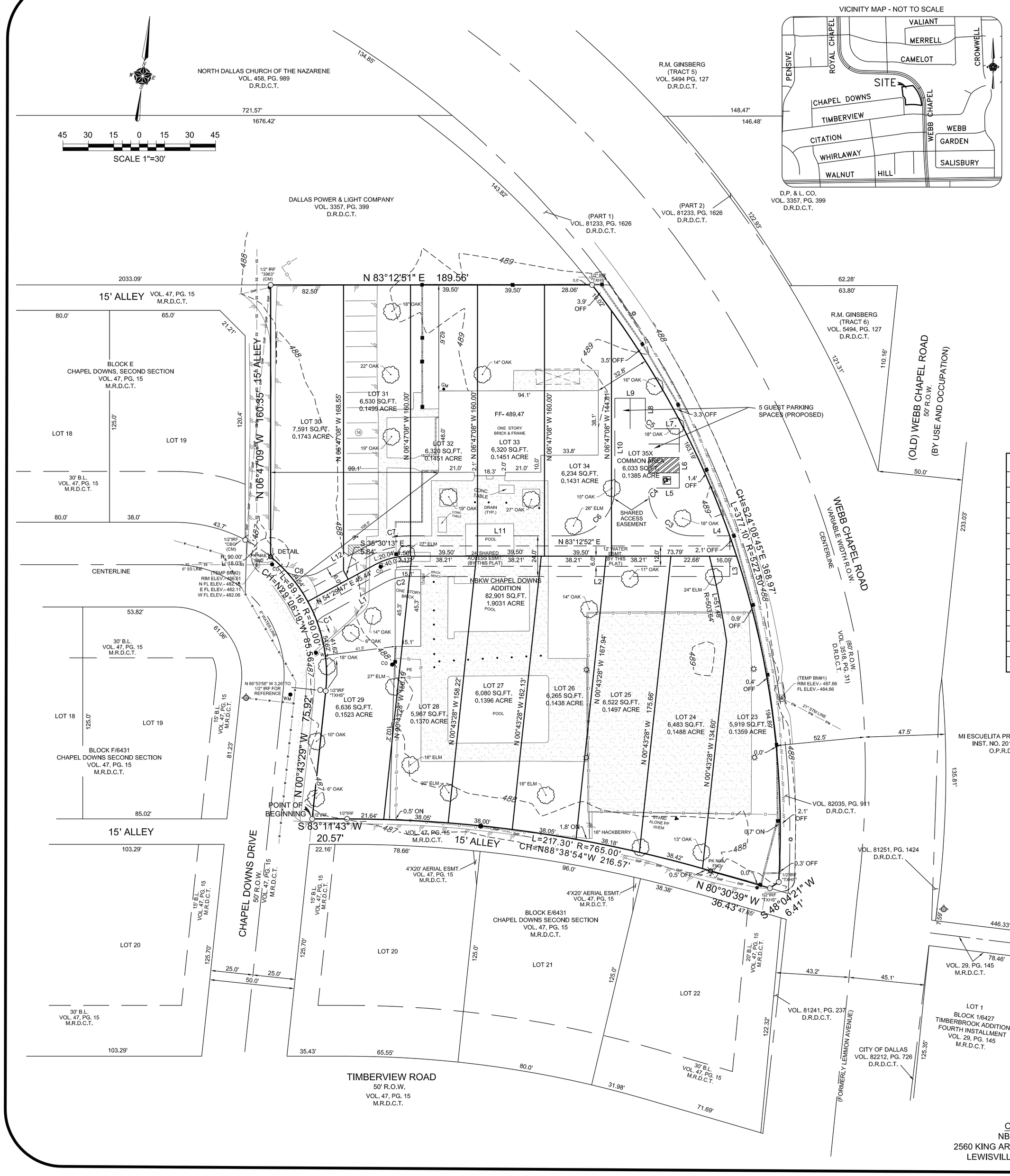

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, NBKW, LLC, a Texas limited liability company are the owner of a tract of land situated in James J. Monneyham Survey, Abstract No. 929, in the City of Dallas, Dallas County, Texas, being a part of that same tract of land conveyed to NBKW, LLC by Deed recorded in Instrument No. 201300229779, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the intersection of the North line of a 15 foot alley right-of-way and the East line of Chapel Downs Drive (50' right-of-way);

Thence North 00 degrees 43 minutes 29 seconds West along the East line of said Chapel Downs Drive, a distance of 75.92 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS", previously set, found for corner, said point being in a curve to the left having a radius of 90.00 feet and a chord bearing North 29 degrees 06 minutes 19 seconds West, a distance of 85.56 feet;

