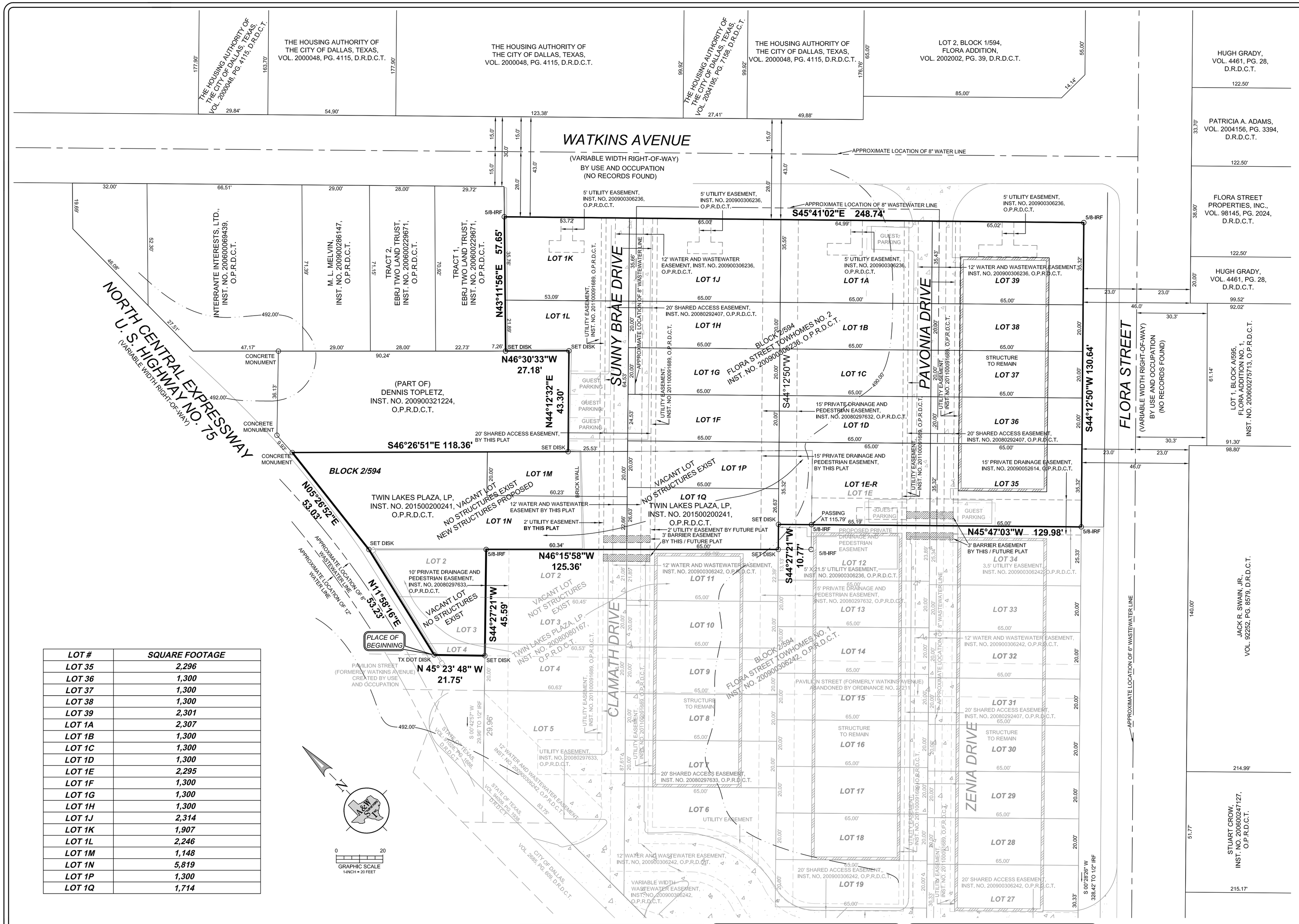


LOT #	SQUARE FOOTAGE
LOT 35	2,296
LOT 36	1,300
LOT 37	1,300
LOT 38	1,300
LOT 39	2,301
LOT 1A	2,307
LOT 1B	1,300
LOT 1C	1,300
LOT 1D	1,300
LOT 1E	2,295
LOT 1F	1,300
LOT 1G	1,300
LOT 1H	1,300
LOT 1J	2,314
LOT 1K	1,907
LOT 1L	2,246
LOT 1M	1,148
LOT 1N	5,819
LOT 1P	1,300
LOT 1Q	1,714

