

**OWNER'S CERTIFICATE**

WHEREAS, US Real Estate Limited Partnership is the owner of a 50.967 acre tract of land situated in the Isaac Wiley Survey, Abstract No. 1545, Dallas County, Texas and in Block Number 7553, Official Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to US Real Estate Limited Partnership recorded in Instrument No. 201200177423 of the Official Public Records of Dallas County, Texas; said 50.967 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found at the north end of a corner clip located at the intersection of the north right-of-way line of Danieldale Road (a variable width right-of-way) and the future west right-of-way line of Old Hickory Trail (a variable width right-of-way); said point being the northernmost southeast corner of Lot 1, Block A, Southfield 100, an addition to the City of DeSoto, Texas according to the plat recorded in Instrument No. 201500024541 of said Official Public Records;

THENCE, in a northerly direction, departing the said corner clip, and along the said future west line of Old Hickory Trail and the east line of said Lot 1, the following two (2) calls:

North 00 degrees, 16 minutes, 10 seconds East, a distance of 937.80 feet to 1/2-inch iron rod with "PACHECO KOCH" cap found for an angle point;

North 00 degrees, 24 minutes, 20 seconds East, a distance of 95.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for the POINT OF BEGINNING; said point being the northwest corner of said Lot 1;

THENCE, South 89 degrees, 13 minutes, 26 seconds West, departing the said future west line of Old Hickory Trail and along the north line of said Lot 1, a distance of 2,621.40 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northwest corner of said Lot 1; said point also being in the west line of said US Real Estate tract and in the east line of that certain tract of land described in General Warranty Deed to Raymond Garfield, Jr. recorded in Volume 99205, Page 1832 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees, 43 minutes, 32 seconds West, along the said west line of the US Real Estate tract and the said east line of the Raymond Garfield tract, a distance of 853.15 feet to a 1/2-inch iron rod with a 3 1/4-inch aluminum disk stamped "PACHECO KOCH" set for corner;

THENCE, North 88 degrees, 40 minutes, 28 seconds East, departing the said west line of the US Real Estate tract and the said east line of the Raymond Garfield tract, a distance of 2,626.49 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH" set for corner in the west right-of-way line of Old Hickory Trail; said point being in the west line of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Instrument No. 201500011815 of said Official Public Records;

THENCE, in a southerly direction along the said west line of Old Hickory Trail, the said west line of the City of Dallas tract, and the said future west line of Old Hickory Trail, the following four (4) calls:

South 00 degrees, 24 minutes, 23 seconds West, a distance of 234.52 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH" set for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 06 degrees, 16 minutes, 49 seconds, a radius of 1,028.00 feet, a chord bearing and distance of South 02 degrees, 44 minutes, 02 seconds East, 112.62 feet, an arc distance of 112.68 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH" set for the beginning of a reverse curve to the right;

Along said curve, having a central angle of 06 degrees, 16 minutes, 46 seconds, a radius of 972.00 feet, a chord bearing and distance of South 02 degrees, 44 minutes, 03 seconds East, 106.48 feet, an arc distance of 106.53 feet to a point at the end of said curve;

South 00 degrees, 24 minutes, 20 seconds West, at a distance of 193.44 feet passing the southwest corner of the said City of Dallas tract, continuing in all a total distance of 404.98 feet to the POINT OF BEGINNING;

CONTAINING, 2,220,113 square feet or 50.967 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 \_\_\_\_\_, 2015.

**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 6/15/15.

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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the \_\_\_\_\_, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **SOUTHFIELD 200**, 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 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 \_\_\_\_\_, 2015.

By: Company Name

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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

**SOUTHFIELD 200  
LOTS 20 & 21,  
BLOCK A/7553**

BEING PART OF CITY BLOCK 7553  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
ISAAC WILEY SURVEY, ABSTRACT NO. 1545,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S145-217  
ENGINEERING PLAN NUMBER: 3111T-\_\_\_\_\_

SHEET 2 OF 2

		8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY GMP	CHECKED BY MCC	SCALE NONE	DATE JUNE 2015
		JOB NUMBER 3114-14.380	

SURVEYOR / ENGINEER

PACHECO KOCH, LLC  
8350 N. CENTRAL EXPWY, SUITE 1000  
DALLAS, TEXAS 75206  
PH: (972) 235-3031  
CONTACT: MICHAEL CLOVER

OWNER

US REAL ESTATE LIMITED PARTNERSHIP  
9830 COLONNADE BLVD, SUITE 600  
SAN ANTONIO, TEXAS 75206  
PH: (210) 641-8492  
CONTACT: KIRK KING