

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP is the owner of a 9.320 acre tract of land situated in the John J. Blair Survey, Abstract No. 211, the U. Matthusen Survey, Abstract No. 1049 and the E. H. Paxton Survey, Abstract No. 1126, City of Dallas, Dallas County, Texas, and in Blocks 211/6113, 8724 and 8725, Official Block Numbers of the City of Dallas; said tract being all of those certain called 3.844 acre and called 5.476 acre tracts of land described in Exhibit "A" in Special Warranty Deed to TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP recorded in instrument No. 201700231339 and all of that certain called 0.673 acre tract of land described in Exhibit "A" in Special Warranty Deed to TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP recorded in instrument No. 201700231338, both of the Official Public Records of Dallas County, Texas (said 0.673 acre tract recorded in instrument No. 201700231338 is part of the said 5.476 acre tract recorded in instrument No. 201700231339); said 9.320 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found 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 that certain tract of land described in Special Warranty Deed with Vendor's Lien to TC MT. CREEK LAND PARTNERS, LP recorded in instrument No. 201500049404 of said Official Public Records;

THENCE, along the said southwest line of Merrifield Road, the south and southeast right-of-way lines of said Merrifield Road and the northeast and north lines of said TC MT. CREEK LAND PARTNERS 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 at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 22 degrees, 04 minutes, 56 seconds, a radius of 1,003.50 feet, a chord bearing and distance of South 81 degrees, 30 minutes, 11 seconds East, 384.37 feet, an arc distance of 386.76 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner at the POINT OF BEGINNING; said point being the northwest corner of said 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract;

Continuing along the north and northwest lines of said 3.844 acre tract and along the northwest line of said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tracts (instrument No. 201700231339) 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 an arc distance of 851.36 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northernmost corner of said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339) and the westernmost corner of said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231338), then continuing along the northwest line common to both the said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339) and the said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231338), in all 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 along the common northeast line of both the said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339) and the said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231338), a distance of 606.27 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner in the northwest right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway No. 20, a variable width right-of-way); said point being the easternmost corner of both the said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339) and the said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231338);

THENCE, along the said northwest line of Interstate Highway No. 20 and the north right-of-way line of said Interstate Highway No. 20, the following four (4) calls:

South 77 degrees, 32 minutes, 11 seconds West, along the southeast line common to both the said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339) and the said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231338), a distance of 50.45 feet to a concrete Texas Department of Transportation monument (obelisk style) found for corner; said point being the southernmost corner of the said 0.673 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231338) and a reentrant corner of the said 5.476 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339);

South 69 degrees, 56 minutes, 44 seconds West, along the southeast line of said 5.476 acre and said 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tracts (instrument No. 201700231339), a distance of 527.98 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner;

North 89 degrees, 10 minutes, 04 seconds West, along the south line of said 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339), a distance of 262.97 feet to a mag nail with washer stamped "PACHECO KOCH - MC 78" set at an angle point;

South 82 degrees, 44 minutes, 07 seconds West, continuing along said south line of the 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339), a distance of 136.44 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner; said point being the southwest corner of said 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2 tract (instrument No. 201700231339);

THENCE, departing the said north line of Interstate Highway No. 20 and along the west line of said 3.844 acre TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP tract (instrument No. 201700231339), the following two (2) calls:

North 07 degrees, 15 minutes, 53 seconds West, a distance of 297.63 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MC 78" set for corner;

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

CONTAINING, 405,999 square feet or 9.320 acres of land, more or less.

SURVEYOR'S STATEMENT

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-B.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.

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 6/20/18.

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 _____, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MOUNTAIN CREEK NO. 7 AND 8**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: TC MT. CREEK DEVELOPMENT PARTNERS NO. 2, 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 Texas, 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 _____, 2018.

Notary Public in and for the State of Texas

**REVISED PRELIMINARY PLAT
MOUNTAIN CREEK
NO. 7 AND 8
LOT 11 AND LOT 12,
BLOCK 211/6113**

BEING PART OF
CITY BLOCKS 211/6113, 8724 AND 8725,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211,
U. MATTHUSEN SURVEY, ABSTRACT NO. 1049 AND
E.H. PAXTON SURVEY, ABSTRACT NO. 1126,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S167-192R
ENGINEERING FILE NUMBER: 311T-9371
SHEET 2 OF 2

Pacheco Koch
7537 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REC. ENGINEERING FIRM F-14439
TX REC. SURVEYING FIRM LS-10193805

DRAWN BY ACD	CHECKED BY MCC	SCALE NONE	DATE JUNE 2018	JOB NUMBER 2102-17.112
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DWG FILE: 2102-17.112PP-1.DWG
XREF FILE: 2102-17.112_BASE.DWG
XREF FILE: 2102-17.112-GRAD.DWG

M:\CLOVER - 06/20/2018 - 12:08PM
M:\CLOVER - 21\2102-17.112.DWG SURVEY - C:\3D\2018\2102-17.112PP-1.DWG

REVISED PRELIMINARY PLAT - MOUNTAIN CREEK NO. 7 AND 8, LOT 11 AND LOT 12, BLOCK 211/6113