

OWNER'S CERTIFICATE

WHEREAS, Enclave Villas, LLC is the sole owner of a tract of land located in the WILLIAM C. HUNNICUT SURVEY, Abstract No. 586, City of Dallas, Dallas County, Texas, and being part of a tract of land described in deed to Enclave Villas, LLC, recorded in Instrument No. 201700199606, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set in the North line of Fomey Road, a variable width right-of-way, at the Southwest corner of a Common Area of Enclave at Wood Creek Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004079, Page 93, Map Records, Dallas County, Texas, and being at the beginning of a curve to the left, having a central angle of 11°45'59", a radius of 2828.15', and a chord bearing and distance of North 73°29'03" West, 579.77';

Thence Northwesterly, along the said North line and said curve to the left, same being the South line of said Enclave Villas, LLC, an arc distance of 580.79' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner, said corner also being in the centerline of a creek;

Thence North 19°18'07" East, leaving said North line, passing through said Enclave Villas, LLC tract and continuing along the centerline of said creek, a distance of 2.51' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 42°17'04" East, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 25.52' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 04°16'56" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 30.90' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 20°09'24" East, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 21.73' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 12°26'45" East, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 69.03' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 18°08'11" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 14.09' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 03°03'19" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 41.35' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 22°12'52" East, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 40.66' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 44°57'48" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 18.53' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 20°10'25" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 20.84' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 10°20'43" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 21.20' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 60°03'25" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 16.10' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 17°25'47" West, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 16.83' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner;

Thence North 17°54'17" East, continuing through said Enclave Villas, LLC tract and along the centerline of said creek, a distance of 11.51' to a 1/2" iron rod with a 3/4" aluminum disk stamped "ENCLAVE VILLAS RPLS 5310" set for corner, and also said corner being in the centerline of Buckner Branch and being at a South corner of a Floodway Management area to the City of Dallas per the Everglade Park 3 Addition as recorded in Volume 80176 Page 2165 of the Map Records of Dallas County, Texas;

Thence with the centerline of Buckner Branch and a said Southerly line of the Floodway Management area of the Everglade Park 3 Addition and a northeasterly line of Enclave Villas, LLC tract the following 9 calls to a point for corner;

- 1. South 72°05'43" East, a distance of 29.90';
2. North 89°40'32" East, a distance of 133.80';
3. South 68°43'13" East, a distance of 143.80';
4. North 82°43'13" East, a distance of 171.20';
5. South 68°28'18" East, a distance of 105.50';
6. North 83°18'02" East, a distance of 78.60';
7. South 30°25'14" East, a distance of 68.27';
8. South 19°08'44" East, a distance of 95.97';
9. South 69°06'40" East, a distance of 5.20' to the northwest corner of a Floodway Easement and Common Area per Enclave at Wood Creek, an Addition to the City of Dallas as recorded in Volume 2004079, Page 93 of the Map Records of Dallas County, Texas;

Thence South 21°51'38" West, with the East line of said Enclave Villas, LLC tract and the West line of said Common Area of Enclave at Wood Creek, passing a 3" diameter aluminum monument stamped R. P. L. S. 4813 found a distance of 301.91' continuing in all a total distance of 308.90' to the PLACE OF BEGINNING and containing 232,998 square feet or 5.349 acres, more or less, of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 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 _____, 20__.

PRELIMINARY, RELEASED 08/11/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ENCLAVE VILLAS, LLC, by and through its duly authorized representative _____, do hereby adopt this plat, designating the herein described property as ENCLAVE VILLAS, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate an Addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management are as 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20__.

ENCLAVE VILLAS, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, This ____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires:



Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 581-4975 FAX: (972) 581-4954
WWW.AWSURVEY.COM

Owner: MRBS Partners, LP
14114 N. Dallas Parkway Suite 265, Dallas, Texas 75254

Drawn by: 17-0016 Drawn by: 024 Date: 08-15-17 Revised:
"A professional company operating in your best interest"

PRELIMINARY PLAT
ENCLAVE VILLAS
LOTS 1-39, 5-Common Areas, BLOCK 2/6128

BEING 5.349 ACRES OUT OF CITY BLOCK 2/6128
WILLIAM C. HUNNICUT SURVEY, ABSTRACT NO. 586
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S

S 167-266