OWNER'S CERTIFICATE

WHEREAS, TWIN LAKES PLAZA, LP., acting by and throug its duly authorized agent, and the individual owners of lots defined herein on page 2 are the sole owners of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract 495, Block 2/549, City of Dallas, Dallas County, Texas, and being a part of a tract of land described in a Special Warranty Deed to Twin Lakes Plaza, LP, recorded in Instrument No. 201500200241, Official Public Records, Dallas County, Texas, and being a part of Lots 2, 3, and 4, Block 2/549, of FLORA STREET TOWNHOMES, No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 2009003062 36, Official Public Records, Dallas County, Texas, and said Lots 2, 3 and 4, described in a General Warranty Deed to Twin Lakes Plaza, LP., recorded in Instrument No. 20080080167, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3-1/4-inch brass TX-DOT disk found for corner in the East line of North Central Expressway (U. S. Highway No. 75), a variable width right-of-way, at the most Westerly corner of the remainder of said Lot 4;

Thence North 11 deg. 58 min. 16 sec. East, along said East line, a distance of 53.23 feet to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set for corner;

Thence North 05 deg. 26 min. 52 sec. East, continuing along said East line, a distance of 53.03 feet to a Concrete monument found at the North corner of a tract of land described in deed to Twin Lakes Plaza, LP, recorded in Instrument No. 201500200241, Official Public Records, Dallas County, Texas, same being in the Southwest line of a tract of land described in a deed to Dennis Topletz, recorded in Instrument No. 200900321224, Official Public Records, Dallas County, Texas;

Thence South 46°26'51" East, a distance of 118.36' to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set for corner in the Northeast line of said Twin Lakes tract, at the South corner of said Topletz tract, same being the Southerly, West corner of Lot 1L of said FLORA STREET TOWNHOMES NO. 2;

Thence North 44 deg. 12 min. 32 sec. East, a distance of 43.30 feet to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set at an interior 'ell' corner of said Lot 1L, same being the East corner of said Topletz tract;

Thence North 46 deg. 30 min. 33 sec. West, a distance of 27.18 feet to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set at the Northerly West corner of said Lot 1L, at the South corner of a tract of land described in deed to EBRJ Two Land Trust, recorded in Instrument No. 200600229671, Official Public Records, Dallas County, Texas;

Thence North 43 deg. 11 min. 56 sec. East, along the Southeast line of said EBRJ Two Land Trust, a distance of 57.65 feet to a 5/8-inch iron rod found for corner in the Southwest line of Watkins Avenue, a variable width right-of-way, at the most Easterly North corner of said FLORA STREET TOWNHOMES NO. 2;

Thence South 45 deg. 41 min. 02 sec. East, along said Southwest line, a distance of 248.74 feet to a 5/8-inch iron rod found for corner at the intersection of said Southwest line, with the Northwest line of Flora Avenue, a variable width right-of-way, at the most Easterly corner of said FLORA STREET TOWNHOMES NO. 2;

Thence South 44 deg. 12 min. 50 sec. West, along said Northwest line, a distance of 130.64 feet to a 5/8-inch iron rod found at the South corner of said FLORA STREET TOWNHOMES NO. 2, and being at the most Southerly East corner of said FLORA STREET TOWNHOMES NO. 1;

Thence North 45 deg. 47 min. 03 sec. West, passing at a distance of 115.79 feet to a 5/8-inch iron rod found for corner in the Southeast line of said Twin Lakes Plaza, LP, at an exterior 'ell' corner of said FLORA STREET TOWNHOMES NO. 1, continuing a total distance of 129.98 feet to a 1/2-inch iron rod with a 3 1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set for corner;

