

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Stoneridge Land Holding, LLC, is the owner of a 11.963 acre (521,087 square foot) tract of land situated in the John Stephens Survey, Abstract No. 1303, Dallas County, Texas; said tract being part of Block E/7557, Stoneridge Business Park Phase Two, an addition to the City of Dallas, according to the plat recorded in Volume 86189, Page 4610 of the Deed Records of Dallas County, Texas; all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Stoneridge Land Holding, LLC, recorded in Instrument No. 201500332669 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Stoneridge Land Holding, LLC, recorded in Instrument No. 201500332668 of said Official Public Records; said 11.963 acres tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the southeast end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Autobahn Drive (a 65-foot wide right-of-way) and the east right-of-way line of Old Hickory Trail (a 64-foot wide right-of-way); said point being a southwest corner of said Block E/7557;

THENCE, North 44 degrees, 43 minutes, 31 seconds West, along said corner clip, a distance of 21.21 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner; said point being the in the said east line of Old Hickory Trail;

THENCE, departing the said corner clip and along the said east line of Old Hickory Trail, the following three (3) calls:

North 00 degrees, 16 minutes, 29 seconds East, a distance of 30.99 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner;
North 00 degrees, 24 minutes, 39 seconds East, a distance of 498.94 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner; said point being the beginning of a curve to the left;

Along said curve to the left, having a central angle of 01 degrees, 03 minutes, 28 seconds, a radius of 1,032.00 feet, a chord bearing and distance of North 00 degrees, 07 minutes, 05 seconds West, 19.05 feet, an arc distance of 19.05 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner and at the end of said curve; said point being the southwest corner of that certain tract of land described in Special Warranty Deed to Texas Utilities Electric Company, recorded in Volume 88203, Page 2809 of said Deed Records;

THENCE, departing the said east line of Old Hickory Trail and along the south and east lines of said Texas Utilities Electric tract, the following three (3) calls:

North 88 degrees, 38 minutes, 35 seconds East, a distance of 350.02 feet to a 1/2-inch iron rod with 'WAI' cap found for corner;
North 43 degrees, 53 minutes, 53 seconds East, a distance of 166.29 feet to a 1/2-inch iron rod with 'WAI' cap found for corner;
North 46 degrees, 06 minutes, 07 seconds West, a distance of 242.33 feet to a 1/2-inch iron rod with 'WAI' cap found for corner; said point being the east line of that certain tract of land described in Warranty Deed to Lone Star Gas Company recorded in Volume 3607, Page 73 of said Deed Records;

THENCE, North 00 degrees, 24 minutes, 49 seconds East, along the said east line of the Lone Star tract, a distance of 198.06 feet to a 1/2-inch iron rod with unreadable cap found for corner; said point being the southwest corner of that certain tract of land described in Special Warranty Deed to Army and Air Force Exchange Service recorded in Instrument No. 201100169508 of said Official Public Records;

THENCE, departing the said east line of the Lone Star tract and along the south line of said Army and Air Force Exchange Service tract, the following three (3) calls:

North 89 degrees, 22 minutes, 39 seconds East, a distance of 520.55 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner;;
South 00 degrees, 40 minutes, 21 seconds East, a distance of 6.00 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner;
North 89 degrees, 22 minutes, 39 seconds East, a distance of 164.99 feet to a 1/2-inch iron rod with 'A.H. HALFF ASSOC' cap found for corner; said point being the southeast corner of said Army and Air Force Exchange Service tract and in the west right-of-way line of said Autobahn Drive; said point being the beginning of a non-tangent curve to the right;

THENCE, along the said west and northerly line of Autobahn Drive, the following four (4) calls:

Along said curve to the right, having a central angle of 34 degrees, 59 minutes, 04 seconds, a radius of 918.00 feet, a chord bearing and distance of South 26 degrees, 42 minutes, 31 seconds West, 551.86 feet, an arc distance of 560.52 feet to a 1/2-inch iron rod with 'A.H. HALFF ASSOC' cap found for corner at the end of said curve;
South 44 degrees, 12 minutes, 03 seconds West, a distance of 656.38 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner; said point being the beginning of a curve to the right;
Along said curve, having a central angle of 46 degrees, 04 minutes, 26 seconds, a radius of 318.00 feet, a chord bearing and distance of South 67 degrees, 14 minutes, 16 seconds West, 248.88 feet, an arc distance of 255.72 feet to a 3.25-inch Aluminum Disk stamped 'PACHECO KOCH - STONE XIII' set for corner at the end of said curve;
North 89 degrees, 43 minutes, 31 seconds West, a distance of 31.21 feet to the POINT OF BEGINNING;

CONTAINING, 521,087 square feet or 11.963 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 _____, 2018.

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 10/17/18.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369
jcooper@pkce.com

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 Jonathan E. Cooper, 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 _____, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STONERIDGE LAND HOLDINGS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as STONERIDGE XIII AND XV, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 _____, 2018.

By: Holt Lunsford Commercial

By: _____
Holt Lunsford
Founder, Chief Executive Officer

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 Holt Lunsford, 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 _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
2. The purpose of this plat is to create two lots from a platted block for new development.
3. The survey abstract lines shown hereon are approximate and are not located on the ground.
4. Lot-to-lot Drainage will not be permitted without Engineering Section approval.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

PRELIMINARY PLAT

STONERIDGE XIII AND XV
LOT 1A AND 1B,
BLOCK E/7557

A REPLAT OF
STONERIDGE BUSINESS PARK
PHASE TWO ADDITION, BLOCK E/7557
AND BEING OUT OF THE
THE JOHN STEPHENS SURVEY, ABSTRACT NO. 1303
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-023
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 2 OF 2

OWNER
HOLT LUNSFORD COMMERCIAL
5950 BERKSHIRE LANE, 9TH FLOOR
DALLAS, TEXAS 75225
PH: (972) 280-8301
CONTACT HOLT LUNSFORD
SURVEYOR / ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM F-469, TX REG. SURVEYING FIRM LS-10008000. Includes a table with columns: DRAWN BY (ACD), CHECKED BY (MWW/JEC), SCALE (NONE), DATE (OCT. 2018), JOB NUMBER (3114-18.385).

PRELIMINARY PLAT - STONERIDGE XIII AND XV, LOT 1A AND 1B, BLOCK E/7557

ADULT: 2018 10 14 4:45 PM
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