

OWNERS CERTIFICATE
COUNTY OF DALLAS,
STATE OF TEXAS.

BEING A 628-659 SQUARE FOOT (14-427 ACRES), MORE OR LESS TRACT OF LAND SITUATED IN THE MILES BENNETT SURVEY ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 3 AND 4, BLOCK A-5758, OF FOREST PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 241, PAGE 41, MAP RECORDS OF DALLAS COUNTY, TEXAS (MRADCT-1), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED HALF & ASSOC. BEING THE SOUTH CORNER OF CALLED 3.961 ACRE TRACT OF LAND CONVEYED TO HARRY HINES VENTURE LP BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT 201609204928 OF OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND IN THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO HARRY HINES VENTURE LP BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200503524435, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID WEST LINE BEING THE CURRENT NORTHWEST RIGHT OF WAY UNDEF. MOCKINGBIRD LANE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 47 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE NORTHEAST RIGHT OF WAY OF SAID HARRY HINES BOULEVARD AND THE SOUTHWEST LINE OF SAID 3.961 ACRE TRACT, A DISTANCE OF 421.45 FEET TO A FOUND 1/2-INCH YELLOW PLASTIC CAP STAMPED HALF & ASSOC.; AT THE SOUTH CORNER OF A CALLED 13.44 ACRE TRACT OF LAND CONVEYED TO HARRY HINES VENTURE, LP BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT 2015009140, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 48 DEGREES 02 MINUTES 31 SECONDS WEST, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SAID HARRY HINES BOULEVARD AND THE SOUTHWEST LINE OF SAID 13.44 ACRE TRACT, A DISTANCE OF 15020 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' IN THE SOUTHEAST RIGHT OF WAY LINE OF HAWES AVENUE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, WITH THE SOUTHEAST LINE OF HAWES STREET AND THE NORTHWEST LINE OF SAID 13.44 ACRE AND A CALLED 3550 ACRE TRACT OF LAND CONVEYED TO HINES VENTURE II, LP BY SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN INSTRUMENT NUMBER 2150033188, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; A DISTANCE OF 10558 FEET TO A FOUND 1/2-INCH IRON PIPE, AT THE NORTH CORNER OF A CALLED 1592 ACRE TRACT OF LAND CONVEYED TO MOCKINGBIRD FP, LP BY SPECIAL WARRANTY DEED 201600357400, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 16 MINUTES 28 SECONDS EAST, WITH SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 1020 FEET TO A 3/4-INCH IRON ROD FOUND AT THE WEST CORNER OF A CALLED 3274 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDORS LIEN TO MOCKINGBIRD FP, LP IN INSTRUMENT 201600359546, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, WITH THE SOUTHWEST LINE OF HAWES STREET AND THE NORTHWEST LINE OF SAID 3574 ACRE TRACT, A DISTANCE OF 11242 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 46000 FEET AND A CENTRAL ANGLE OF 24 DEGREES 21 MINUTES 17 SECONDS;

THENCE WITH SAID CURVE LEFT AN ARC DISTANCE OF 19553 FEET (CHORD BEARING NORTH 57 DEGREES 54 MINUTES 01 SECONDS EAST (9408 FEET) TO A NON-TANGENT POINT OF CURVATURE IN SOUTHWEST RIGHT OF WAY LINE OF FOREST PARK ROAD CONVEYED TO THE CITY OF DALLAS BY DEED IN VOLUME 3631 AT PAGE 287, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE WITH SAID SOUTHWEST RIGHT OF WAY LINE OF FOREST PARK ROAD, SOUTH 45 DEGREES 57 MINUTES 56 SECONDS EAST, PASSING A 60D NAIL AT 758 FEET, PASSING A FOUND 1/2-INCH IRON ROD AT 48175 FEET, CONTINUING IN ALL A DISTANCE OF 483,44 FEET THE NORTHWEST RIGHT OF WAY LINE OF MOCKINGBIRD LANE;

THENCE WITH THE NORTHWEST RIGHT OF WAY LINE OF MOCKINGBIRD LANE, SOUTH 43 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 4572 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR A CORNER IN THE NORTHEAST LINE OF LOT 3B, BLOCK A-5758 OF THE SAID METROPOLITAN-MOCKINGBIRD ADDITION AS RECORDED IN VOLUME 9909, PAGE 17, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 46 DEGREES 21 MINUTES 10 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID LOT 3B, A DISTANCE OF 19226 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR THE NORTH CORNER OF LOT 3B, BLOCK A-5758 OF THE SAID METROPOLITAN-MOCKINGBIRD ADDITION;

THENCE SOUTH 43 DEGREES 40 MINUTES 32 SECONDS WEST WITH THE NORTHWEST LINE OF SAID LOT 3A, A DISTANCE OF 4964 FEET TO A FOUND 1/2-INCH IRON ROD FOR A CORNER, SAID POINT BEING THE WEST CORNER OF SAID LOT 3A, IN LINE COMMON WITH LOT 3B, BLOCK A-5758 OF SAID METROPOLITAN-MOCKINGBIRD ADDITION;

THENCE NORTH 46 DEGREES 01 MINUTES 47 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID LOT 3B, BLOCK A-5758 OF SAID METROPOLITAN-MOCKINGBIRD ADDITION, A DISTANCE OF 106,82 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR THE NORTH CORNER OF LOT 3B, BLOCK A-5758 OF THE SAID METROPOLITAN-MOCKINGBIRD ADDITION;

THENCE SOUTH 43 DEGREES 33 MINUTES 45 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID LOT 3B, BLOCK A-5758 OF SAID METROPOLITAN-MOCKINGBIRD ADDITION, A DISTANCE OF 27970 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR THE WEST CORNER OF LOT 3B, BLOCK A-5758 OF THE SAID METROPOLITAN-MOCKINGBIRD ADDITION;

