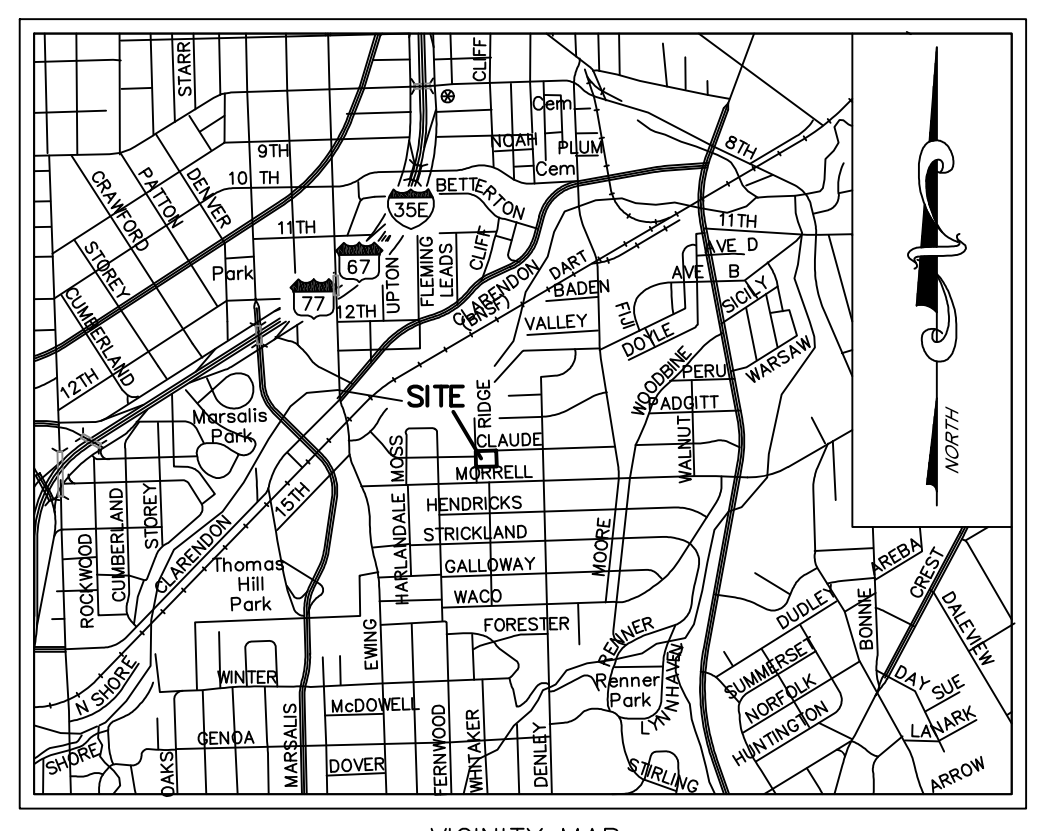


STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Ronin Home Builder, LLC is the owner of that certain tract of land situated in the W.H. Hord Survey, Abstract No. 560, by Deeds recorded under Instrument Nos. 201700055432 and 201700055433, Official Public Records, Dallas County, Texas, some being all of Lots 8 and 9, Block D/3364, Betterton's Addition to Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 102, Page 553, Map Records, Dallas County, Texas, and being more particularly described as follows:



VICINITY MAP
 NOT TO SCALE

BEGINNING at an 'X' cut found for the northwest corner of said Lot 8, same being in the southeast intersection of Claude Street (40 foot right-of-way) and Ridge Street (40 foot right-of-way);

THENCE North 88 deg. 40 min. 45 sec. East, along the common line of said Lot 8 and said Claude Street, passing the northeast corner of said Lot 8, same being the northwest corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said Claude Street, a total distance of 200.00 feet to a 3 1/4" Aluminum Disk monument stamped "RONIN HOME BUILDER ADDITION RPLS 6122" set (hereinafter referred to as Aluminum Disk Set) for the northeast corner of said Lot 9, same being the northwest corner of Lot 10, said Block D/3364, Betterton's Addition to Oak Cliff;

THENCE South 01 deg. 18 min. 32 sec. East, along the common line of said Lot 9 and said Lot 10, a distance of 148.94 feet to an Aluminum Disk Set for the southeast corner of said Lot 9, same being the southwest corner of said Lot 10, same being in the north line of a 16 foot alley per Volume 120, Page 553, Map Records, Dallas County, Texas;

THENCE South 88 deg. 50 min. 13 sec. West, along the common line of said Lot 9 and said alley, passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said alley, a total distance of 200.00 feet to an Aluminum Disk Set for the southwest corner of said Lot 8, same being in the easterly right-of-way line of aforesaid Ridge Street;

THENCE North 01 deg. 18 min. 32 sec. West, along the common line of said Lot 8 and said Ridge Street, a distance of 148.39 feet to the POINT OF BEGINNING and containing 29,732 square feet or 0.683 acre of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RONIN HOME BUILDER, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, TONY KANTERING, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **RONIN HOME BUILDER 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 AND UPON 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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.

