

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 60-80A NCX LLC, is the owner of a 7.664 acre tract of land situated in the Joel Sykes Survey, Abstract No. 1338, Dallas County, Texas; and being part of Block Number 1/5185, Official Numbers of the City of Dallas; said tract being part of Lot 1C, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas according to the plat recorded in Volume 2005142, Page 183 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167591 and in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167592 of the Official Public Records of Dallas County, Texas; said 7.664 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north right-of-way line of Twin Sixties Drive (a 60-foot wide right-of-way); said point also being the southeast corner of said Lot 1C;

THENCE, North 66 degrees, 06 minutes, 24 seconds West, along the said northeast line of Twin Sixties Drive, a distance of 394.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said north line of Twin Sixties Drive and along said curve to the left, having a central angle of 95 degrees, 12 minutes, 55 seconds, a radius of 55.00 feet, a chord bearing and distance of South 66 degrees, 17 minutes, 07 seconds West, 81.24 feet, an arc distance of 91.40 feet to a 1/2-inch iron rod found at the end of said curve; said point being in the southwest line of 60-foot wide Street Easement for Twin Sixties Drive recorded in Volume 3878, Page 383 of said Deed Records;

THENCE, North 66 degrees, 06 minutes, 24 seconds West, along the said southwest line of 60-foot wide Street Easement for Twin Sixties Drive, a distance of 297.92 feet to a 3-inch brass disk stamped "TXDOT" found for corner in the northeast right-of-way line of North Central Expressway (a variable width right-of-way, 200-foot wide at this point); said point being the northwest corner of Lot 2, Block 1/5185, Revised Plat of 5910 Central Office Building, an addition to the City of Dallas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records;

THENCE, along the said northeast line of North Central Expressway and the the southwest line of said Lot 1C, the following three (3) calls:

North 23 degrees, 43 minutes, 31 seconds East, a distance of 58.53 feet to a 3-inch brass disk stamped "TXDOT" found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 1.17 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 24 degrees, 08 minutes, 47 seconds East, a distance of 171.00 feet to a PK nail with washer found for corner at the westernmost northwest corner of said Lot 1C and the westernmost southwest corner of Lot 1D of said Twin Sixties Addition Revised No. 2;

THENCE, departing the said northeast line of North Central Expressway and along north line of said Lot 1C and the south line of said Lot 1D, the following fifteen (15) calls:

South 66 degrees, 15 minutes, 00 seconds East, a distance of 40.26 feet to "+" cut in concrete found for corner;

South 23 degrees, 45 minutes, 00 seconds West, a distance of 31.00 feet to a PK nail with washer found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 149.14 feet to a PK nail with washer found for corner;

North 68 degrees, 45 minutes, 00 seconds East, a distance of 40.75 feet to a PK nail with washer found for corner;

North 23 degrees, 45 minutes, 00 seconds East, a distance of 72.23 feet to a PK nail with washer found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 3.00 feet to a PK nail with washer found for corner;

North 23 degrees, 45 minutes, 00 seconds East, a distance of 19.00 feet to a PK nail with washer found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 13.20 feet to a PK nail found for corner;

North 23 degrees, 45 minutes, 00 seconds East, a distance of 152.87 feet to a PK nail found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 14.34 feet to a PK nail found for corner;

North 23 degrees, 45 minutes, 00 seconds East, a distance of 42.42 feet to a point for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 21.10 feet to a "+" cut in concrete found for corner;

South 23 degrees, 45 minutes, 00 seconds West, a distance of 12.50 feet to a "+" cut in concrete found for corner;

South 66 degrees, 15 minutes, 00 seconds East, a distance of 233.69 feet to a "+" cut in concrete found for corner; said point being the easternmost southeast corner of said Lot 1D and an ell corner in the said north line of Lot 1C;

North 23 degrees, 45 minutes, 00 seconds East, a distance of 151.74 feet to a 5/8-inch iron rod with "BDD" cap found for corner in the southwest line of that certain tract of land described in Special Warranty Deed to Southern Methodist University recorded in Volume 2001174, Page 7035 of said Deed Records; said point being the easternmost northeast corner of said Lot 1D and the northernmost corner of said Lot 1C;

