

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, WDP Modella Partners, LLC, is the owner of a tract of land situated in the Franklin Bowles Survey, Abstract No. 69 in the City of Dallas, Dallas County, Texas, and all of Lot 11, Block B/6595, of Brooks Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 9, Page 141, Map Records, Dallas County, Texas (M.R.D.C.T.), being that tract of land conveyed to WDP Modella Partners, LLC, by Special Warranty Deed recorded in Instrument No. 201600356835, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch pipe found for corner in the north right-of-way line of Modella Avenue (a 60' right-of-way), and the southwest corner of Lot 1, Block 2B/6595 of Chapel Forest Addition an addition to the City of Dallas, according to the plat thereof recorded in Volume 80123, Page 141, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 43 minutes 39 seconds West, departing southwest corner of said Chapel Forest Addition, along the north line of said Modella Avenue, a distance of 190.00 feet, same being the south line of said Lot 11, Block B/6595, to a 3-1/4" aluminum disk set in concrete stamped "Modella Park, 5867" for corner, said corner being the southeast corner of Northtown Square Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 84153, Page 2190, Deed Records, Dallas County, Texas (D.R.D.C.T.),

THENCE North 00 degrees 05 minutes 24 seconds East, departing the southwest corner of said Lot 11, same being the southeast corner of said Northtown Square Addition, along east line of said Northtown Square Addition, a distance of 498.13 feet to a 3-1/4" aluminum disk set in concrete stamped "Modella Park, 5867" for the northwest corner of said Northtown Square Addition, same being the northwest corner of said Lot 11, Block B/6595;

THENCE North 88 degrees 35 minutes 17 seconds East, along the north line of said Lot 11, Block B/6595, same being the south line of Lot 18A, Block B/6595, of Courtyard By Marriott No. 2, an addition to the City of Dallas, according to the plat thereof recorded in Volume 87096, Page 5287, (D.R.D.C.T.), passing the east line of said Lot 18A, B/6595 along south line of Lot 20A, Block B/6595 of Q.T. 903 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2001040, Page 61, (D.R.D.C.T) for a total distance of 187.59 feet to a 1-inch iron pipe found for corner, said corner being in the northeast corner of said Lot 11, Block B/6595, same being in the south line of said Lot 20A, Block B/6595, same being the northwest corner of said Chapel Forest Addition;

THENCE South 00 degrees 11 minutes 19 seconds East, along the east line of said Lot 11, Block B/6595, same being the west line of said Chapel Forest Addition, a distance of 498.53 feet to the POINT OF BEGINNING, containing 94,059 square feet or 2.159 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 the _____ of _____, 2017.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WDP MODELLA PARTNERS, LLC, acting by and through their duly authorized agent, William D. White III, do hereby adopt this plat, designating the herein described property as MODELLA PARK an addition to the City of Dallas, Dallas County, Texas. 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).

Notwithstanding the general easement language recited above, the Shared Access Area Easement shown on this plat may not be used in a manner inconsistent with the Shared Access Area Easement Statement recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2017.

BY: WDP MODELLA PARTNERS, LLC

William D. White III, Managing Member

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared William D. White III, Managing Member, 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 the _____ of _____, 2017.

Notary Public, State of Texas

PRELIMINARY PLAT
MODELLA PARK
Lot 1-25, Block 11/6595
2.159 ACRES
A SHARED ACCESS DEVELOPMENT
BEING A REPLAT OF
Lot 11, Block 11/6595
BROOKS ADDITION
OUT OF THE
FRANKLIN BOWLES SURVEY, ABSTRACT NO. 69
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-038

OWNER:
WDP MODELLA PARTNERS, LLC
511 E. JOHN CARPENTER FRWY, STE. 50
IRVING, TEXAS 75062

NOVEMBER 2017 SHEET 2 OF 2
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-089