

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, UDF Ash Creek, L.P., a Delaware limited partnership, are the owners of two tracts of land situated in the Arthur Ledbetter Survey, Abstract No. 772 in the City of Dallas, Dallas County, Texas, and being all of Lot 1, Block B/8721, TIMBERIDGE, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 84192, Page 3588, Deed Records, Dallas County, Texas, same being conveyed to UDF Ash Creek, L.P., a Delaware limited partnership by deed recorded in Document No. 201100086966, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch from rod found for corner, and being the Southeast corner of Common Area "D", and in the West line of Clark Road (a 120 foot right-of-way);

Thence South 01 degrees 57 minutes 16 seconds East, along West line of said Clark Road, a distance of 501.74 feet to a 1/2 inch from rod found for corner, and being the most Northeast corner of Common Area "E", SUMMIT PARK, PHASE 2, according to the map thereof recorded in Volume 2002145, Page 74, Map Records, Dallas County, Texas;

Thence along the Northern line of said Common Area "E" the following courses and distances:

South 52 degrees 58 minutes 42 seconds West, a distance of 159.44 feet to a 1/2 inch from rod found for corner;

South 40 degrees 13 minutes 04 seconds West, a distance of 50.23 feet to a 1/2 inch from rod found for corner;

South 67 degrees 44 minutes 53 seconds West, a distance of 41.77 feet to a 1/2 inch from rod found for corner;

South 44 degrees 49 minutes 08 seconds West, a distance of 46.99 feet to a 1/2 inch from rod found for corner;

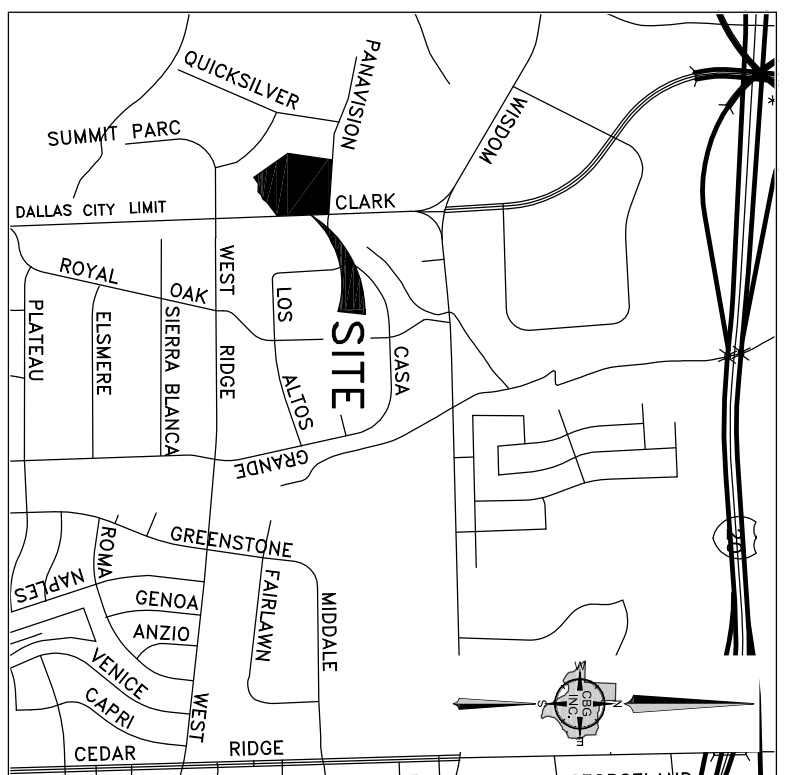
North 86 degrees 17 minutes 21 seconds West, a distance of 77.40 feet to a 1/2 inch from rod found for corner;

South 54 degrees 35 minutes 33 seconds West, a distance of 76.23 feet to a 5/8 inch from rod found for an inside ell corner;

