

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Victory Renewables, LLC, is the sole owner of a tract of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract No. 207 and H. Burnham Survey, Abstract No. 106, in Blocks 2/7195, 11/7195 and 7193, City of Dallas, Dallas County, Texas, and being known as all of Lots 1 through 6, Block 2 and being all of Lots 1 thru 6 and Lots 9 thru 12, Block 11 of Eagle Ford, an addition to the Town Site of Eagle Ford as recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 525, Map Records, Dallas County, Texas, and also including Lots 7 and 8 in Block 11/7195 of Eagle Ford, recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 525, Map Records, Dallas County, Texas, and a portion of Block 7193 City of Dallas, Dallas County, Texas, all annexed December 30th, 1952 by Ordinance Number 5659 and also being all of that certain tract of land conveyed to Victory Renewables, LLC, by Special Warranty Deed Recorded in Instrument Number 20190002275, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

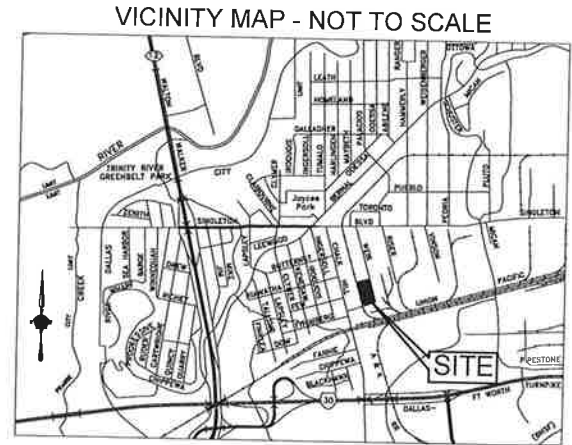
BEGINNING at a 3 inch metallic disc stamped "VR Dallas & RPLS 5299 set for corner, said corner being the northeast corner of the intersection of Fitchburg Street (80 foot right-of-way) and Texas & Pacific Railway Co. (43 foot right-of-way), and being the southwesterly corner of said Lot 7, Block 11/7195 of Eagle Ford, said point also being the southwesterly corner of said Victory Renewables tract, from which a found 5/8 inch iron rod bears South 14 degrees 49 minutes 28 seconds East, a distance of 0.51 feet;

THENCE North 14 degrees 49 minutes 28 seconds West, along the northeast right-of-way line of said Texas & Pacific Railway, common with the southwesterly line of said Victory Renewables tract, a distance of 834.00 feet to a 3 inch metallic disc stamped "VR Dallas & RPLS 5299 set for corner, said point being the northwest corner of said Victory Renewables tract, common with the Southwest corner of that certain tract of land conveyed to HCI Acquisitions, Inc., by Special Warranty Deed in Volume 2001214, Page 3465, Deed Records, Dallas County, Texas, from which a found 3/4 inch iron rod bears North 47 degrees 20 minutes 27 seconds East, a distance of 0.50 feet;

THENCE North 75 degrees 10 minutes 34 seconds East, along the North line of said Victory Renewables tract, common with the South line of said HCI Acquisitions tract, a distance of 299.75 feet to a 3 inch metallic disc stamped "VR Dallas & RPLS 5299 set for corner, said point being the Northeast corner of said Victory Renewables tract, common with the Southeast corner of said HCI Acquisitions tract, and lying on the westerly line of an 80 foot Private Access and General Utility Easement to the City of Dallas as recorded in Volume 3986, Page 538, Deed Records, Dallas County, Texas, commonly known as Weir Street (80 foot private road) from which a found 3/4 inch iron pipe bears North 26 degrees 48 minutes 14 seconds East, a distance of 1.16 feet;

THENCE South 14 degrees 49 minutes 28 seconds East, along the westerly line of said City of Dallas Easement and said Weir Street, common with the easterly line of said Victory Renewables tract, a distance of 834.00 feet to a 3 inch metallic disc stamped "VR Dallas & RPLS 5299 set for corner, said point being the southeast corner of said Victory Renewables tract, common with the southwest corner of said City of Dallas Easement and said Weir Street, from which a found 5/8 inch iron rod bears South 43 degrees 18 minutes 57 seconds East, a distance of 0.83 feet;

THENCE South 75 degrees 10 minutes 34 Seconds West, along the northerly right-of-way line of said Fitchburg Street, a distance of 299.75 feet to the POINT OF BEGINNING, and containing 249,992 square feet or 5.7390 acres of land.



LEGEND

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| 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 |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| SMH | SANITARY SEWER MANHOLE |
| CO | CLEAN OUT |
| PP | POWER POLE |
| FH | FIRE HYDRANT |
| WW | WATER VALVE |
| WM | WATER METER |
| EM | ELECTRIC METER |
| GM | GAS METER |
| AC | AIR CONDITIONER |
| ROW | RIGHT-OF-WAY |
| MDS | 3" METALLIC DISC STAMPED "RA & RPLS 5299" SET FOR CORNER |
| C.C.M.D.C.T. | COMMISSIONER'S COURT MINUTES DALLAS COUNTY TEXAS |

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

THAT, Victory Renewables, LLC., acting by and through its duly authorized agent Andrew Wilson, Chief Financial Officer, does hereby adopt this plat, designating the herein described property as VR DALLAS, 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 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).

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 _____, 2019.

Andrew Wilson, Chief Financial Officer

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 Andrew Wilson, 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 _____, 2019.

Notary Signature

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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-817 (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 _____, 2019.

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. (4/17/2019)

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 _____, 2019.

Notary Signature

- 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 COMBINE LOTS 1-6 IN BLOCK 2 AND LOTS 1-6 & LOTS 9-12 IN BLOCK 11 AND ALL OF THE STREETS AND ALLEYS THEREIN OUT OF EAGLE FORD AS ABANDONED AND LOTS 7 AND 8, IN BLOCK 11/7195 OF EAGLE FORD AND ALL OF BLOCKS 2/7195 AND 11/7195 AND A PORTION OF BLOCK 7193 INTO TWO LOTS.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE F.I.R.M. PANEL NO. 481130013202, THE SUBJECT PROPERTY LIES IN ZONE X (SFHA) AND DOES LIE WITHIN A FLOOD PRONE HAZARD AREA.
 - 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) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.
 - 7) THERE ARE NO TREES ON THE SUBJECT TRACT.

PRELIMINARY PLAT
VR DALLAS

LOT 1A AND LOT 1B, BLOCK 2/7195
BEING ALL OF LOTS 1 THRU 6, BLOCK 2,
LOTS 1 THRU 6 AND LOTS 9 THRU 12, BLOCK 11 AND ALL OF
THE STREETS AND ALLEYS CONTAINED THEREIN
OUT OF EAGLE FORD AS ABANDONED
AND LOTS 7 AND 8, BLOCK 11/7195 OF EAGLE FORD
AND ALL OF BLOCK 2/7195 AND BLOCK 11/7195
AND A PORTION OF BLOCK 7193

B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 207
H. BURNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-185

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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OWNER
VICTORY RENEWABLES, LLC.
ANDREW WILSON
930 S. KIMBALL AVE., SUITE 100
SOUTHLAKE, TX, 76092



S 189-185