

**OWNER'S CERTIFICATE**  
 COUNTY OF DALLAS §  
 STATE OF TEXAS §  
 Being a 42,995 square foot tract of land situated in the Miles Bennett Survey No. 29, Abstract No. 52, City of Dallas, Dallas County, Texas, and being part of Block A/5719, and being two tracts of land conveyed to Tico Properties LLC, by Corrected Warrant Deeds recorded in Instrument No. 201600042399 and Instrument No. 201600131876, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at an iron rod with a yellow plastic cap found on the southeast right-of-way of Mockingbird Lane (a variable width right-of-way) for the north corner of said Tico Properties tract (Instrument No. 201600042399) and the west corner of Lot 2, Block A/5719, Thirty-Three Hundred Mockingbird, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 2003121, Page 129, Deed Records, Dallas County, Texas;

**THENCE** South 50° 16' 00" East, along the common line between said Tico Properties tract (Instrument No. 201600042399) and said Lot 2, a distance of 167.88 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set for the east corner of said Tico Properties tract (Instrument No. 201600042399) and the most northerly corner of a tract of land conveyed to Mockingbird Partners LP, recorded as recorded in Instrument No. 20070268750, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod found bears South 59° 11' 57" West a distance of 0.35 feet;

**THENCE** along the common line between said Tico Properties tract (Instrument No. 201600042399) and said Mockingbird Partners tract, the following courses and distances:

South 39° 54' 00" West, a distance of 205.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set for corner;

North 50° 16' 00" West, a distance of 67.40 feet to a chiseled "X" in concrete set for corner in the south line of said Tico Properties tract (Instrument No. 201600042399);

South 39° 54' 00" West, a distance of 75.00 feet to a chiseled "X" in concrete set for corner at an east corner of said Mockingbird Partners LP and the south corner of said Tico Properties tract (Instrument No. 201600042399);

North 50° 16' 00" West, along the common line between said Tico Properties tract (Instrument No. 201600042399) and said Mockingbird Partners tract a distance of 100.96 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set on the southeast right-of-way of said Mockingbird Lane for the west corner of said Tico Properties tract (Instrument No. 201600042399) and a north corner of said Mockingbird Partners tract;

**THENCE** North 40° 00' 00" East, along the southeast right-of-way line of said Mockingbird Lane and the northwest line of said Tico Properties tracts a distance of 280.00 feet to the **POINT OF BEGINNING**, containing 42,019 square feet or 0.965 acres of land more or less.

**OWNER'S DEDICATION**  
 COUNTY OF DALLAS §  
 STATE OF TEXAS §  
**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
 That Tico Properties LLC, acting by and through its duly authorized agent, F. Mark Compton does hereby adopt this plat, designating the herein described property as **VICEROY** 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 roadway 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 \_\_\_\_\_ 2016.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document."  
 Signature: \_\_\_\_\_  
 Name: F. Mark Compton  
 Title: \_\_\_\_\_

COUNTY OF DALLAS §  
 STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared F. Mark Compton, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

