

OWNER'S CERTIFICATION:

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, MILL CREEK RESIDENTIAL TRUST, LLC, is the owner of a tract or parcel of land situated in the J. Overton Survey, Abstract Number 1109, in City Block Number 7019, IR of Dallas, Dallas County, Texas, and being part of a tract of land described to Dallas Midtown Properties LLC in a Special Warranty Deed as recorded in Instrument Number 201300189015, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of said Dallas Midtown Properties LLC tract and the southwest corner of Lot 1, Block A/7019, Regency Center II, an addition to the City of Dallas as recorded in Volume 85158, Page 4621, Deed Records, Dallas County, Texas, and said point being in the north line of Lyndon B. Johnson Freeway (Interstate Highway 635) (a variable width right-of-way);

THENCE South 89 deg. 19 min. 52 sec. West following the north line of said Lyndon B. Johnson Freeway and the south line of said Dallas Midtown Properties LLC tract for a distance of 341.12 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set (hereinafter referred to as iron rod set) for corner;

THENCE North 00 deg. 32 min. 52 sec. West departing the north line of said Lyndon B. Johnson Freeway and the south line of said Dallas Midtown Properties LLC tract, over and across said Dallas Midtown Properties LLC tract for a distance of 490.22 feet to an iron rod set for corner in the north line of the remainder of said Dallas Midtown Properties LLC tract, said point being in the south line of a tract of land described to Galleria East Apartments LLC in a Special Warranty Deed as recorded in Instrument Number 201500245500, Official Public Records, Dallas County, Texas;

THENCE North 89 deg. 32 min. 57 sec. East following the common line of said Dallas Midtown Properties LLC and said Galleria East Apartments LLC tracts, at a distance of 34.50 feet passing a 5/8-inch iron rod with a cap stamped "BDD" found for the southeast corner of said Galleria East Apartments LLC tracts and the southwest corner of a tract of land described to Dallas Galleria Hotel Venture, LLC in a Special Warranty Deed as recorded in Instrument Number 201600156878, Official Public Records, Dallas County, Texas, continuing for a total distance of 341.56 feet to a 5/8-inch iron rod with a cap stamped "BDD" found for the southeast corner of said Galleria Hotel Venture, LLC tract and the northwest corner of the remainder of said Dallas Midtown Properties LLC tract, said point being in the west line of said Lot 1, Block A/7019;

THENCE South 00 deg. 29 min. 45 sec. East following the east line of said Dallas Midtown Properties LLC tract and the west line of said Lot 1, Block A/7019 for a distance of 488.92 feet to the **POINT OF BEGINNING** and containing an area of 3.836 acres or 167,110 square feet of land, more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That **MILL CREEK RESIDENTIAL TRUST, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **DCP WHITELINE ADDITION NO. 3** 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 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 this the _____ day of _____, 2017.

By: **MILL CREEK RESIDENTIAL TRUST, LLC**
 a Delaware limited liability company,
 its managing partner

Broderick A. Perdue, CFA
 Senior Managing Director

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Broderick A. Perdue 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 therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David F. McCullah, 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 _____, 2017.

PRELIMINARY - RELEASED 10-18-17 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

