

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS GRI LAKE HIGHLANDS, LLC, is the owner of a 5.795-acre tract of land situated in the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, and being all of Lot 1, Block C/8125 of the Amending Plat [Minor] of Lake Highlands Town Center, Phase One, an addition to the City of Dallas, Texas, according to the plat, recorded in Instrument No. 201000062332 of the Official Public Records of Dallas County, Texas, same also being all of a called "Tract 1", conveyed to GRI Lake Highlands, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 201800232858 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for the northwest corner of said Lot 1, Block C/8125, same being at the intersection of the easterly right of way line of Skillman Street, a variable width right of way, at this point, with the southerly right of way line of Lookout Point, a 53' wide right of way, a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found bears North 35°05'24" East, 0.41 feet;

THENCE North 85°57'53" East, along the northerly line of said Lot 1, Block C/8125 and the southerly right of way line of said Lookout Point, a distance of 386.50 feet to a 5/8-inch iron rod with a plastic cap, stamped "Pacheco Koch", found for the northeast corner of said Lot 1, same being the intersection of the southerly right of way line of said Lookout Point with the westerly right of way line of Wildcat Way, a 137' wide right of way;

THENCE South 04°02'07" East, along the easterly line of said Lot 1, Block C/8125 and the westerly right of way line of said Wildcat Way, a distance of 636.20 feet to a 5/8-inch iron rod with a plastic cap, stamped "Pacheco Koch", found for the southeast corner of said Lot 1, same being the intersection of the westerly right of way line of Wildcat Way with the northerly right of way line of Sedgwick Drive, a 79' wide right of way;

THENCE South 85°57'53" West, along the southerly line of said Lot 1, Block C/8125 and the northerly right of way line of said Sedgwick Drive, a distance of 397.70 feet to a MAG nail found for the southwest corner of said Lot 1, same being on the easterly right of way line of aforesaid Skillman Street, a variable width right of way at this point, from said corner, a found PK nail bears South 51°06'36" East, 0.28 feet;

THENCE North 04°02'07" West, along the westerly line of said Lot 1, Block C/8125 and the easterly line of said Skillman Street, a distance of 533.00 feet to a 1/2-inch iron rod found for a corner;

THENCE North 04°37'28" East, continuing along the westerly line of said Lot 1, Block C/8125 and the easterly right of way line of said Skillman Street, a distance of 2.02 feet to a 5/8-inch iron rod found for a corner;

THENCE North 02°06'46" East, continuing along the westerly line of said Lot 1, Block C/8125 and the easterly right of way line of said Skillman Street, a distance of 100.75 feet to an "X" cut found;

THENCE North 1°37'39" East, continuing along the westerly line of said Lot 1, Block C/8125 and the easterly right of way line of said Skillman Street, a distance of 1.04 feet to the **POINT OF BEGINNING** and containing 5.795 acres (252,434 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GRI LAKE HIGHLANDS, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as LAKE HIGHLANDS TOWN CENTER, PHASE TWO, 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 such ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20__.

By: **GRI LAKE HIGHLANDS, LLC**, a Delaware limited liability company
 By: **GLOBAL RETAIL INVESTORS, LLC**, a Delaware limited liability company, Its Sole Member
 By: **First Washington Realty, Inc.**, a Maryland corporation, Its Manager
 By: **Daniel J. Radek**, Co-President

STATE OF MARYLAND §
 COUNTY OF MONTGOMERY §

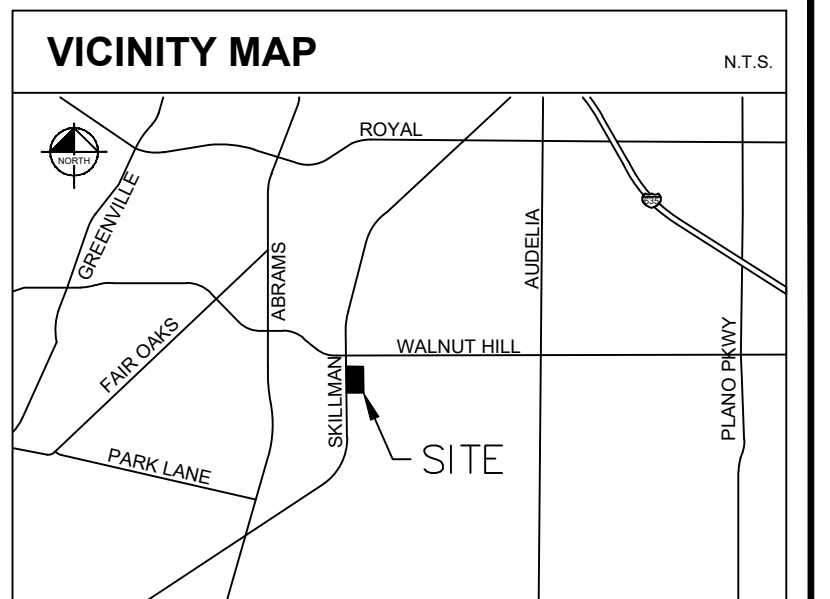
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Maryland, on this day personally appeared Daniel J. Radek, Co-President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for the State of Maryland

PLAT LEGEND

- IRF = Iron rod found
- IRFC = 5/8-inch iron rod with cap found
- VOL = Volume
- PG = Page
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- M.R.D.C.T. = Map Records of Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
- CM = Controlling Monument
- Δ = Central angle or Delta angle
- C = Chord Distance
- INST. No. = Instrument Number



- 1.) All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.
- 2.) Lot to lot drainage will not be allowed without engineering section approval.
- 3.) The purpose of this plat is to depict the site easements after various easement releases.
- 4.) The distances shown on the property lines of the adjoiners are called distances.
- 5.) The coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.

SURVEYOR'S STATEMENT

I, **MICHAEL B. MARX**, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

RELEASED 12/18/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
 5750 Genesis Court,
 Suite 200
 Frisco, Texas 75034
 972-335-3580
 Fax 972-335-3779

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Michael B. Marx**, 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 _____, 20__.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
 LAKE HIGHLANDS TOWN CENTER,
 PHASE TWO
 LOT 1A, BLOCK C/8125**
 BEING A REPLAT OF
 LOT 1, BLOCK C/8125
 AMENDING PLAT [MINOR] OF
 LAKE HIGHLANDS TOWN CENTER, PHASE ONE
 AN ADDITION TO THE CITY OF DALLAS,
 RECORDED IN INSTRUMENT NO. 201000062332,
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN THE
 W. P. WYCHE SURVEY, ABSTRACT No. 1522,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-153

Kimley»Horn
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
 4350 East-West Highway Suite 400 Bethesda, Maryland 20814 Fax No. (972) 335-3779

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 50' | MBM | KHA | 12/14/2018 | 069315102 | 1 OF 1 |