

OWNER'S CERTIFICATE

STATE OF TEXAS       §  
 COUNTY OF DALLAS   §

WHEREAS, WAXAHACHIE BLACKLANDS PROPERTY TRUST is the owner of that certain tract of land, situated in the City of Dallas, in the Phillip Kimmel Survey, Abstract No. 723 of Dallas County, Texas and being part of City of Dallas Block No. 8605 and also being all of that certain called 4.8537 acre tract of land described in a Special Warranty Deed to Joe Rust, Trustee of the Waxahachie Blacklands Property Trust, dated February 26, 2013 and recorded in Instrument No. 201300079860, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north right of way line of Sorcey Road (60' wide public right-of-way) for the southwest corner of the above described 4.8537 acre Waxahachie Blacklands Property Trust (WBPT) tract and same being the southeast corner of a 15' wide public alley and Block G/8605 of The Woods, Thirteenth Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 79187, Page 1112, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: North 01 deg. 08 min. 00 sec. West, departing from the north right-of-way line of Sorcey Road, along the common line of said WBPT tract and Block G/8605, at a distance of 568.94 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Easement Corner", set at the southwest corner of that certain called 2,204 square foot tract of land conveyed to the City of Dallas as a vehicular, pedestrian, drainage and utility easement, recorded in Volume 80055, Page 361, D.R.D.C.T. and continuing for a total distance of 604.73 feet to a mag nail with a steel washer, stamped "RPLS 4701" set in concrete for the northwest corner of said WBPT tract, on the southeasterly right-of-way line of Timberbluff Road (a 25' wide public right-of-way at this point) and same being the northwest corner of said City of Dallas easement;

THENCE: North 42 deg. 16 min. 00 sec. East, along the southeasterly right-of-way line of said Timberbluff Road and the northerly line of said City of Dallas easement, a distance of 75.00 feet to a mag nail with a steel washer, stamped "RPLS 4701" set in concrete for the north corner of said WBPT tract and City of Dallas easement, at the intersection of the southeasterly right-of-way line of Timberbluff Road and the southwesterly right-of-way line of Mountain Creek Parkway (a 100'wide public right-of-way);

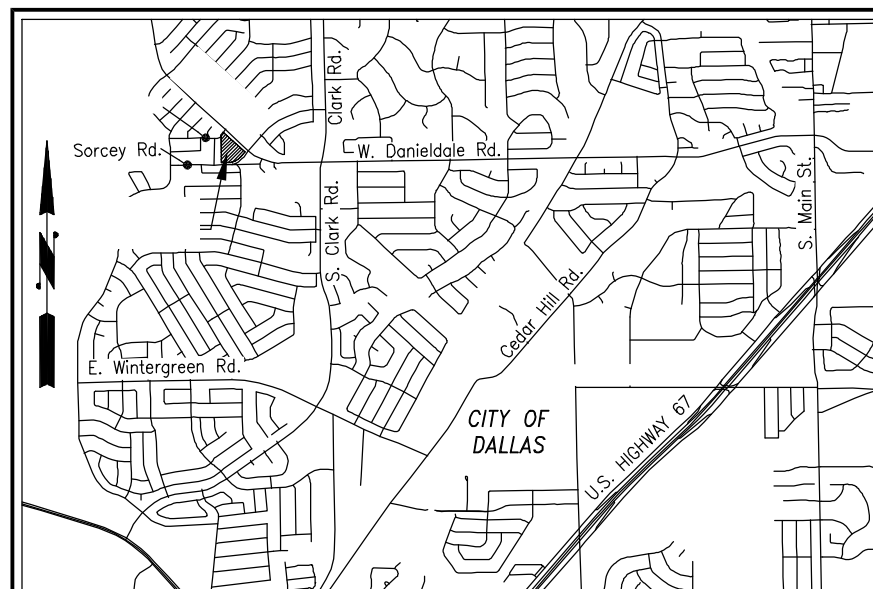
THENCE: South 47 deg. 44 min. 00 sec. East, along the northeasterly line of said WBPT tract and the southwesterly right-of-way line of said Mountain Bluff Parkway, at a distance of 25.00 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Easement Corner", set at the southeast corner of said City of Dallas easement and continuing on for a total distance of 640.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said WBPT tract, at the intersection of the southwesterly right-of-way line of said Mountain Bluff Parkway and the northwesterly right-of-way line of the above described Sorcey Road;

THENCE: South 42 deg. 16 min. 00 sec. West, departing from said Mountain Bluff Parkway, along the common line of said WBPT tract and Sorcey Road, a distance of 143.58 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 400.00 feet, a central angle of 33 deg. 45 min. 39 sec. and a chord that bears South 59 deg. 08 min. 51 sec. West - 232.30 feet;

THENCE: Continuing along said common line and along said curve to the right, an arc distance of 235.69 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 88 deg. 52 min. 00 sec. West, continuing along said common line, a distance of 216.14 feet to the POINT OF BEGINNING and containing 211,426 square feet or 4.854 acres of land.

VICINITY MAP  
 Not To Scale



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WAXAHACHIE BLACKLANDS PROPERTY TRUST, acting by and through its duly authorized agents does hereby adopt this plat, designating the herein described property as PALLADIUM MOUNTAIN CREEK 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. 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
 JOE RUST  
 Trustee  
 Waxahachie Blacklands Property Trust

STATE OF TEXAS       §  
 COUNTY OF ELLIS     §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOE RUST, 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, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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 \_\_\_\_\_, 2020

PRELIMINARY  
 RELEASED 09/16/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley  
 Texas Registered Professional  
 Land Surveyor No. 4701

STATE OF TEXAS       §  
 COUNTY OF COLLIN   §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

OWNER:  
 WAXAHACHIE BLACKLANDS PROPERTY TRUST  
 Contact: Rick Joe Rust  
 440 Gingerbread Lane  
 Waxahachie, Texas 75165  
 972-333-4143  
 joerust@joerust.com

SURVEYOR:  
 RINGLEY & ASSOCIATES, INC.  
 Contact: Lawrence H. Ringley  
 701 S. Tennessee Street  
 McKinney, Texas 75069  
 972-542-1266  
 LHR@Ringley.com

**PRELIMINARY PLAT**

PALLADIUM MOUNTAIN CREEK ADDITION  
 LOT 1, BLOCK H/8605  
 4.854 Acres  
 (4.795 Acres Net)  
 situated in the  
 Phillip Kimmel Survey, Abstract No. 723  
 City of Dallas, Dallas County, Texas

City Plan File Number:   S190-233  

<b>RINGLEY &amp; ASSOCIATES, INC.</b> SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
<i>Mark Hood</i>	09/16/2020	N.T.S.	2020049	2020049-PP.DWG	2 of 2