EXECUTED THIS ____ DAY OF _____, 2018.

RONIN HOME BUILDER, LLC
 BY: _____
 NAME: TONY KANTERING, OWNER

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TONY KANTERING, OWNER OF RONIN HOME BUILDER, LLC, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE INSTRUMENT AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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

TIMOTHY R. MANKIN RELEASED FOR REVIEW 10/18/2018
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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

TIMOTHY R. MANKIN RELEASED FOR REVIEW 10/18/2018
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TONY KANTERING, OWNER OF RONIN HOME BUILDER, LLC, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

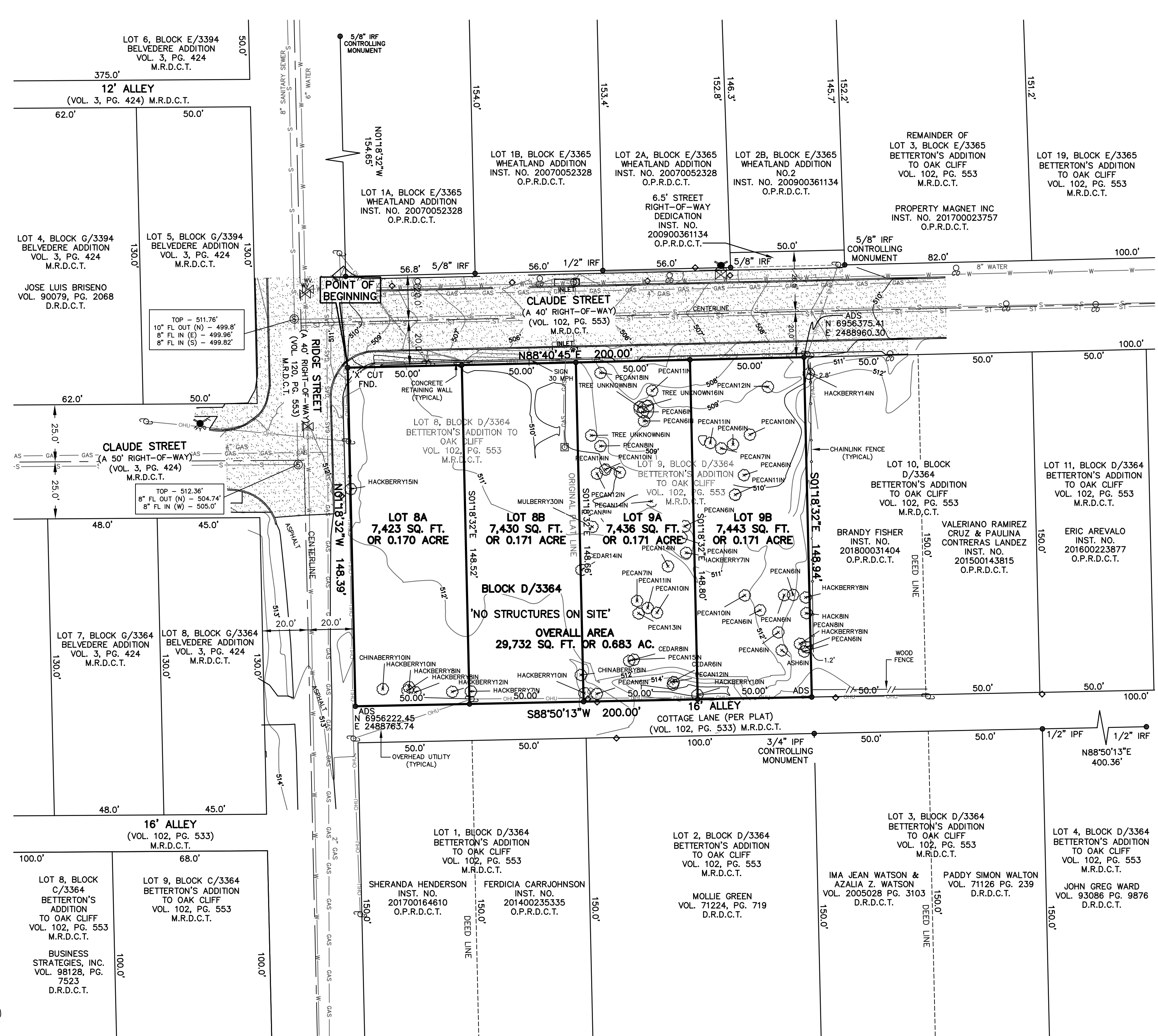
GENERAL NOTES:

1. BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FROM 2 LOTS.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ELEVATIONS ARE BASED ON CITY OF DALLAS BENCHMARKS:
 -A SQUARE CUT ON TOP OF EAST CONCRETE CURB AT THE MIDPOINT AT HOUSE #1203 GRANT STREET AND 400' WEST OF DENLEY DRIVE. ELEVATION = 508.35'
 -A CDM IS SET ON TOP OF A CONCRETE CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF MORRELL AVENUE AND WOODBINE DRIVE. ELEVATION = 502.14'
6. BASED ON FIELD OBSERVATIONS. PLANS OBTAINED FROM THE CITY OF DALLAS, AND MARKINGS ORDERED THROUGH DIGITISS. ALL OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN HEREON.
7. SUBJECT PROPERTY LIES WITHIN ZONE 'X', PER FEMA FIRM MAP NUMBER 48113C0485J, DATED 8/23/01.
8. ADS - 3 1/4" ALUMINUM DISK MONUMENT STAMPED "RONIN HOME BUILDERS ADDITION RPLS 6122" SET ON A 1/2 INCH IRON ROD
9. ALL INTERNAL LOT CORNERS CREATED BY THIS PLAT ARE MARKED WITH 1/2 INCH IRON ROD SET W/ "PEISER & MANKIN SURV" RED PLASTIC CAP

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

PRELIMINARY PLAT
RONIN HOME BUILDER ADDITION
 LOTS 8A, 8B, 9A AND 9B, BLOCK D/3364
 BEING A REPLAT OF LOTS 8 AND 9, BLOCK D/3364
 BETTERTON'S ADDITION TO OAK CLIFF, VOLUME 120, PAGE 553 M.R.D.C.T.
 W.H. HORD SURVEY, ABSTRACT NO. 560
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-031
 THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.: 18-0701	DATE: 10/17/2018	OWNER: RONIN HOME BUILDER, LLC 4095 Truman Drive Frisco, TX 75034 Contact: Tony Kantering, Owner 214-578-8302	ENGINEER: Shola Morohunfola OKM Engineering, Inc. 112 S. Madison Avenue Dallas, TX 75208 214-941-9412	FIRM No. 100999-00	Member Since 1977
FIELD DATE: 7/25/2018	SCALE: 1" = 30'	OWNER: TONY KANTERING, OWNER	ENGINEER: TONY KANTERING, OWNER	FIRM No. 100999-00	Member Since 1977
FIELD: J.H.	SCALE: 1" = 30'	OWNER: TONY KANTERING, OWNER	ENGINEER: TONY KANTERING, OWNER	FIRM No. 100999-00	Member Since 1977
DRAWN: N.T.K.	SCALE: 1" = 30'	OWNER: TONY KANTERING, OWNER	ENGINEER: TONY KANTERING, OWNER	FIRM No. 100999-00	Member Since 1977
CHECKED: T.R.M.	SCALE: 1" = 30'	OWNER: TONY KANTERING, OWNER	ENGINEER: TONY KANTERING, OWNER	FIRM No. 100999-00	Member Since 1977



GRAPHIC SCALE
 1 inch = 30 ft.

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	CONCRETE	BOLLARD
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	COVERED AREA
S.S. MANHOLE	ELECTRIC METER	VAULT	A/C PAD
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	

LEGEND

D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 IRF - IRON ROD FOUND
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE

OWNER:
 RONIN HOME BUILDER, LLC
 4095 Truman Drive
 Frisco, TX 75034
 Contact: Tony Kantering, Owner
 214-578-8302

ENGINEER:
 Shola Morohunfola
 OKM Engineering, Inc.
 112 S. Madison Avenue
 Dallas, TX 75208
 214-941-9412