

OWNER'S CERTIFICATE
COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS, Airbinder Northwest Highway LLC is the owner of a 14.603 acre (836,111 square foot) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191 and the William Irwin Survey, Abstract Number 668, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 5415 and U5414, being all of Block 5415 of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas (M.R.D.C.T.), all of the remainder of Lot A, Block U5414 and all of Lot B, Block U5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 577, Page 1456 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), a portion of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of said MEDALLION CENTER NO. 2 and abandoned by Ordinance No. 30273 and amended by Ordinance No. 30377, all of a called 0.8294 acre tract of land described in Quitclaim Deed to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201700158084, O.P.R.D.C.T., all of a called 7.3139 acre tract of land described as Tract 1 in Special Warranty Deed to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being called 7.314 acre tract of land described as Tract 1 in Deed Without Warranty to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., all of a called 5.973 acre tract of land described as Tract 2 in Special Warranty Deed to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being called 5.979 acre tract of land described as Tract 2 in Deed Without Warranty to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., all of a called 0.4285 acre tract of land described in Special Warranty Deed with Vendor's Lien to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600259295, O.P.R.D.C.T., all of a called 0.0028 acre tract of land described as Exhibit A-1 and all of a called 0.0487 acre tract of land described as Exhibit A-2 in Deed Without Warranty to Airbinder Northwest Highway LLC, as recorded in Instrument Number 201600259296, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a set MAG nail with a washer stamped "HIGH POINT HALFF" on a 1/2-inch iron rod for the intersection of the northwest right-of-way line of Abrams Road (a variable width right-of-way) with the northeast right-of-way line of Northwest Highway / Loop 12 (a variable width right-of-way) for the south corner of said 0.0487 acre tract and the point of curvature of a non-tangent circular curve to the right having a radius of 2,808.93 feet, whose chord bears North 64 degrees 37 minutes 07 seconds West, a distance of 216.92 feet;

THENCE Northwesterly, with the northeast right-of-way line of said Northwest Highway / Loop 12, with the southwest line of said 0.0487 acre tract, and with said curve, through a central angle of 04 degrees 25 minutes 33 seconds, passing at an arc distance of 21.43 feet a found "X" in concrete for the west corner of said 0.0487 acre tract and the south corner of said 0.0028 acre tract, and continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and said curve, with the southwest line of said 0.0028 acre tract, passing at a cumulative arc distance of 37.92 feet a found "X" in concrete for the west corner of said 0.0028 acre tract and the south corner of said 0.4285 acre tract, and continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and said curve, with the southwest line of said 0.4285 acre tract, passing at a cumulative arc distance of 156.41 feet a found "X" in concrete for the west corner of said 0.4285 acre tract, a south corner of said 7.3139 acre and 7.314 acre tracts, and a south corner of said MEDALLION CENTER NO. 2 addition, and continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and said curve, with the southwest line of said MEDALLION CENTER NO. 2 addition and with the southwest line of said 7.3139 acre and 7.314 acre tracts, in all, a total arc distance of 216.97 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the end of said curve;

THENCE North 59 degrees 03 minutes 57 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said MEDALLION CENTER NO. 2 addition, and the southwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 98.06 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of curvature of a non-tangent circular curve to the right having a radius of 2,804.93 feet, whose chord bears North 58 degrees 24 minutes 20 seconds West, a distance of 195.78 feet;

THENCE Northwesterly, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said MEDALLION CENTER NO. 2 addition, the southwest line of said 7.3139 acre and 7.314 acre tracts, and with said curve, through a central angle of 04 degrees 00 minutes 00 seconds, an arc distance of 195.82 feet to a set MAG nail with a washer stamped "HIGH POINT HALFF" on a 1/2-inch iron rod for the end of said curve;