Thence in a Northwesterly direction along the East line of said Chapel Downs Drive and curve to the left, an arc distance of 89.16 feet to a PK nail found for corner, said point being in a 15 foot alley right-of-way;

Thence North 06 degrees 47 minutes 09 seconds West along the East line of said alley, a distance of 160.35 feet to a 1/2 inch iron rod stamped "3963" found for corner, said point being in the South line of a tract of land conveyed to Dallas Power & Light Company by Deed recorded in Volume 3357, Page 399, Deed Records, Dallas County, Texas;

Thence North 83 degrees 12 minutes 51 seconds East along the South line of said D.P.&L. Co. tract, a distance of 189.56 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS", previously set, found for corner, said point being in a curve to the right having a radius of 522.50 feet and a chord bearing South 24 degrees 08 minutes 45 seconds East, a distance of 368.97 feet, and being in the West line of Webb Chapel Road (variable width right-of-way);

Thence in a Southeasterly direction along the West line of said Webb Chapel Road and curve to the right, an arc distance of 377.10 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS", previously set, found for corner;

Thence South 48 degrees 04 minutes 21 seconds West, a distance of 6.41 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS", previously set, found for corner, said point being in the North line of the aforementioned 15 foot alley;

Thence North 80 degrees 30 minutes 39 seconds West along the North line of said alley, a distance of 36.43 feet to a PK nail found for corner, said point being in a curve to the left having a radius of 765.00 feet and a chord bearing North 88 degrees 38 minutes 54 seconds West, a distance of 216.57 feet;

Thence in a Westerly direction along the curve to the left and said alley, an arc distance of 217.30 feet to a 1/2 inch iron rod found for corner;

Thence South 83 degrees 11 minutes 43 seconds West continuing along the North line of said alley, a distance of 20.57 feet to the Point of Beginning and containing 82,901 square feet or 1.9031 acres of land.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.96'	S54°29'47"W
L2	189.21'	S83°12'52"W
L3	24.00'	S06°47'08"E
L4	22.72'	N83°12'52"E
L5	15.00'	S83°12'52"W
L6	35.00'	S06°47'08"E
L7	15.00'	N83°12'52"E
L8	15.00'	S06°47'08"E
L9	18.00'	N83°12'52"E
L10	53.14'	N06°47'08"W
L11	93.49'	N83°12'52"E
L12	30.62'	N54°29'47"E

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	5.99'	20.00'	17°09'07"	S45°55'14"W 5.96'
C2	15.04'	30.00'	28°43'05"	S68°51'20"W 14.88'
C3	39.43'	25.00'	90°21'45"	S51°36'15"E 35.47'
C4	4.69'	3.00'	89°38'15"	S38°23'45"W 4.23'
C5	4.71'	3.00'	90°00'00"	S51°47'08"E 4.24'
C6	43.98'	28.00'	90°00'00"	N38°12'52"E 39.60'
C7	27.07'	54.00'	28°43'05"	S68°51'20"W 26.78'
C8	20.03'	20.00'	57°23'30"	N83°11'32"E 19.21'

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
I.R.F.	1/2" IRON ROD FOUND
C.M.	CONTROL MONUMENT

SANITARY SEWER MANHOLE COVER
HANDICAPPED SPACE
PARKING SPACE
IRON ROD FOUND
LIGHT POLE
POWER POLE
BRICK COLUMN
AC AIR CONDITIONING
FIRE HYDRANT
ELECTRIC METER
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE (CENTER POST)
PIPE FENCE
CONCRETE PAVING
OHP OVERHEAD POWER LINE
SS SANITARY SEWER LINE
W WATER LINE

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011)

2) The Purpose of this plat is to create 12 lots and 1 Common Area.

3) Lot-to-lot drainage will not be allowed without engineering section approval.

4) All structures to be removed.

5) Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

6) A minimum 3,000 square feet of open space and five parking spaces have been provided in Lot 35X Common Area.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JDDT Properties, LLC, acting by and through it's duly authorized agent ———, does hereby adopt this plat, designating the herein described property as **NBKW CHAPEL DOWNS 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 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 and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

_____
----------, (title)

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

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

_____
Lloyd Denman, P.E. CFM
Sustainable Development & Construction

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (08/25/15)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, 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

OWNER
NBKW, LLC
2560 KING ARTHUR DR, STE. 124
LEWISVILLE, TEXAS 75056

ENGINEER
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR, STE. 406
BEDFORD, TEXAS 76201

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
NBKW CHAPEL DOWNS ADDITION
LOTS 23-34 & LOT 35X COMMON AREA, BLOCK 6431
A SHARED ACCESS DEVELOPMENT
JAMES J. MONNEYHAM SURVEY, ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-263

DATE: 08/17/15 / JOB # 1500265-3 / SCALE - 1" = 30' DRAWN BY: MC