THENCE SOUTH 47 DEGREES 55 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 3B, BLOCK A-5758 OF THE SAID METROPOLITAN-MOCKINGBIRD ADDITION, PASS A FOUND 3/4-INCH IRON ROD AT DISTANCE OF 352 FEET, PASS A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED HALF & ASSOC.; AT A DISTANCE OF 25874 FEET, FOR A TOTAL DISTANCE OF 25911 FEET FOR A CORNER IN THE NORTHWEST LINE OF MOCKINGBIRD LANE;

THENCE SOUTH 43 DEGREES 36 MINUTES 23 SECONDS WEST WITH THE NORTHWEST LINE OF MOCKINGBIRD LANE, A DISTANCE OF 24018 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR A CORNER, SAID POINT BEING ON THE WEST SIDE OF A CALLED 1288 SQUARE FEET TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT BY DEED RECORDED IN INSTRUMENT NUMBER 200503524435, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, THE FOLLOWING COURSES AND DISTANCES WITH THE WEST LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT:
SOUTH 83 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 3957 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED HALF & ASSOC. FOR A CORNER;

SOUTH 43 DEGREES 28 MINUTES 41 SECONDS WEST, A DISTANCE OF 8971 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR A CORNER;

NORTH 46 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 616 FEET TO A SET 1/2-INCH IRON ROD AND RED PLASTIC CAP STAMPED 'DAL-TECH' FOR A CORNER;

SOUTH 42 DEGREES 05 MINUTES 46 SECONDS WEST, A DISTANCE OF 3885 FEET THE POINT OF BEGINNING,
AND CONTAINING 628,459 SQUARE FEET (14,427 ACRES) OF LAND MORE OR LESS.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HARRY HINES VENTURE II, LP, A TEXAS LIMITED PARTNERSHIP, HARRY HINES VENTURE, LP, A TEXAS LIMITED PARTNERSHIP, AND MOCKINGBIRD FP, LP, A TEXAS LIMITED PARTNERSHIP, AND THESE OTHER DULY AUTHORIZED BEING TO ONE OF THEM, KNOWING THE RIGHTS OF ALL PARTIES, DESIGNATING A TEASEMANT PROPERTY, AND THE PUBLIC UTILITIES, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND TO HEREBY DEED, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN HEREON. 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 PLANTS OR ORNAMENTALS BEING HEREBY RESERVED FOR THE UTILITIES AND ACCOMMODATION OF ALL PUBLIC UTILITIES (USING OR DESIRING SAID EASEMENT) BEING HEREBY RESERVED FOR THE UTILITIES 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, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE FLOODWAY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FLOODWAY EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

WATER MAIN AND WASTE WATER EASTMENTS 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 WASTE WATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THE LOCATION AS INSTALLED. THIS PLAT APPROVES SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2017.

By: _____
ALEX WHITMAN
HARRY HINES VENTURE II, LP, A TEXAS LIMITED PARTNERSHIP
COUNTY OF TEXAS ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED ALEX WHITMAN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES

CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2017.

By: _____
ALEX WHITMAN
HARRY HINES VENTURE, LP, A TEXAS LIMITED PARTNERSHIP
COUNTY OF TEXAS ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED ALEX WHITMAN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES

CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2017.

By: _____
ALEX WHITMAN
MOCKINGBIRD FP, LP, A TEXAS LIMITED PARTNERSHIP
COUNTY OF TEXAS ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED ALEX WHITMAN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

I, GORDON N. ANDERSON, 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 IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS, LICENSE NO. 03485. AS A LICENSED SURVEYOR, I AM NOT PERMITTED TO CONDUCT SURVEYING WORK IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, WITHOUT BEING REGISTERED WITH THE CITY OF DALLAS DEVELOPMENT CODE, SECTION 51A-867 (A) AND THE CITY OF DALLAS DEVELOPMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREIN WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SECTION 51A-867 (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 PLAT
FOR REVIEW ONLY

GORDON N. ANDERSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

STATE OF TEXAS ()
COUNTY OF TEXAS ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED GORDON N. ANDERSON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES

S167-282

PRELIMINARY PLAT

HARRY HINES VENTURE ADDITION

LOTS 3C, 4A & 4B, BLOCK A-5758

1/2" SST IRON ROD
(W/RED DAL-TECH CAP)
FOUND IRON ROD
FOUND IRON PIPE
CONCRETE MONUMENT
CONTROLLING MONUMENT
FOUND
RIGHT-OF-WAY
EASEMENT

LEGEND

SUR
FIR
PIP
MON
(C.M.)
ROW
ESM'T
O.P.R.D.C.T.
D.R.D.C.T.
M.R.D.C.T.
C.O.D.

BEING A REPLAT OF
PART OF LOTS 3 AND 4, BLOCK A-5758
OF THE FOREST PARK ADDITION
VOLUME 241, PAGE 41

BEING A 14,427 ACRE TRACT OF LAND OUT OF THE
MILES BENNETT SURVEY, ABSTRACT NO. 52

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S XX-XXX
ENGINEERING PLAN FILE NO. : XXXX

SURVEYOR:
DAL-TECH ENGINEERING
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TX 75287

DEVELOPER:
PARKING SYSTEM OF AMERICA,
BECLURE INVESTMENTS
CORPORATION,
HARRY HINES PARKING LOT
6720 HARRY HINES BLVD,
DALLAS, TX 75235

Survey Registry No. 101235-00

AUGUST, 2017