Thence South 44 deg. 27 min. 21 sec. West, a distance of 10.77 feet to a 5/8-inch iron rod found for corner in the Southwest line of said Twin Lakes Plaza, LP tract, at a common North corner of Lots 11 and 12 of said FLORA STREET TOWNHOMES NO. 1;

Thence North 46 deg. 15 min. 58 sec. West, a distance of 125.36 feet to a 5/8-inch iron rod found for corner;

Thence South 44 deg. 27 min. 21 sec. West, a distance of 45.59 feet to a 1/2-inch iron rod with a 3-1/4-inch aluminum disk stamped "FLORA STREET TOWNHOMES NO. 2 REVISED, RPLS 5310" set for corner in the Northeasterly line of said North Central Expressway, at an exterior 'ell' corner of the remainder of said Lot 4;

Thence North 45 deg. 23 min. 48 sec. West, along said Northeasterly line, a distance of 21.75 feet to the PLACE OF BEGINNING and containing 37,497 square feet or 0.861 of an acre of land.

SURVEYOR'S STATEMENT

I, John S. Turner, 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 PLAT RELEASED 07/16/2015
NOT FOR RECORDING PURPOSES

_____
John S. Turner R.P.L.S. 5310
Registered Professional Land Surveyor

State of Texas
County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

_____
Notary Public

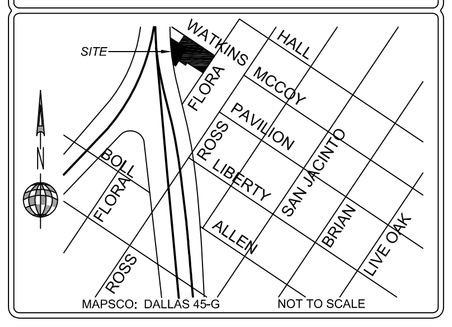
GENERAL NOTES

1) Lot to lot drainage will not be allowed without Engineering Section approval.
2) Any structure new or existing may not extend across new property lines.
3) All contours shown hereon are depicted from aerial overlay from dcad.org.
4) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
5) Purpose of plat is to add Topletz Tract to plat and change boundary of said plat.
6) No trees on site.

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
SET DISK	"SET DISK are 1/2" iron rods capped with a 3-1/4" aluminum disk marked, "FLORA STREET TOWNHOMES NO. 2, RPLS 5310"
MAG NAIL SET	"MAG NAIL SET are mag nail with a 2-inch brass washer marked, "FLORA STREET TOWNHOMES NO. 2, RPLS 5310"

VICINITY MAP



A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: NORTH CENTRAL EXPRESSWAY ~

MEGATEL HOMES II, LLC
5512 W. Plano Pkwy., Ste 300
Plano, TX 75093

Job No. 14-0768 | Drawn by: 024 | Date:06-10-2014

"A professional company operating in your best interest"

PRELIMINARY PLAT

FLORA STREET TOWNHOMES NO. 2 REVISED

LOTS 1A-1D, 1E-R, 1F, 1G, 1H, 1J, 1K, LOTS 1L, 1M, 1N, 1P, 1Q, & LOTS 35-39 BLOCK 2/594

37,345 SQUARE FEET OR 0.857 ACRES OF LAND

A SHARED ACCESS DEVELOPMENT

BEING ALL OF
LOTS 1A, 1E, 1F, 1J, 1K, 1L & 35, BLOCK 2/594,
FLORA STREET TOWNHOMES NO. 2
INSTRUMENT NO. 2009003062 36, O.P.R.D.C.T.
AND BEING A PART OF A TRACT RECORDED IN INSTRUMENT NO. 201500200241, O.P.R.D.C.T.
AND BEING A PART OF LOTS 4, 5, AND 6, BLOCK 2/549
FLORA STREET TOWN HOMES NO. 1
INSTRUMENT NO. 2009003062 42, O.P.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S134-033R