot 4, Block H/6213, a distance of 514.34 feet to a 1/2 inch iron rod topped with a plastic cap, stamped "HALFF ASSOC", found on the west right-of-way line of Prairie Creek Road (formerly Big Town Boulevard, a 100' wide right-of-way) for the northeast corner of said 12.198 acre tract and the southeast corner of said Lot 4, Block H/6213, and said point being in a non-tangent curve to the right, having a radius of 1,382.39 feet, a central angle of 19 deg. 00 min. 16 sec. and a chord that bears South 10 deg. 00 min. 57 sec. East - 456.43 feet;

THENCE: Along the common line of said 12.198 acre tract and Prairie Creek Road and with said curve to the right, an arc distance of 458.52 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RLG INC", found for corner at the end of said curve;

THENCE: South 00 deg. 30 min. 51 sec. East, continuing along the common line of said 12.198 acre tract and Prairie Creek Road, a distance of 445.20 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RLG INC", found for corner;

THENCE: South 44 deg. 28 min. 55 sec. West, continuing along the westerly right-of-way line of said Prairie Creek Road, a distance of 27.27 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RLG INC", found for corner at the intersection of the westerly line of said Prairie Creek Road and the north right-of-way line of the above mentioned Forney Road and same being the south line of the above described 12.198 acre tract;

THENCE: South 89 deg. 40 min. 05 sec. West, along the common line of said 12.198 acre tract and Forney Road, a distance of 576.89 feet to the POINT OF BEGINNING and containing 531,364 square feet or 12.198 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That P8/DALFEN EASTPOINT II, LP, acting by and through its duly authorized agent, FRED TKALEC, does hereby adopt this plat, designating the herein described property as EASTPOINT LAND 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 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 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 _____, 2017.

 FRED TKALEC, Vice President, Finance & Chief Financial Officer

PROVINCE OF QUEBEC)
 CITY OF WESTMOUNT)

BEFORE ME, the undersigned authority on this day personally appeared **Fred Tkalec**, its Vice-President, Finance and Chief Financial Officer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

 Notary Public in and for the Province of Quebec

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, 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) 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 _____, 2017

PRELIMINARY

RELEASED 07/20/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

 Lawrence H. Ringley
 Texas Registered Professional
 Land Surveyor, No. 4701

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this _____ day of _____, 2017.

 Notary Public in and for the State of Texas

PRELIMINARY
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PRELIMINARY PLAT
EASTPOINT LAND ADDITION
LOT 1, BLOCK 6213

BEING A PART OF
 BLOCK 6213
 GIDEON PEMBERTON SURVEY, ABST. NO. 1154
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Plan File Number: S167-246

OWNER:
 P8/DALFEN EASTPOINT II, LP
 4444 Ste Catherine Street West,
 Suite 100
 Westmount, Quebec,
 Canada H3Z 1R2
 514-938-1050, Ext. 206
 Contact: Fred Tkalec, CPA, CA

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 Contact: Lawrence H. Ringley



Drawn by	Date	Scale	Job No.	Title	Sheet
Mark Head	07/11/17	1" = 60'	17012	17012-PP.DWG	2 of 2