

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION of a 9.288 acre tract of land situated in the David Barrow Survey, Abstract No. 177, Dallas County, Texas; said tract being all of Lot 1 Block F/6138, Kirkland Park, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800085993 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described as "Tract 1" in Special Warranty Deed to TKG Valencia-Midtown, L.L.C. recorded in Instrument Number 201100334216 and part of that certain tract of land described as "Tract 2" in Deed Without Warranty to TKG Valencia-Midtown, LP recorded in Instrument No. 201600017822, both of said Official Public Records; said 9.288 acre tract being more particularly described as follows:

COMMENCING, at a "+" cut in concrete found in the north right-of-way line of Meadow Road (a 60-foot wide right-of-way); said point being the southeast corner of said Block D/6138, Meadow Road No. 2 and the southwest corner of Lot 1A, Block B/6138, Lee McShan Jr. Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 154 of said Official Public Records;

THENCE, North 66 degrees, 03 minutes, 31 seconds West, along the said north line of Meadow Road and the south line of said Block D/6138, a distance of 300.73 feet to the POINT OF BEGINNING;

THENCE, in a westerly direction, continuing along the said north line of Meadow Road and the said south line of Block D/6138 and along the south terminus of said abandoned Treehouse Lane and the south line of said Block C/6138, the following two (2) calls:

North 66 degrees, 03 minutes, 31 seconds West, a distance of 74.02 feet to a mag nail with washer stamped "PACHECO KOCH" found at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 40 degrees, 59 minutes, 07 seconds, a radius of 540.00 feet, a chord bearing and distance of North 86 degrees, 33 minutes, 04 seconds West, 378.09 feet, an arc distance of 386.28 feet to a mag nail with washer stamped "PACHECO KOCH" found from previous survey dated May 21, 2016 for corner in the east line of a tract of land described in Deed to Dallas Area Rapid Transit (DART) recorded in Volume 88083, Page 4905 of said Deed Records; said point being the southwest corner of said Block C/6138;

THENCE, North 00 degrees, 20 minutes, 20 seconds West, departing the said north line of Meadow Road and along the said east line of the DART tract and the west line of said Block C/6138, a distance of 709.32 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 for corner; said point being the northwest corner of said Block C/6138 and the southwest corner of Block E/6138, Meadow Road No. 3, an addition to the City of Dallas, Texas according to the plat recorded in Volume 77044, Page 671 of said Deed Records;

THENCE, in an easterly direction, departing the said east line of the DART tract and along the north line of said Block C/6138 and the south line of said Block E/6138, the following four (4) calls:

North 56 degrees, 33 minutes, 49 seconds East, a distance of 152.23 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 17 degrees, 33 minutes, 20 seconds, a radius of 200.00 feet, a chord bearing and distance of North 65 degrees, 20 minutes, 29 seconds East, 61.04 feet, an arc distance of 61.28 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous surveys at the end of said curve;

North 74 degrees, 07 minutes, 09 seconds East, a distance of 141.60 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 31 degrees, 47 minutes, 58 seconds, a radius of 200.00 feet, a chord bearing and distance of North 58 degrees, 13 minutes, 10 seconds East, 109.58 feet, an arc distance of 111.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the end of said curve and in the west line of said abandoned Treehouse Lane; said point being the northeast corner of said Block C/6138 and the southeast corner of said Block E/6138;

THENCE, crossing said abandoned Treehouse Lane, said Block C/6138 and said Block D/6138, the following ten (10) calls:

North 42 degrees, 33 minutes, 46 seconds East, a distance of 26.79 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 10 degrees, 37 minutes, 32 seconds, a radius of 172.00 feet, a chord bearing and distance of South 11 degrees, 04 minutes, 10 seconds East, 31.85 feet, an arc distance of 31.90 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the end of said curve;

South 05 degrees, 45 minutes, 24 seconds East, a distance of 644.84 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 30 degrees, 54 minutes, 58 seconds, a radius of 328.00 feet, a chord bearing and distance of South 21 degrees, 12 minutes, 53 seconds East, 174.84 feet, an arc distance of 176.98 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the beginning of a reverse curve to the right;

Along said curve to the right, having a central angle of 17 degrees, 27 minutes, 16 seconds, a radius of 172.00 feet, a chord bearing and distance of South 27 degrees, 56 minutes, 44 seconds East, 52.20 feet, an arc distance of 52.40 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the end of said curve;

South 23 degrees, 32 minutes, 38 seconds West, a distance of 2.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 for corner at the beginning of a non-tangent curve to the left;

Along said curve to the left, having a central angle of 31 degrees, 49 minutes, 59 seconds, a radius of 240.15 feet, a chord bearing and distance of South 54 degrees, 01 minutes, 30 seconds West, 131.71 feet, an arc distance of 133.42 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the end of said curve;

South 51 degrees, 53 minutes, 30 seconds East, a distance of 8.46 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 for corner at the beginning of a non-tangent curve to the left;

Along said curve to the left, having a central angle of 03 degrees, 27 minutes, 16 seconds, a radius of 247.00 feet, a chord bearing and distance of South 37 degrees, 08 minutes, 58 seconds West, 14.89 feet, an arc distance of 14.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found from previous survey dated May 21, 2016 at the end of said curve;

South 73 degrees, 31 minutes, 18 seconds West, a distance of 30.45 feet to the POINT OF BEGINNING;

CONTAINING: 404,570 square feet or 9.288 acres of land, more or less.

SURVEYOR'S CERTIFICATE

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 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 8/7/19.

Michael C. Clover
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 _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TKG Valencia-Midtown, L.L.C. and TKG Valencia-Midtown, LP, acting by and through their duly authorized agent, John Hickman, does hereby adopt this plat, designating the herein described property as KIRKLAND PARK, 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, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2019.

TKG Valencia-Midtown, LP
a Texas limited partnership

By: TKG Midtown Realty, L.L.C.
a Missouri limited liability company,
its general partner

By: _____
Name: Julian Hawes, Jr.

Title: 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 Julian Hawes, Jr., 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

SHEET 2 OF 2
PRELIMINARY PLAT
KIRKLAND PARK
LOT 1, BLOCK F/6138
BEING ALL OF
LOT 1, BLOCK F/6138, KIRKLAND PARK
AND BEING OUT OF THE
DAVID BARROW SURVEY, ABSTRACT NO. 177,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-282

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

OWNER / DEVELOPER:
TKG VALENCIA-MIDTOWN, LP
TKG VALENCIA-MIDTOWN, L.L.C.
10210 N. CENTRAL EXPY., SUITE 300
DALLAS, TX 75231
PHONE: 972-385-4100
CONTACT: JOHN HICKMAN

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM F-14439, TX REG. SURVEYING FIRM LS-10193805. Includes a table with columns: DRAWN BY (MWW), CHECKED BY (MCC), SCALE (NONE), DATE (AUG. 2019), JOB NUMBER (3621-18.202).

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PRELIMINARY PLAT - KIRKLAND PARK, LOT 1, BLOCK F/6138