

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, RP DENTWOOD SC, L.P., is the owner of a 10.439 acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, Dallas County, Texas and in Block 5706, Official Block Numbers of the City of Dallas, Texas; said tract being all of those certain tracts of land described in Exhibit "A" in Limited Warranty to RP Dentwood SC, L.P. recorded in Instrument No. 200900285157, in Exhibit "A" in Substitute Trustee's Deed to RP Dentwood SC, L.P. recorded in Instrument No. 20100053906 and in Exhibit "A" in Quitclaim Deed to RP Dentwood SC, L.P. recorded in Instrument No. 201200194987 all of Official Public Records of Dallas County, Texas; said 10.439 acre tract being more particularly described as follows:

BEGINNING, at a PK nail found in the southeast right-of-way line of Denton Drive Cut-Off (a variable width right-of-way); said point being at the west end of a circular right-of-way corner clip at the intersection of the said southeast line of Denton Drive Cut-Off with the northwest right-of-way line of Hudnall Road (a 50-foot wide right-of-way); said point being the west corner of "Tract I" in Exhibit "A" of the first referenced RP Dentwood SC, L.P. tract;

THENCE, North 06 degrees, 38 minutes, 21 seconds East, along the said southeast line of Denton Drive Cut-Off and the northwest line of the aforementioned "Tract I", at a distance of 275.91 feet passing the west corner of "Tract II" in Exhibit "A" of the second referenced RP Dentwood SC, L.P. tract, at a distance of 313.74 feet passing the north corner of the aforementioned "Tract I", the north corner of the aforementioned "Tract II" and the southernmost west corner of "Tract I" in Exhibit "A" in the second referenced RP Dentwood SC, L.P. tract, then continuing along the northwest line of the aforementioned "Tract I" in all a total distance of 428.40 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH -DW LOT 1" set for corner; said point being the northernmost west corner of the third referenced RP Dentwood SC, L.P. tract and the northernmost southwest corner of "Tract II" in Exhibit "A" of the second referenced RP Dentwood SC, L.P. tract and the beginning of a curve to the left;

THENCE, continuing along the said southeast line of Denton Drive Cut-Off, the northwest line of the aforementioned "Tract II", a northwest line of the third referenced RP Dentwood SC, L.P. tract, the northwest line of "Tract III" in Exhibit "A" of the first referenced RP Dentwood SC, L.P. tract and along said curve to the left, having a central angle of 26 degrees, 38 minutes, 26 seconds, a radius of 1940.00 feet, a chord bearing and distance of North 06 degrees, 40 minutes, 52 seconds West, 893.83 feet, an arc distance of 902.03 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH -DW LOT 1" set for corner; said point being the westernmost corner of the aforementioned "Tract III", at the westerly end of a circular right-of-way corner clip at the intersection of the said northeast line of Denton Drive Cut-Off and the said southwest line of Denton Drive and the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, departing the said northeast line of Denton Drive Cut-Off and along the said corner clip, the curving northwest line of the aforementioned "Tract III" and said curve to the right, having a central angle of 153 degrees, 33 minutes, 18 seconds, a radius of 25.00 feet, a chord bearing and distance of North 56 degrees, 51 minutes, 42 seconds East, 48.67 feet, an arc distance of 67.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH -DW LOT 1" set for corner; said point being the northernmost corner of the aforementioned "Tract III", at the easterly end of said corner clip and in the said southwest line of Denton Drive and the said northeast line of the aforementioned "Tract III";

THENCE, South 46 degrees, 21 minutes, 39 seconds East, departing the said corner clip and along the said southwest line of Denton Drive, the said northeast line of the aforementioned "Tract III" and the northeast line of "Tract I" in Exhibit "A" of the second referenced RP Dentwood SC, L.P. tract, a distance of 1000.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH -DW LOT 1" set for corner at the intersection of the said southwest line of Denton Drive and the said northwest line of Hudnall Road; said point being the east corner of the aforementioned "Tract I";

THENCE, South 44 degrees, 52 minutes, 21 seconds West, along the said northwest line of Hudnall Road and the southeast line of the aforementioned "Tract I" at a distance of 710.31 feet passing the south corner of the aforementioned "Tract I" and the east corners of said "Tract II" in Exhibit "A" of the second referenced RP Dentwood SC, L.P. tract and "Tract I" in Exhibit "A" of the first referenced RP Dentwood SC, L.P. tract, then continuing along the southeast line of the aforementioned "Tract I", in all a total distance of 946.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH -DW LOT 1" set for corner; said point being at the east end of said corner clip, in the said northwest line of Hudnall Road, the southeast line of the aforementioned "Tract I" and the beginning of a curve to the right;

THENCE, in a southeasterly direction, along said corner-clip, the southwest and south lines of the aforementioned "Tract I" and said curve to the right, having a central angle of 141 degrees, 46 minutes, 00 seconds, a radius of 25.00 feet, a chord bearing and distance of North 64 degrees, 14 minutes, 39 seconds West, 47.24 feet, an arc distance of 61.86 feet to the POINT OF BEGINNING;

CONTAINING, 454,723 square feet or 10.439 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 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 _____, 2017.

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 5/12/17.

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 _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RP DENTWOOD SC, L.P., do hereby adopt this plat, designating the herein above described property as DENTWOOD, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 owners. 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 _____, 2017.

RP DENTWOOD SC, L.P.,
a Texas limited partnership

By: RP Dentwood SC/GP, LLC,
a Texas limited liability company, as its sole General Partner

By: _____
Elizabeth J. Rader, Manager

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____ on this day personally appeared Elizabeth J. Rader, 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

**DENTWOOD
LOT 1, BLOCK A/5706**

BEING ALL OF CITY BLOCK 5706,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-191
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 3 OF 3

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

RP DENTWOOD SC, L.P.
3102 OAK LAWN AVENUE, SUITE 800
DALLAS, TX 75219
PHONE: (214) 420-2965
CONTACT: GREG COUTANT

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY ACD	CHECKED BY MCC	SCALE NONE	DATE MAY 2017	JOB NUMBER 3897-16.515
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PRELIMINARY PLAT - DENTWOOD, LOT 1, BLOCK A/5706