THENCE North 52 degrees 58 minutes 54 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said MEDALLION CENTER NO. 2 addition, and the southwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 79.98 feet to a 5/8-inch found iron rod at the intersection of the northeast right-of-way line of said Northwest Highway / Loop 12 with the southeast right-of-way line of Quality Lane (a 60-foot wide right-of-way) for the west corner of said MEDALLION CENTER NO. 2 addition and the west corner of said 7.3139 acre and 7.314 acre tracts;

THENCE North 35 degrees 44 minutes 49 seconds East, with the southeast right-of-way line of said Quality Lane, with the northwest line of said MEDALLION CENTER NO. 2 addition, and with the northwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 40.00 feet to a 3.25-inch set aluminum disk stamped "HIGH POINT CROSSING, HALFF" for the south corner of said 0.8294 acre tract;

THENCE North 52 degrees 58 minutes 54 seconds West, departing the southeast right-of-way line of said Quality Lane, the northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, with the southwest line of said 0.8294 acre tract, a distance of 60.01 feet to a 3.25-inch set aluminum disk stamped "HIGH POINT CROSSING, HALFF" on the northeast right-of-way line of said Quality Lane, the southeast line of said Lot A, Block U5414 and the southeast line of said 5.973 acre and 5.979 acre tracts for the west corner of said 0.8294 acre tract;

THENCE South 35 degrees 44 minutes 49 seconds West, with the northwest right-of-way line of said Quality Lane, with the southeast line of said Lot A, Block U5414, and with the southeast line of said 5.973 acre and 5.979 acre tracts, a distance of 40.55 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" at the intersection of the northwest right-of-way line of said Quality Lane with the northeast right-of-way line of said Northwest Highway / Loop 12 for the south corner of said Lot A, Block U5414 and the south corner of said 5.973 acre and 5.979 acre tracts;

THENCE North 52 degrees 32 minutes 04 seconds West, with the northeast right-of-way line of said Northwest Highway / Loop 12, with the southwest line of said Lot A, Block U5414, and with the southwest line of said 5.973 acre and 5.979 acre tracts, a distance of 63.76 feet to a 1/2-inch found iron rod for corner;

THENCE North 37 degrees 56 minutes 01 second West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said Lot A, Block U5414, and the southwest line of said 5.973 acre and 5.979 acre tracts, a distance of 161.89 feet to a set MAG nail with a washer stamped "HIGH POINT HALFF" on a 1/2-inch iron rod for corner;

THENCE North 48 degrees 49 minutes 11 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said Lot A, Block U5414, and the southwest line of said 5.973 acre and 5.979 acre tracts, a distance of 153.56 feet to a 5/8-inch found iron rod for corner;

THENCE North 23 degrees 50 minutes 57 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, the southwest line of said Lot A, Block U5414, and the southwest line of said 5.973 acre and 5.979 acre tracts, a distance of 67.65 feet to a set MAG nail with a washer stamped "HIGH POINT HALFF" on a 1/2-inch iron rod for the south corner of Lot 1-R, Block U5414 of DON CARTER'S ALL STAR LANES ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 76106, Page 1577, D.R.D.C.T., the west corner of said 5.973 acre and 5.979 acre tracts, and the south corner of a tract of land described in deed to Dallas Children's Theater, as recorded in Volume 2002069, Page 11464, D.R.D.C.T.;

THENCE North 44 degrees 27 minutes 34 seconds East, departing the northeast right-of-way line of said Northwest Highway / Loop 12, with the southeast line of said Lot 1-R, Block U5414, with the northwest line of said 5.973 acre and 5.979 acre tracts, and with the southeast line of said Dallas Children's Theater tract, passing at a distance of 314.82 feet a point (not monumented) for the west corner of said Lot B, Block U5414, and continuing with the southeast line of said Lot 1-R, Block U5414, the northwest line of said 5.973 acre and 5.979 acre tracts, and the southeast line of said Dallas Children's Theater tract, with the northwest line of said Lot B, Block U5414, in all, a total distance of 614.82 feet to a 3/8-inch found iron rod on the southwest right-of-way line of Theater Way (formerly known as Impasse Lane, a 60-foot wide right-of-way) for the north corner of said Lot B, Block U5414, the east corner of said Lot 1-R, Block U5414, the north corner of said 5.973 acre and 5.979 acre tracts, and the east corner of said Dallas Children's Theater tract;

