

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Republic Tower Property, LP is the owner of a 5.539 acre tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas; said tract of land being part of Blocks 11/1017, 1026 and 1027, Official Block Numbers of the City of Dallas, said tract also being all of that certain tract of land described in Special Warranty Deed to Republic Tower Property, LP recorded in instrument Number 201400297278 of the Official Public Records of Dallas County, Texas; said 5.539 acre tract of land being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "P&C" cap found for corner in the southwest right-of-way line of Gillespie Street (a variable width right-of-way); said point being the most northerly northwest corner of Lot 2B, Block A/1027 of The Mansion On Turtle Creek Addition, Replat of Lot 2A, an addition to the City of Dallas, Texas recorded in Volume 93074, Page 3800 of the Deed Records of Dallas County, Texas and the most easterly northeast corner of said Republic Tower tract;

THENCE, departing the said southwest line of Gillespie Street and along the common line of said Lot 2B, Block A/1027 and said Republic Tower Property, LP tract, the following eight (8) calls:

South 89 degrees, 47 minutes, 03 seconds West, a distance of 14.13 feet to a 1/2-inch iron rod with "POWELL & POWELL" cap found for an angle point;

South 44 degrees, 48 minutes, 56 seconds West, a distance of 76.58 feet to a 1/2-inch iron rod with "METROPLEX" cap found for an angle point;

South 32 degrees, 00 minutes, 56 seconds West, a distance of 73.42 feet to a "+" cut on top of column found for an angle point;

South 42 degrees, 18 minutes, 26 seconds West, a distance of 37.46 feet to a 3/4-inch aluminum disk stamped "TURTLE CREEK OFFICE TOWER - PACHECO KOCH" set for corner; said point being the beginning of a tangent curve to the left;

Along said tangent curve to the left, having a central angle of 37 degrees, 38 minutes, 06 seconds, a radius of 69.15 feet, a chord bearing and distance of South 23 degrees, 29 minutes, 23 seconds West, 44.61 feet, an arc distance of 45.42 feet to a 1/2-inch iron rod with "METROPLEX" cap found for an angle point;

South 04 degrees, 40 minutes, 20 seconds West, a distance of 42.81 feet to a 1/2-inch iron rod with "METROPLEX" cap found for an angle point; said point being the beginning of a tangent curve to the left;

Along said tangent curve to the left, having a central angle of 32 degrees, 35 minutes, 47 seconds, a radius of 39.50 feet, a chord bearing and distance of South 11 degrees, 37 minutes, 33 seconds East, 22.17 feet, an arc distance of 22.47 feet to a 1/2-inch iron rod with "RLG INC" cap found for an angle point;

South 40 degrees, 03 minutes, 08 seconds East, at a distance of 352.16 feet passing the west corner of Lot 1A, Block A/1027 of The Mansion On Turtle Creek Addition, an addition to the City of Dallas, Texas recorded in Volume 92236, Page 4024 of said Deed Records, then continuing in all a total distance of 537.50 feet to a 1/2-inch iron rod with "P&C 100871" cap found for corner in the northwest right-of-way line of Turtle Creek Boulevard (an apparent 70-foot right of way); said point being the south corner of said Lot 1A, Block A/1027 and the east corner of said Republic Tower Property, LP tract;

THENCE, South 49 degrees, 59 minutes, 35 seconds West, along the said northwest line of Turtle Creek Boulevard and the southeast line of said Republic Tower Property, LP tract, a distance of 621.89 feet to a 1/2-inch iron rod found for an angle point; said point being the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said tangent curve to the right, having a central angle of 04 degrees, 38 minutes, 11 seconds, a radius of 639.08 feet, a chord bearing and distance of South 52 degrees, 18 minutes, 40 seconds West, 51.70 feet, an arc distance of 51.71 feet to a PK-Nail with washer found for corner; said point being the southeast corner of a tract of land described in Declaration for Establishment of a Condominium of Turtle Creek Gardens Condominium, recorded in Volume 73140, Page 751 of said Deed Records; said point also being the southeast corner of the abandoned right-of-way of Brown Street abandoned by City of Dallas Ordinance No. 8473 and recorded in Volume 5362, Page 214 and Volume 5362, Page 193 of said Deed Records and the most southerly corner of said Republic Tower Property, LP tract;

THENCE, departing the said northwest line of Turtle Creek Boulevard, along the east line of said Turtle Creek Gardens Condominium tract and the west line of said Republic Tower Property, LP tract the following three (3) calls:

North 11 degrees, 59 minutes, 25 seconds East, a distance of 442.93 feet to a PK-Nail with "PACHECO KOCH" washer set for an angle point;

