

OWNER'S CERTIFICATE

WHEREAS, SGD Senior Living, LP is the owner of a 37,925 square foot (0.871 acre) tract of land situated in the Andrew J. Mannin Survey, Abstract No. 948, Dallas County, Texas; said tract being all of Lots 9 and 10, Block 3/5625 of Preston Square, an addition to the City of Dallas, Texas according to the plat recorded in Volume 9, Page 159 of the Map Records of Dallas County, Texas; said Lot 9 being all of that certain tract of land described in Special Warranty Deed to BV 5905, LP recorded in Instrument No. 201300102226 of the Official Public Records of Dallas County, Texas; said Lot 10 being all of that certain tract of land described in Special Warranty Deed to BV Sherry IV, LP recorded in Instrument No. 201400220834 of said Official Public Records and said tract being all of that certain tract of land described in Deed to SGD Senior Living, LP recorded in Instrument No. _____ of said Official Public Records; said 37,295 square foot tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the north right-of-way line of Sherry Lane (a variable width right-of-way, 50 feet wide at this point) and the east right-of-way line of Loma Alto (a variable width right-of-way, 50 feet wide at this point); said point being the southwest corner of said Lot 9;

THENCE, North 04 degrees, 51 minutes, 02 seconds East, departing the said north line of Sherry Lane and along the said east line of Loma Alto and the west line of said Lot 9, a distance of 196.07 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH" "HC-PC" (hereinafter referred to as "disk") set for corner at the intersection of the said east line of Loma Alto and the south right-of-way line of a 15-foot wide alley across said Block 3/5625; said point being the northwest corner of said Lot 9;

THENCE, North 89 degrees, 09 minutes, 02 seconds East, departing the said east line of Loma Alto and along the south line of said alley, at 92.55 feet passing the northeast corner of said Lot 9 and the northwest corner of said Lot 10, then continuing in all a total distance of 185.16 feet to a disk set for corner; said point being the northeast corner of said Lot 10 and the northwest corner of Lot 11, of said Block 3/5625;

THENCE, South 00 degrees, 32 minutes, 58 seconds East, departing the south line of said alley and along the east line of said Lot 10 and the west line of said Lot 11, a distance of 195.10 feet to a disk set for corner in the north line of Sherry Lane; said point being the southeast corner of said Lot 10 and the southwest corner of said Lot 11;

THENCE, South 89 degrees, 09 minutes, 02 seconds West, along the said north line of Sherry Lane, at a distance of 92.6 feet passing the southwest corner of said Lot 10 and the southeast corner of said Lot 9, then continuing in all a total distance of 203.61 feet to the POINT OF BEGINNING;

CONTAINING, 37,925 square feet or 0.871 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, 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 monumetation 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 8/5/15.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SGD SENIOR LIVING, LP, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as HARBOR CHASE OF PARK CITIES, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2015.

By: SGD Senior Living, LP

By: _____

Tim Dwyer
President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tim Dwyer, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

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. RELEASED 8/5/15.

PRELIMINARY PLAT
**HARBOR CHASE OF
PARK CITIES
LOT 9A, BLOCK 3/5625**

BEING A REPLAT OF
LOTS 9 AND 10, BLOCK 3/5625
PRESTON SQUARE ADDITION
AND BEING OUT OF THE
ANDREW J. MANNIN SURVEY, ABSTRACT NO. 948,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S145-254
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 2 OF 2

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL CLOVER

OWNER

SILVERSTONE HEALTHCARE COMPANY
3710 RAWLINS STREET, SUITE 800
DALLAS TEXAS 75219
PH: (214) 561-2830
CONTACT: TIM DWYER

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-101938-05	
DRAWN BY GMP	CHECKED BY MCC	SCALE NONE	DATE AUG. 2015
		JOB NUMBER 3677-15.077	