

OWNER'S CERTIFICATE

SURVEYOR'S STATEMENT

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Tech EMS, LLC is the owner of a 6.875 acre tract of land situated in the Benjamin Merrill Survey, Abstract No. 932 and the Eli Merrill Survey, Abstract No. 978, Dallas County, Texas; said tract being part of Block D/6499, Dallas Technology Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85199, Page 3322 of the Deed Records of Dallas County, Texas and all of that certain tract of land described in Schedule 1, List of Grantees in Special Warranty Deed to Dallas Tech EMS, LLC recorded in Instrument No. 201700196149 of the Official Public Records of Dallas County, Texas; said 6.875 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the southeast line of Walton Walker Boulevard (Loop 12) (a variable width right-of-way) and the southwest line of Connector Drive (a 56-foot wide right-of-way); said point being the northernmost corner of said Dallas Tech EMS tract and of said Block D/6499;

THENCE, departing the said southeast line of Walton Walker Boulevard and along the said southwest line of Connector Drive and the northeast line of said Dallas Tech EMS tract and of said Block D/6499, the following three (3) calls:

South 69 degrees, 31 minutes, 25 seconds East, a distance of 129.90 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 56 minutes, 48 seconds, a radius of 202.00 feet, a chord bearing and distance of South 56 degrees, 03 minutes, 01 seconds East, 94.13 feet, an arc distance of 95.00 feet to a 1/2-inch iron rod found for corner at the end of said curve;

South 42 degrees, 34 minutes, 37 seconds East, a distance of 11.90 feet to a 1/2-inch iron rod found for corner; said point being the northernmost northeast corner of said Dallas Tech EMS tract, the northernmost northeast corner of said Block D/6499 and at the northwest end of a right-of-way corner clip at the intersection of said southwest line of Connector Drive and the northwest right-of-way line of Technology Boulevard West (a 56-foot wide right-of-way);

THENCE, South 01 degrees, 25 minutes, 07 seconds West, departing the said southwest line of Connector Drive and along said corner clip, a distance of 14.18 feet to a 1/2-inch iron rod found for corner in the said northwest line of Technology Boulevard West; said point being the southernmost northeast corner of said Dallas Tech EMS tract, the southernmost northeast corner of said Block D/6499 and at the southeast end of said corner clip;

THENCE, departing the said corner clip and along the said northwest, the west and the southwest lines of said Technology Boulevard West, the southeast, east and northeast lines of said Dallas Tech EMS tract and the southeast, east and northeast lines of said Block D/6499, the following five (5) calls:

South 47 degrees, 36 minutes, 52 seconds West, a distance of 202.20 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the left;

In a southwesterly and southeasterly direction, along said curve to the left, having a central angle of 56 degrees, 22 minutes, 31 seconds, a radius of 328.00 feet, a chord bearing and distance of South 19 degrees, 14 minutes, 07 seconds West, 309.87 feet, an arc distance of 322.73 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a compound curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 54 degrees, 04 minutes, 18 seconds, a radius of 588.00 feet, a chord bearing and distance of South 35 degrees, 59 minutes, 17 seconds East, 534.55 feet, an arc distance of 554.91 feet to a 1/2-inch iron rod found for corner at the end of said curve;

South 63 degrees, 01 minutes, 26 seconds East, 551.61 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 01 degrees, 55 minutes, 45 seconds, a radius of 1,028.00 feet, a chord bearing and distance of South 65 degrees, 59 minutes, 19 seconds West, 34.61 feet, an arc distance of 34.61 feet to a 5/8" diameter iron rod found for corner; said point being the easternmost corner of said Dallas Tech EMS tract and the westernmost north corner of Lot 4, Block D/6499, Stemmons Lakefront Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2003087, Page 158, of said Deed Records;

