

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CCH LAMAR PARTNERS I, L.P. IS THE OWNER OF A 4.305 ACRE TRACT OF LAND SITUATED IN THE WILLIAM S. BEATTY SURVEY, ABSTRACT NUMBER 57, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 5917, DELTA INDUSTRIES ADDITION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 92167, PAGE 2009, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND BEING ALL OF A CALLED 4.305 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CCH LAMAR PARTNERS I, L.P. RECORDED IN INSTRUMENT NUMBER 20080209485, 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 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HUITT ZOLLERS" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 5917 AND SAID 4.305 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.9043 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO MICHAEL POTTS & CHRISTA MCCALL, RECORDED IN INSTRUMENT NUMBER 20080380576, O.P.R.D.C.T., AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF EAST CLARENDON DRIVE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST CLARENDON DRIVE, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 5917 AND SAID 0.9043 ACRE TRACT OF LAND THE FOLLOWING CALLS;

- 1. SOUTH 05°06'47" EAST, A DISTANCE OF 90.20 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN ANGLE POINT;
2. SOUTH 76°08'47" EAST, AT A DISTANCE OF 210.14 FEET PASSING A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 0.257 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KATHRYN FIELDS, RECORDED IN INSTRUMENT NUMBER 200600047782, O.P.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 5917 AND SAID 0.257 ACRE TRACT OF LAND, IN ALL A TOTAL DISTANCE OF 282.46 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 5917 AND BEING IN THE NORTHWESTERLY LINE OF A CALLED 0.39 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 3331, PAGE 512, D.R.D.C.T.;

THENCE, SOUTH 60°20'13" WEST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 5917 AND SAID 0.39 ACRE TRACT OF LAND, A DISTANCE OF 198.80 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER LINE OF CEDAR CREEK;

THENCE, ALONG THE SOUTHERLY LINES OF SAID 4.305 ACRE TRACT OF LAND AND ALONG THE APPROXIMATE CENTER LINE OF SAID CEDAR CREEK, THE FOLLOWING ELEVEN (11) CALLS:

- 1. SOUTH 88°56'32" WEST, A DISTANCE OF 42.71 FEET TO A POINT FOR CORNER;
2. SOUTH 71°56'12" WEST, A DISTANCE OF 44.30 FEET TO A POINT FOR CORNER;
3. SOUTH 60°41'00" WEST, A DISTANCE OF 97.73 FEET TO A POINT FOR CORNER;
4. SOUTH 40°06'41" WEST, A DISTANCE OF 65.37 FEET TO A POINT FOR CORNER;
5. SOUTH 54°18'31" WEST, A DISTANCE OF 34.64 FEET TO A POINT FOR CORNER;
6. SOUTH 81°52'50" WEST, A DISTANCE OF 48.36 FEET TO A POINT FOR CORNER;
7. NORTH 72°35'27" WEST, A DISTANCE OF 64.02 FEET TO A POINT FOR CORNER;
8. NORTH 59°53'08" WEST, A DISTANCE OF 35.60 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5917;
9. NORTH 46°36'11" WEST, A DISTANCE OF 124.85 FEET TO A POINT FOR CORNER;
10. NORTH 68°05'06" WEST, A DISTANCE OF 99.57 FEET TO A POINT FOR CORNER;
11. SOUTH 85°30'26" WEST, A DISTANCE OF 122.42 FEET TO THE SOUTHWEST CORNER OF SAID 4.305 ACRE TRACT OF LAND SAME BEING THE SOUTHEAST CORNER OF A CALLED 10,896 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO GULF, COLORADO AND SANTA FE RAILWAY COMPANY, RECORDED IN VOLUME 3129, PAGE 267, D.R.D.C.T.;

THENCE, NORTH 05°10'11" WEST ALONG THE COMMON LINE OF SAID 4.305 ACRE TRACT OF LAND AND SAID 10,896 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 156.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 4.305 ACRE TRACT OF LAND SAME BEING THE NORTHEAST CORNER OF SAID 10,896 SQUARE FOOT TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST CLARENDON DRIVE AND ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS WHICH BEARS NORTH 07°11'33" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST CLARENDON DRIVE THE FOLLOWING THREE (3) CALLS;

- 1. NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°43'48" FOR AN ARC LENGTH OF 134.91 FEET, A CHORD BEARING OF NORTH 78°56'33" EAST AND A CHORD DISTANCE OF 134.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE END OF SAID CURVE;
2. NORTH 75°04'39" EAST, A DISTANCE OF 43.71 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER;
3. NORTH 82°52'37" EAST, A DISTANCE OF 418.43 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 187,526 SQUARE FEET OR 4.305 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CCH LAMAR PARTNERS I, L.P. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS EAST GATEWAY 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 BUILDINGS, 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 ___, 2014.

CCH LAMAR PARTNERS I, L.P.

BY: SCOTT GALBRAITH

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT GALBRAITH, 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 ___, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S 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 FROM 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE 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 ___, 2014.

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

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 ___, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
July 09, 2014

PRELIMINARY PLAT
EAST GATEWAY ADDITION
LOT 1A, BLOCK 5917

REPLAT OF LOT 1, BLOCK 5917 OF DELTA INDUSTRIES ADDITION AND THE ADJACENT TRACT OF LAND WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S145-178

JULY 9, 2014

OWNER/APPLICANT:
CCH LAMAR PARTNERS I LP
1660 S. STEMMONS FREEWAY, SUITE 100
LEWISVILLE, TEXAS, 75067
PH: (832) 454-7118
CONTACT: SCOTT GALBRAITH

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS REGISTRATION NO. 10107502