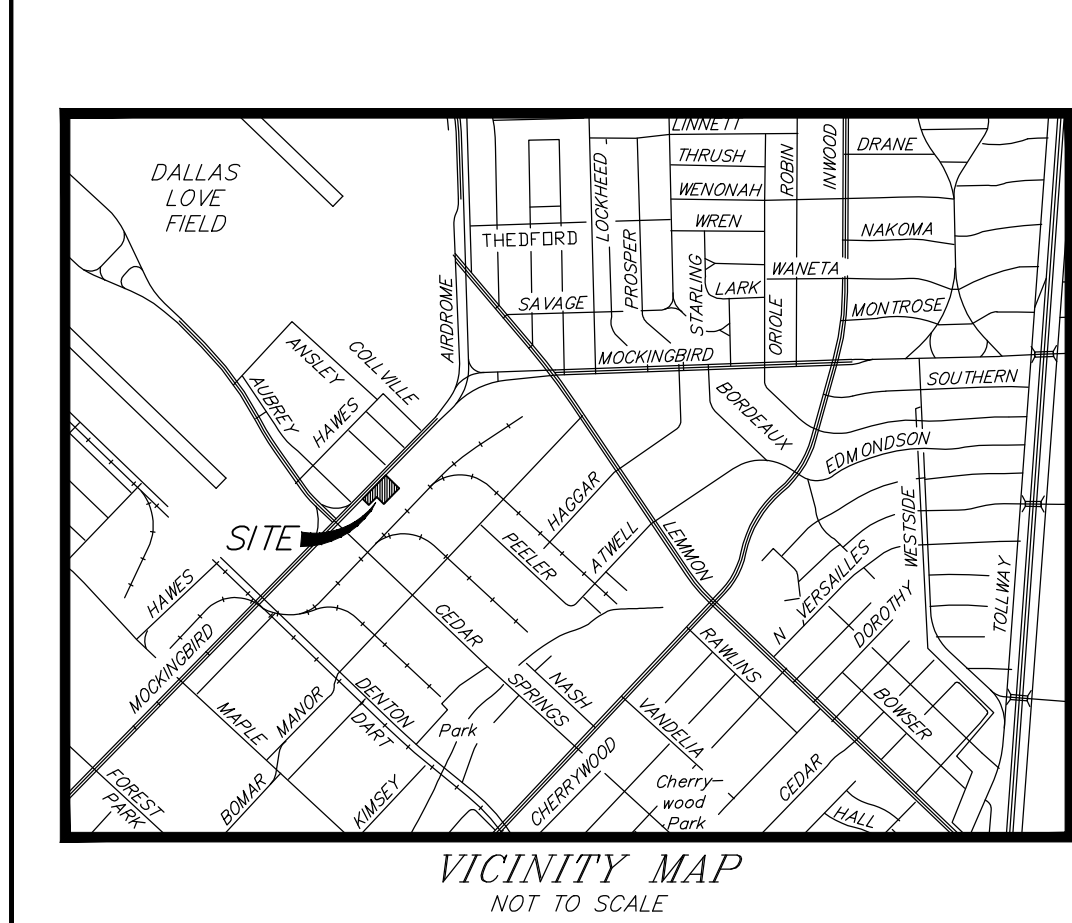
Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**PRELIMINARY PLAT**  
 OF  
**VICEROY**  
**LOT 1, BLOCK A/5719**  
**MILES BENNETT SURVEY NO. 29, ABSTRACT NO. 52**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S156-291**

SCALE: 1" = 20'      DATE: JULY 22, 2016

**OWNER:**  
**TICO PROPERTIES, LLC.**  
 3117 FOXHOLLOW DRIVE  
 PLANO, TX 75023  
 214-566-5379

**SURVEYOR:**  
**RAYMOND L. GOODSON JR., INC.**  
 5445 L SIERRA DRIVE, STE 300, LB 17  
 DALLAS, TX 75231-4138  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REG #F-493  
 TBPLS R&G #100341-00



**PURPOSE:**  
 The purpose of this plat is to create one lot from unplatted land.

**GENERAL NOTES:**

- Bearings are based on the southwest line of Mockingbird Lane (S50°16'00"E) per the Corrected Warrant Deed to Tico Properties LLC, recorded as Instrument No. 201600042399, Official Public Records, Dallas County, Texas, as monumented on the ground.
- Controlling Monuments: As shown.
- Lot-to-lot drainage is not permitted without engineering section approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Non-complying monumentation described as "YCIRS" and "CMS" were set by boundary survey on December 29, 2015.

**SURVEYOR'S STATEMENT**  
 I, Brian R. Wade, 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 \_\_\_\_\_, 2016

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document."  
 Brian R. Wade  
 Texas Registered Professional Land Surveyor No. 6098

COUNTY OF DALLAS §  
 STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared G. Richard Busby, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas

|          |       |         |          |        |            |         |         |
|----------|-------|---------|----------|--------|------------|---------|---------|
| RECORDED | INST# | JOB NO. | 15155.10 | E-FILE | 15155.10pp | DWG NO. | 26,438W |
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