

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, DD DUNHILL LLC, DD DUNHILL 2017 LLC, DE DESIGN BORROWER LLC AND DE DESIGN BORROWER 2017 LLC, ARE THE OWNERS OF A 3.692 ACRE TRACT OF LAND SITUATED IN THE JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.68 ACRE TRACT OF LAND AND ALL OF THAT CALLED 1.07 ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.606 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DD DUNHILL 2017 LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 201700007348, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF THAT CALLED 0.4267 ACRE TRACT OF LAND AND CALLED 0.2519 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED TO DD DUNHILL LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 201500158529, O.P.R.D.C.T., AND BEING ALL OF THAT CALLED 0.64 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DD DUNHILL LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 201400283796, O.P.R.D.C.T., SAID 3.692 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER AT THE MOST EASTERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OAK LAWN AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35E, ALSO KNOWN LOCALLY AS NORTH STEMMONS FREEWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID 0.68 ACRE TRACT OF LAND;

THENCE SOUTH 56°24'54" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35E, A DISTANCE OF 405.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 62°01'28" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SAME BEING THE NORTH LINE OF SAID 1.07 ACRE TRACT OF LAND, A DISTANCE OF 70.84 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR THE NORTHEAST CORNER, THE SAME BEING THE NORTHWEST CORNER OF A CALLED 0.7019 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO DD DUNHILL LAND, LLC, RECORDED IN INSTRUMENT NUMBER 201400283799, O.P.R.D.C.T.;

THENCE SOUTH 29°01'02" WEST ALONG THE COMMON LINE OF SAID 0.7019 ACRE TRACT OF LAND, AND SAID 1.07 ACRE TRACT OF LAND, A DISTANCE OF 290.11 FEET TO THE SOUTHEAST CORNER, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SURVEY INC", BEARS SOUTH 29° WEST, A DISTANCE OF 0.37 FEET, SAID CORNER BEING IN THE NORTH LINE OF LOT 20, BLOCK 44/1001 OF TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 15, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 255, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE NORTH 60°59'11" WEST ALONG THE COMMON LINE OF SAID 1.02 ACRE AND 0.64 ACRE TRACTS OF LAND AND SAID LOT 20, BLOCK 44/1001, AT A DISTANCE OF 131.77 FEET PASSING A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP (STAMPING ILLEGIBLE) FOUND FOR THE SOUTHWEST CORNER OF SAID 1.07 ACRE TRACT OF LAND, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 312.44 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.64 ACRE TRACT OF LAND, AND BEING IN THE EAST LINE OF SAID 0.606 ACRE TRACT;

THENCE SOUTH 28°52'04" WEST ALONG THE COMMON LINE OF SAID LOT 20, BLOCK 44/1001 AND SAID 0.606 ACRE TRACT, A DISTANCE OF 35.91 FEET TO A 5/8-INCH IRON ROD SET FOR THE MOST EASTERLY SOUTHEAST CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MOAK SURVEYING" FOUND BEARS SOUTH 36° WEST, A DISTANCE OF 0.25 FEET;

THENCE NORTH 60°59'11" WEST ALONG THE COMMON LINE OF SAID LOT 20, BLOCK 44/1001 AND SAID 0.606 ACRE TRACT, A DISTANCE OF 119.43 FEET TO A 5/8-INCH IRON ROD SET AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 20, BLOCK 44/1001;

THENCE SOUTH 28°52'04" WEST ALONG THE MOST WESTERLY WEST LINE OF SAID LOT 20, BLOCK 44/1001, A DISTANCE OF 17.09 FEET TO A 5/8-INCH IRON ROD SET AT THE MOST SOUTHERLY SOUTHWEST CORNER AND BEING IN THE NORTH LINE OF LOT 19, BLOCK 44/1001 OF SAID TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 15;

THENCE NORTH 60°59'11" WEST ALONG THE COMMON LINE OF SAID LOT 19, BLOCK 44/1001 AND SAID 0.606 ACRE TRACT OF LAND, A DISTANCE OF 71.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID OAK LAWN AVENUE, AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 59°40'33" WEST, A DISTANCE OF 1462.69 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OAK LAWN AVENUE, THE FOLLOW CALLS:

NORTHWESTERLY WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5°57'24" FOR AN ARC LENGTH OF 152.07 FEET, A CHORD BEARING OF NORTH 27°20'45" EAST AND A CHORD DISTANCE OF 152.00 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET;

NORTH 23°55'26" EAST, A DISTANCE OF 24.98 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER;

NORTH 23°25'59" EAST, A DISTANCE OF 21.67 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER;

NORTH 36°16'06" EAST, A DISTANCE OF 162.78 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR THE MOST WESTERLY CORNER OF SAID CORNER CLIP;

THENCE NORTH 77°35'25" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 21.60 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 160,820 SQUARE FEET OR 3.692 ACRES OF LAND.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DD DUNHILL LLC, DD DUNHILL 2017 LLC, DE DESIGN BORROWER LLC AND DE DESIGN BORROWER 2017 LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MOXY 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 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
DD DUNHILL, LLC  
DD DUNHILL 2017, LLC

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BY: \_\_\_\_\_  
DE DESIGN BORROWER, LLC  
DE DESIGN BORROWER 2017, LLC

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYORS STATEMENT:**

THAT I, DAVID J. DE WEIRD, 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.

DAVID J. DE WEIRD, R.P.L.S.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
David J. De Weird, R.P.L.S.  
Registration No. 5066  
March 9, 2018

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY PLAT**  
**MOXY ADDITION**  
**LOTS 1, 2, 3, & 4, BLOCK 2/1001**  
BEING 3.692 ACRES SITUATED IN  
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 178-148  
MARCH 09, 2018

**APPLICANT/OWNER**  
DE DESIGN BORROWER LLC  
DE DESIGN BORROWER 2017 LLC  
4005 PORT CHICAGO HWY 120  
CONCORD, CALIFORNIA 94520  
PH: \_\_\_\_\_  
CONTACT: \_\_\_\_\_

**APPLICANT/OWNER**  
DD DUNHILL LLC,  
DD DUNHILL 2017 LLC  
3100 MONTICELLO AVE.  
SUITE 300  
DALLAS, TEXAS 75205  
PH: (214) 373-7500  
CONTACT: TIM DENKER

**SURVEYOR:**  
STANTEC  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251-2268  
PH: (972) 991-0011  
CONTACT: DAVID DE WEIRD, R.P.L.S.