THENCE South 45 degrees 32 minutes 26 seconds East, with the southwest right-of-way line of said Theater Way, with the northeast line of said Lot B, Block U5414, and with the northeast line of said 5.973 acre and 5.979 acre tracts, a distance of 399.47 feet to a 3.25-inch set aluminum disk stamped "HIGH POINT CROSSING, HALFF" for the east corner of said Lot B, Block U5414 and the east corner of said 5.973 acre and 5.979 acre tracts;

THENCE South 44 degrees 24 minutes 49 seconds West, continuing with the southwest right-of-way line of said Theater Way, with the southeast line of said Lot B, Block U5414, and with the southeast line of said 5.973 acre and 5.979 acre tracts, a distance of 0.84 feet to a 3.25-inch set aluminum disk stamped "HIGH POINT CROSSING, HALFF" for the north corner of said 0.8294 acre tract;

THENCE South 45 degrees 35 minutes 11 seconds East, departing the southeast line of said Lot B, Block U5414 and the southeast line of said 5.973 acre and 5.979 acre tracts, and continuing with the southwest right-of-way line of said Theater Way, with the northeast line of said 0.8294 acre tract, passing at a distance of 80.00 feet a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" on the southeast right-of-way line of said Theater Way for the north corner of said MEDALLION CENTER NO. 2 addition, the north corner of said 7.3139 acre and 7.314 acre tracts, the east corner of said 0.8294 acre tract, and a west corner of a called 12.944 acre tract of land described in deed to WFA Investment Group, Ltd., as recorded in Instrument Number 200900094431, O.P.R.D.C.T., and continuing with the northeast line of said MEDALLION CENTER NO. 2 addition, with the southwest line of said 12.944 acre tract, and with the northeast line of said 7.3139 acre and 7.314 acre tracts, in all, a total distance of 850.00 feet to a 1/2-inch found iron rod on the northwest right-of-way line of said Abrams Road for the east corner of said MEDALLION CENTER NO. 2 addition, the south corner of said 12.944 acre tract, and the east corner of said 7.3139 acre and 7.314 acre tracts;

THENCE South 44 degrees 24 minutes 49 seconds West, with the northwest right-of-way line of said Abrams Road, with the southeast line of said MEDALLION CENTER NO. 2 addition, and with the southeast line of said 7.3139 acre and 7.314 acre tracts, a distance of 386.00 feet to a 1/2-inch found iron rod for the south corner of said MEDALLION CENTER NO. 2 addition, the east corner of said 0.4285 acre tract, the south corner of said 7.3139 acre and 7.314 acre tracts, and the north corner of said 0.0487 acre tract;

THENCE South 45 degrees 35 minutes 11 seconds East, continuing with the northwest right-of-way line of said Abrams Road and with the northeast line of said 0.0487 acre tract, a distance of 20.00 feet to a set MAG nail with a washer stamped "HIGH POINT HALFF" on a 1/2-inch iron rod for the east corner of said 0.0487 acre tract;

THENCE South 44 degrees 24 minutes 49 seconds West, continuing with the northwest right-of-way line of said Abrams Road and with the southeast line of said 0.0487 acre tract, a distance of 102.30 feet to the POINT OF BEGINNING and containing 636,111 square feet or 14.603 acres of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Airbinder Northwest Highway LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HIGH POINT CROSSING**, 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 hereon. The easements shown hereon 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 systems 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.

Airbinder Northwest Highway LLC

Barton L. Duckworth, Manager Member

COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Barton L. Duckworth, Manager Member, 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 _____, 2017.

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

SURVEYOR'S STATEMENT

I, Heath W. Brown, 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 _____, 2017.

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. RELEASE DATE: JULY 6, 2017.