Thence North 35 degrees 25 minutes 29 seconds West, along the most Southern Northeast line of said Common Area "E" and along the Northeast lines of said Block B/8721, a distance of 406.96 feet to a 1/2 inch from rod found for corner, and being the North corner of Lot 12, Block B/8721 of said SUMMIT PARK, PHASE 2;

Thence North 08 degrees 39 minutes 38 seconds East, along the East line of Block B/8721 of said SUMMIT PARK, PHASE 2, a distance of 431.32 feet to a 1/2 inch from rod found for corner, and being the Southwest corner of Common Area "D";

Thence South 86 degrees 18 minutes 06 seconds East, along South line of said Common Area "D", a distance of 523.80 feet to the POINT OF BEGINNING and containing 357,919 square feet or 8.2173 acres of land.



VICINITY MAP
NOT TO SCALE

LINE	BEARING	LENGTH
L1	N61°57'16"W	17.05'
L2	N89°02'44"E	13.00'
L3	S89°02'44"W	13.00'
L4	S89°02'44"W	13.00'
L5	N02°41'54"E	13.00'
L6	S86°18'05"E	19.00'
L7	S02°41'54"W	13.00'
L8	N52°25'29"W	28.57'
L9	N52°25'29"E	13.00'
L10	N52°25'29"E	13.00'
L11	S84°34'31"W	13.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°00'00"	50.00'	26.18'	S76°57'16"E	25.88'
C2	44°05'07"	53.00'	40.78'	S13°22'55"E	39.78'
C3	90°00'00"	53.00'	83.25'	S80°25'29"E	74.95'
C4	48°28'13"	16.00'	13.64'	S78°48'38"W	13.14'
C5	15°00'00"	54.00'	14.14'	S84°22'16"E	14.10'
C6	56°31'47"	15.00'	14.80'	N26°18'38"E	14.21'
C7	84°20'50"	15.00'	22.08'	N44°07'41"W	20.14'
C8	85°02'16"	15.00'	22.26'	S51°10'46"W	20.27'
C9	44°05'07"	15.00'	11.34'	S13°22'55"E	11.28'
C10	90°00'00"	15.00'	23.56'	S80°25'29"E	21.21'

LEGEND

D.R.D.E.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
INSTR. NO. = INSTRUMENT NUMBER
AC. = ACRES
VOL. = VOLUME
PG. = PAGE
CM. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
S.A.A.E. = SHARED ACCESS AREA EASEMENT
☒ = X-CUT FOUND

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS DEVELOPMENT OF LOTS 1-78, BLOCK V/8721 & COMMON AREAS, A REPLAT OF LOT 1, B/8721, TIMBERIDGE AND BLOCK 8721, UDF ASH CREEK, LP
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 1300T APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) ALL BUILDINGS EXISTING ON PROPERTY WILL BE REMOVED.
- 6) ACCORDING TO THE F.I.R.M. NO. 481130G465K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, UDF Ash Creek, L.P., a Delaware limited partnership, acting by and through its duly authorized officer Connie Weaver does hereby dedicate the herein described property as **CRESTVIEW TOWNHOMES 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, and 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 of Dallas, Texas, this the _____ day of _____, 2017.

BY:

UDF Ash Creek, L.P.
Connie Weaver (President)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Connie Weaver 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.

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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.17 (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.
RELEASED FOR REVIEW 09/11/2017 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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

SHEET 2 OF 2

FINAL PLAT
CRESTVIEW TOWNHOMES ADDITION
A SHARED ACCESS DEVELOPMENT OF
LOTS 1-78, BLOCK V/8721 & 10 COMMON AREAS
357,918.96 SQ. FT. / 8,217 ACRES
REPLAT OF LOT 1, BLOCK B/8721, TIMBERIDGE
AND BLOCK 8721, UDF ASH CREEK, LP
ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-284

OWNER: UDF ASH CREEK, L.P.
1301 MUNICIPAL WAY, STE 200
DALLAS, TX 75220
PHONE: (972) 899-1323
E-MAIL: cweaver@urmh.com