North 28 degrees, 13 minutes, 05 seconds West, a distance of 118.60 feet to a PK-Nail with "PACHECO KOCH" washer set for an angle point;

North 30 degrees, 58 minutes, 05 seconds West, a distance of 93.20 feet to a 3/4-inch aluminum disk stamped "PACHECO KOCH" set for the north corner of said Turtle Creek Gardens Condominium tract and an ell corner of said Republic Tower Property, LP tract;

THENCE, South 44 degrees, 39 minutes, 55 seconds West, along the west line of said Turtle Creek Gardens Condominium tract, a distance of 21.54 feet to a 3/4-inch aluminum disk stamped "PACHECO KOCH" set at the intersection of the southeast right-of-way line of Enid Street (a 60-foot wide right-of-way) and the northeast line of Brown Street (a 50-foot wide right-of-way);

THENCE, North 45 degrees, 23 minutes, 22 seconds West, along the said northeast line of Brown Street and the southwest line of said Republic Tower Property, LP tract, a distance of 45.95 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found for corner; said point being the southeast corner of Lot 1K, Block 11/1017 of The Plaza At Turtle Creek VI, an addition to the City of Dallas, Texas recorded in instrument Number 200600377727 of said Official Public Records;

THENCE, departing the said northeast line of Brown Street, along the east line of said Lot 1K, Block 11/1017 and the said west line of Republic Tower Property, LP tract the following four (4) courses:

North 44 degrees, 38 minutes, 53 seconds East, a distance of 38.34 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found for corner;

North 17 degrees, 12 minutes, 53 seconds East, a distance of 26.56 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found for corner;

North 47 degrees, 22 minutes, 33 seconds East, a distance of 112.26 feet to a 1/2-inch iron rod w/"PACHECO KOCH" cap found for corner;

North 04 degrees, 12 minutes, 47 seconds West, a distance of 50.12 feet to a 1/2-inch iron rod found for an angle point;

THENCE, North 09 degrees, 56 minutes, 46 seconds East, continuing along the said east line of Lot 1K, Block 11/1017 and the said west line of Republic Tower Property, LP tract, at a distance of 47.78 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northeast corner of said Lot 1K, Block 11/1017 and the southeast corner of Lot 1H, Block 11/1017 of Plaza At Turtle Creek IV, an addition to the City of Dallas, Texas recorded in Volume 2001083, Page 13 of said Deed Records, then continuing in all a total distance of 80.29 feet to a 3/4-inch aluminum disk stamped "TURTLE CREEK OFFICE TOWER - PACHECO KOCH" set for corner;

THENCE, North 44 degrees, 44 minutes, 07 seconds East, along the east line of said Lot 1H, Block 11/1017 and the said west line of Republic Tower Property, LP tract, at a distance of 37.69 feet passing the northeast corner of said Lot 1H/Block 11/1017 and the southeast corner of Lot 1G, Block 11/1017 of said Plaza At Turtle Creek IV addition, then continuing in all a total distance of 320.01 feet to a 1/2-inch iron rod with "METROPLEX" cap found for corner in the said southwest line of Gillespie Street; said point being the northwest corner of said Republic Tower Property, LP tract;

THENCE, South 45 degrees, 14 minutes, 51 seconds East, along the said southwest line of Gillespie Street and the said northeast line of Republic Tower Property, LP tract, a distance of 38.68 feet to the POINT OF BEGINNING;

CONTAINING: 241,287 square feet or 5.539 acres of land, more or less.

SURVEYOR STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOWN 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 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 _____, 2019.



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 7/16/19.

Michael C. Clover
Registered Professional Land Surveyor No. 5225
mclover@pkce.com

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 _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Republic Tower Property, LP, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as TURTLE CREEK OFFICE TOWER, 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 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 at Dallas, Texas, this the _____ day of _____, 2019.

Republic Tower Property, LP,
a Delaware limited partnership

By: _____
Vance E. Detwiler

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Vance E. Detwiler, 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 _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
**TURTLE CREEK
OFFICE TOWER**
LOT 1, 2 & 3, BLOCK A/1021

LOCATED IN CITY BLOCKS 11/1017, 1026 AND 1027,
OFFICIAL CITY BLOCK NUMBERS OF DALLAS, TEXAS
AND BEING OUT OF THE
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-263
SHEET 2 OF 2

OWNER:
REPUBLIC TOWER PROPERTY, LP
6060 N. CENTRAL EXPWY., STE. 101
DALLAS, TX 75206
PH: (214) 269-7833
CONTACT: JAMES REED

ENGINEER/SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, STE. 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: MICHAEL C. CLOVER

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
DRAWN BY CM/KAJ/DPL	CHECKED BY MCC/MWW	SCALE NONE	DATE JULY 2019	JOB NUMBER 1445-17.459