Heath W. Brown
Texas Registered Professional Land Surveyor No. 6189

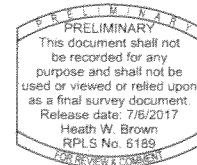
COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Heath W. Brown, 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 _____, 2017.

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

Tree #	Common Name	Scientific Name	Trunk #	Diameter
1002	Hackberry	<i>Celtis laevigata</i>		6
1003	Hackberry	<i>Celtis laevigata</i>	5	11
1007	Hackberry (Recently cut/dead)	<i>Celtis laevigata</i>		7
1009	Japanese privet	<i>Ligustrum japonicum</i>	5	14
1011	Crepe myrtle	<i>Lagerstroemia</i>	4-stem	
1012	Hackberry	<i>Celtis laevigata</i>		10
1013	Red Mulberry	<i>Morus rubra</i>		12
1014	Winged elm	<i>Ulmus alata</i>		6
1015	Japanese privet	<i>Ligustrum japonicum</i>	Shrub	
1016	Japanese privet	<i>Ligustrum japonicum</i>	Shrub	
1017	Hackberry	<i>Celtis laevigata</i>	2	10.5
1018	Hackberry	<i>Celtis laevigata</i>		13
1019	Hackberry	<i>Celtis laevigata</i>	3	12.5
1020	Hackberry	<i>Celtis laevigata</i>		9.5
1021	Hackberry	<i>Celtis laevigata</i>		9
1022	Hackberry	<i>Celtis laevigata</i>	4	15.5
1023	Hackberry	<i>Celtis laevigata</i>	3	11
1024	Hackberry	<i>Celtis laevigata</i>	2	10
1025	Hackberry	<i>Celtis laevigata</i>	2	6
1026	Hackberry	<i>Celtis laevigata</i>		6
1027	Hackberry	<i>Celtis laevigata</i>	2	11.5
1028	Hackberry	<i>Celtis laevigata</i>	2	15
1029	Hackberry	<i>Celtis laevigata</i>	6	21.5
1030	Hackberry	<i>Celtis laevigata</i>	3	13.5
1031	Hackberry	<i>Celtis laevigata</i>	3	18
1032	Yaupon	<i>Ilex vomitoria</i>	9	12.5
1033	American elm	<i>Ulmus americana</i>		20.5
1034	Cottonwood	<i>Populus deltoides</i>		21.5
1035	American elm	<i>Ulmus americana</i>	2	23.5
1036	Hackberry	<i>Celtis laevigata</i>		12
1037	Chinese Tallow	<i>Triadica sebifera</i>	3	14
1038	Chinese Tallow	<i>Triadica sebifera</i>		6
1039	Crepe myrtle	<i>Lagerstroemia</i>	5-stem	
1040	Crepe myrtle	<i>Lagerstroemia</i>	10-stem	
1041	Hackberry	<i>Celtis laevigata</i>		7



PRELIMINARY PLAT
HIGH POINT CROSSING
LOTS 1 AND 2, BLOCK 5415
14.603 ACRE TRACT
BEING A REPLAT OF LOTS A & B, BLOCK U5414,
MEDALLION CENTER NO. 3
AND BLOCK 5415, MEDALLION CENTER NO. 2
SITUATED IN THE
BUFFALO BAYOU, BRAZOS &
COLORADO RAILROAD SURVEY, ABSTRACT NO. 191
AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-146

OWNER/DEVELOPER/APPLICANT

AIRBINDER NORTHWEST HIGHWAY, LLC
2415 W. ALABAMA, SUITE 205
HOUSTON, TX 77098
CONTACT: BARTON L. DUCKWORTH
PHONE: (713) 892-5600
EMAIL: BLD@AIRBINDER.COM

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: HEATH W. BROWN, RPLS
PHONE: (214) 346-6200
EMAIL: HBROWN@HALFF.COM
TBP/LS FIRM NO. 10029600



1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (214) 346-6200
TBP/LS FIRM NO. 10029600