THENCE, South 66 degrees, 15 minutes, 00 seconds East, along the said southwest line of the Southern Methodist University tract and the north line of said Lot 1C, a distance of 253.46 feet to an aluminum disk found for corner in the northwest line of that certain tract of land described Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 92042, Page 3001 of said Deed Records;

THENCE, South 18 degrees, 39 minutes, 31 seconds West, along the said northwest line of the Dallas Area Rapid Transit tract, a distance of 206.42 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, continuing along the said northwest line of the Dallas Area Rapid Transit tract and along said curve to the right, having a central angle of 20 degrees, 09 minutes, 20 seconds, a radius of 1,115.96 feet, a chord bearing and distance of South 28 degrees, 13 minutes, 59 seconds West, 390.55 feet, an arc distance of 392.57 feet to the POINT OF BEGINNING;

CONTAINING: 333,871 square feet or 7.664 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL

MEN BY THESE PRESENTS:

THAT, 60-80A NCX LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as TWIN SIXTIES ADDITION REVISED NO. 3, an addition to the City of Dallas, Dallas County, Texas, and does 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 have at all times the full right of ingress and egress to and 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 or maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and the 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 \_\_\_\_, 2016.

By: 60-80A NCX LLC

By: David Nelson

Title: Vice President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day David Nelson personally appeared, 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 \_\_\_\_, 2016.

Notary Public in and for the State of Texas

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 \_\_\_\_, 2016.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Larry Lewis, Jr., 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 \_\_\_th day of March, 2016.

PRELIMINARY

RELEASED 4/5/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MICHAEL LARRY LEWIS, JR. Registered Professional Land Surveyor No. 5773

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 Larry Lewis, Jr., 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 \_\_\_\_, 2016.

Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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, 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 \_\_\_\_, 2016.

Notary Public in and for the State of Texas

NOTES:

- 1. Bearing for this survey is based on a bearing of North 66 degrees, 06 minutes, 24 seconds West, for the north right-of-way line of Twin Sixties Drive according to the plat of Twin Sixties Addition Revised No. 2 an addition to the City of Dallas according to the plat recorded in Volume 2005142, Page 183 of the Deed Records of Dallas County, Texas.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. All of the Deed references shown hereon are filed in the Official Public Records, Probate Court Records, Map Records or Deed Records of Dallas County, Texas, unless otherwise noted.
4. The purpose of this plat is to create five (5) lots from existing 1 lot situated in Block 1/5185.
5. All existing structures are to remain.

SHEET 2 OF 2
PRELIMINARY PLAT
TWIN SIXTIES ADDITION
REVISED NO. 3
LOTS 1E, 1F, 1G, 1H & 1I
BLOCK 1/5185

LOCATED IN THE CITY OF DALLAS, TEXAS
BEING A REPLAT OF LOT 1C, BLOCK 1/5185,
TWIN SIXTIES ADDITION REVISED NO. 2
AND BEING OUT OF THE
JOEL SYKES SURVEY, ABSTRACT NO. 1338,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-164

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
6100 WESTERN PLACE DRIVE, SUITE 1001
FORT WORTH, TEXAS 76107
PH: 817-412-7155
CONTACT: MICHAEL LEWIS

OWNER:
60-80A NCX LLC
C/O TRITEN REAL ESTATE PARTNERS, LLC
3657 BRIARPARK
HOUSTON, TEXAS 77042
PH:
CONTACT: SCOTT ARNOLDY

Pacheco Koch logo and contact information: 6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824

Table with 4 columns: DRAWN BY (DCP/MWW), CHECKED BY (MLL), SCALE (1"=50'), DATE (APRIL 2016), JOB NUMBER (2878-16.044)

M:\DWG-2878-16.044\DWG\SURVEY\_CSD\_2015\2878-16.044PP(REVISED\_3-29-16).DWG

LOT 1E, 1F, 1G, 1H & 1I, BLOCK 1/5185, TWIN SIXTIES ADDITION REVISED NO. 3 - PRELIMINARY PLAT