THENCE, South 27 degrees, 06 minutes, 48 seconds West, departing the said southwest line of Technology Boulevard West and the said northeast line of Block D/6499 and along the southeast line of said Dallas Tech EMS tract the westernmost northwest line of said Lot 4, Block D/6499, a distance of 45.26 feet, to a 5/8-inch iron rod with "RPLS 5199" cap found for corner; said point being the easternmost south corner of said Dallas Tech EMS tract, a reentrant corner of said Lot 4, Block D/6499 and the beginning of a non-tangent curve to the left;

THENCE, in a westerly direction, along the southernmost south line of said Dallas Tech EMS tract, the westernmost north line of said Lot 4, Block D/6499 and said curve to the left, having a central angle of 15 degrees, 09 minutes, 13 seconds, a radius of 1,200.00 feet, an arc distance of 317.38 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve; said point being the southernmost corner of said Dallas Tech EMS tract, the westernmost corner of said Lot 4, Block D/6499, in the southwest line of said Block D/6499 and in the northeast line of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 71251, Page 1556, of said Deed Records;

THENCE, North 63 degrees, 01 minutes, 26 seconds West, along the said southwest line of Block D/6499, the southwest line of said Dallas Tech EMS tract and the northeast line of said City of Dallas tract, at a distance of 608.43 feet passing the northernmost corner of said City of Dallas tract and a northeast corner of that certain tract of land described in Final Judgment, County Court of Dallas County at Law No. Four, Cause No. CC-73-7384-d, City of Dallas Petitioner, recorded in Volume 73251, Page 1660, of said Deed Records, then continuing along a northeast line of the last said City of Dallas tract, in all a total distance of 650.00 feet to a 5/8-inch iron rod found for corner; said point being the southernmost west corner of said Dallas Tech EMS tract, the southernmost west corner of said Block D/6499 and a reentrant corner of the last said City of Dallas tract;

THENCE, North 01 degrees, 00 minutes, 36 seconds West, along the westernmost line of said Dallas Tech EMS tract, the westernmost line of said Block D/6499 and a present east line of the last said City of Dallas tract, a distance of 612.32 feet to a 1/2-inch iron rod found for corner in the said southeast line of Walton Walker Boulevard; said point being the westernmost corner of said Dallas Tech EMS tract and said Block D/6499, the present northernmost corner of the last said City of Dallas tract and an angle point in the said southeast line of Walton Walker Boulevard;

THENCE, along the said southeast line of Walton Walker Boulevard, and the northwest line of said Dallas Tech EMS tract and said Block D/6499, the following two (2) calls:

North 17 degrees, 26 minutes, 44 seconds East, a distance of 380.09 feet to a 5/8-inch iron rod found at an angle point;

North 20 degrees, 28 minutes, 35 seconds East, a distance of 52.00 feet to the POINT OF BEGINNING;

CONTAINING, 299,486 square feet or 6.875 acres of land, more or less.

I, Michael C. Clover, 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 2/26/18.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

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 Michael C. Clover, 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Tech EMS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as ENTRADA BUSINESS CENTER, 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 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.

DALLAS TECH EMS, LLC
a Delaware limited liability company

By: Entrada Development, LLC,
a Delaware limited liability company,
its manager

By: Reuben Berman
Managing Member:

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of California, on this day personally appeared Reuben Berman, 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 California

PRELIMINARY PLAT
ENTRADA BUSINESS CENTER
LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK D/6499

BEING A REPLAT OF PART OF BLOCK D/6499, DALLAS TECHNOLOGY CENTER AND BEING OUT OF THE BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932 AND THE ELI MERRILL SURVEY, ABSTRACT NO. 978, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S178-134

SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:
DALLAS TECH EMS, LLC
11075 SANTA MONICA BLVD.
LOS ANGELES, CA
CONTACT: REUBEN BERMAN
PH: 800-920-9750

Pacheco Koch logo and contact information table with columns for DRAWN BY, CHECKED BY, SCALE, DATE, and JOB NUMBER.

PRELIMINARY PLAT - ENTRADA BUSINESS CENTER

MICHAEL C. CLOVER, 7-15-AM, K:\DWG-1\1100-18.023\DWG\SURVEY_CSD_2015\1100-18.023PP.DWG