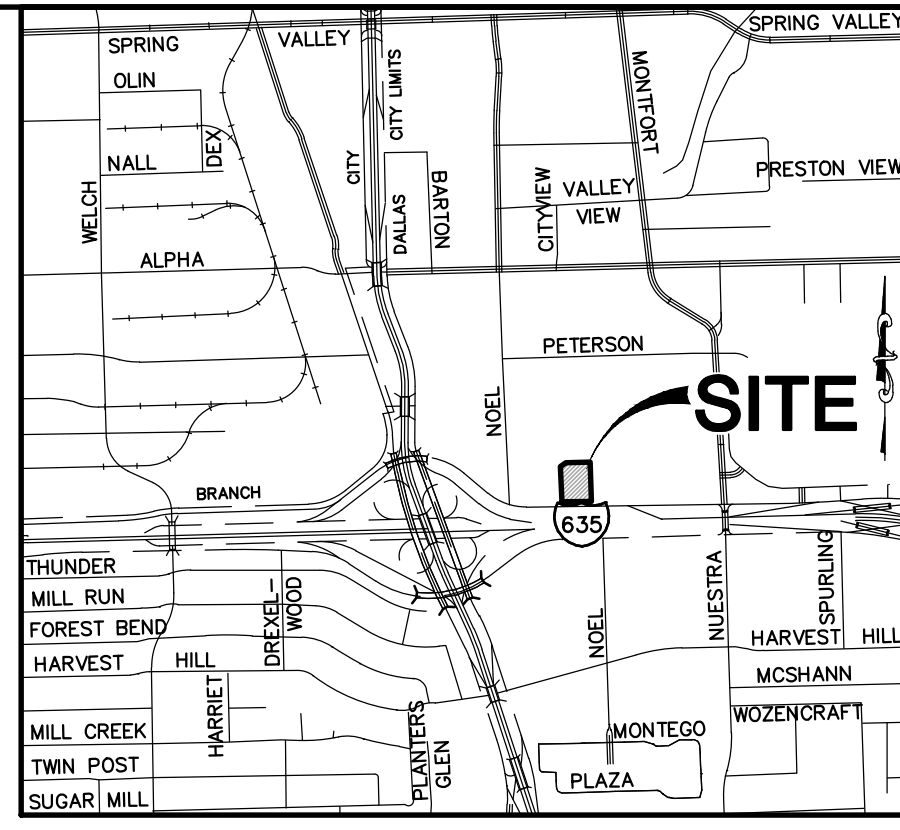
David F. McCullah
 Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
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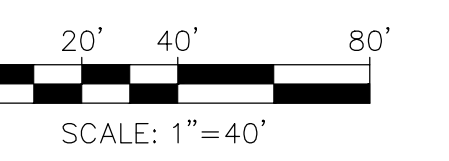
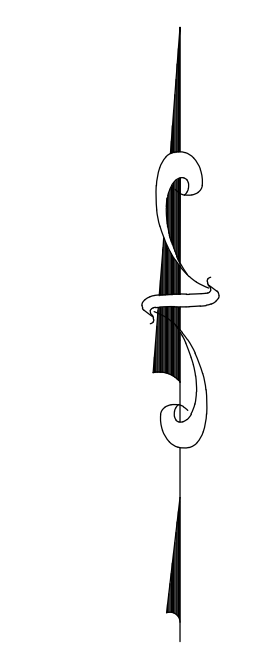
Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas



VICINITY MAP
 (NOT TO SCALE)



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
IRS	IRON ROD SET
FND	FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
GA	POWER POLE DOWN GUY ANCHOR
CO	CLEANOUT
STMMH	STORM SEWER MANHOLE
LP	LIGHT POLE
SCB	SPRINKLER CONTROL BOX
MH	MAHOLE
WM	WATER METER
S	SIGN
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE
ET	ELECTRIC TRANSFORMER

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM ONE (1) EXISTING TRACT.
- ALL PAVEMENT AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED. NO BUILDING STRUCTURES EXIST ON SITE.
- NO FLOODPLAIN EXISTS ON SITE.

PRELIMINARY PLAT
DCP WHITELINE ADDITION NO. 3
LOT 1, BLOCK C/7019
 BEING 3.836 ACRES OF UNPLATTED PROPERTY
 IN THE J. OVERTON SURVEY, ABSTRACT NO. 1109
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-009
 ENGINEERING PLAN NO. 311T-XXXX
 OCTOBER 2017

OWNER
 MILL CREEK RESIDENTIAL TRUST, LLC
 2001 BRYAN STREET, SUITE 3275
 DALLAS, TEXAS 75201
 PHONE: (214) 922-8500

SURVEYOR/ENGINEER

Brown & Gay Engineers, Inc.
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 TBPE Registration No. F-1046
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