

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, TC MT. Creek Land Partners, L.P. is the owner of a 9.320 acre tract of land situated in the John J. Blair Survey, Abstract No. 211 and the E. H. Paxton Survey, Abstract No. 1126 Dallas County, Texas, said tract being part of that certain tract of land described in Exhibit "A" in Special Warranty Deed with Vendor's Lien to TC MT. Creek Land Partners, LP recorded in Instrument No. 201500049404 and part of that certain tract of land described in Exhibit "A" in Special Warranty Deed (with Vendor's Lien) to Courtland Farms, LLC recorded in Instrument No. 201400047390 all of the Official Public Records of Dallas County, Texas; said 9.320 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron with "PACHECO KOCH" cap found for corner in the southwest right-of-way line of Merrifield Road (a 107-foot wide right-of-way); said point being the easternmost corner of that certain tract of land described as "Tract III" in Special Warranty Deed to Mountain Creek Business Park Association, Inc. recorded in Volume 2003009, Page 7341 of the Deed Records of Dallas County, Texas and the northernmost northwest corner of said TC MT. Creek Land Partners tract;

THENCE, along the said southwest line of Merrifield Road, the south and southeast right-of-way lines of said Merrifield Road and the northeast line of said TC MT. Creek Land Partner tract, the following three (3) calls:

South 70 degrees, 27 minutes, 43 seconds East, a distance of 417.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 20 degrees, 42 minutes, 37 seconds, a radius of 1,003.50 feet, a chord bearing and distance of South 82 degrees, 11 minutes, 21 seconds East, 360.76 feet, an arc distance of 362.73 feet to the POINT OF BEGINNING;

Continuing along said southeast line of Merrifield Road and the said northeast line of the TC MT. Creek Land Partner tract and said curve to the left, having a central angle of 52 degrees, 00 minutes, 17 seconds, a radius of 1,003.50 feet, a chord bearing and distance of North 61 degrees, 27 minutes, 12 seconds East, 879.88 feet, at a distance of 851.36 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southernmost northwest corner of said Courtland Farms, LLC tract, then continuing a total arc distance of 910.83 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner;

THENCE, South 20 degrees, 05 minutes, 17 seconds East, departing the said southeast line of Merrifield Road and the northwest line of said Courtland Farms, LLC tract, a distance of 606.27 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner in the north right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway No. 20, a variable width right-of-way);

THENCE, along the said north line of Interstate Highway No. 20 (hereinafter referred to as IH20) and the south line of said Courtland Farms, LLC and TC MT. Creek Land Partners tracts, the following four (4) calls:

South 77 degrees, 32 minutes, 11 seconds West, a distance of 50.45 feet to a concrete Texas Department of Transportation (hereinafter referred to as TxDOT) monument (obelisk style) found for corner in the north right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway No. 20, a variable width right-of-way); said point being the southernmost southwest corner of said Courtland Farms tract;

South 69 degrees, 56 minutes, 44 seconds West, a distance of 527.98 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point;

North 89 degrees, 10 minutes, 04 seconds West, a distance of 262.97 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point;

South 82 degrees, 44 minutes, 07 seconds West, a distance of 136.44 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner;

THENCE, North 07 degrees, 15 minutes, 53 seconds West, departing the said north line of IH20 and the south line of said TC MT. Creek Land Partners tract, a distance of 297.63 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner;

THENCE, Due North, a distance of 59.05 feet to the POINT OF BEGINNING;

CONTAINING, 9.320 acres or 405,999 square feet 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 5/15/17.

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 TC MT. Creek Land Partners, L.P. and Courtland Farms LLC, do hereby adopt this plat, designating the herein above described property as MOUNTAIN CREEK NO. 7&8, 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.

By: TC MT. Creek Land Partners, LP,
a Texas limited partnership

By: _____
Jon C. Napper
Managing Partner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of California, on this day personally appeared Jon C. Napper, 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 California

WITNESS my hand at _____, Illinois this the _____ day of _____, 2017.

By: Courtland Farm, LLC,
a Texas limited liability company

By: _____
Jon C. Napper
Managing Partner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of California, on this day personally appeared Jon C. Napper, 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 California

PRELIMINARY PLAT

**MOUNTAIN CREEK NO. 7&8
LOT 8, BLOCK 6113**

BEING PART OF CITY BLOCKS 6113 AND 8725,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211 AND
E.H. PAXTON SURVEY, ABSTRACT NO. 1126,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-192
ENGINEERING PLAN NUMBER: 3111-_____
SHEET 2 OF 2

SURVEYOR / ENGINEER

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

OWNER

COURTLAND GROUP, LLC
300 N. AKARD STREET, SUITE 3108
DALLAS, TEXAS 75201
PH: (214) 370-6100
CONTACT: JON C. NAPPER

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 2102-17.112 |
|-----------------|-------------------|---------------|------------------|---------------------------|