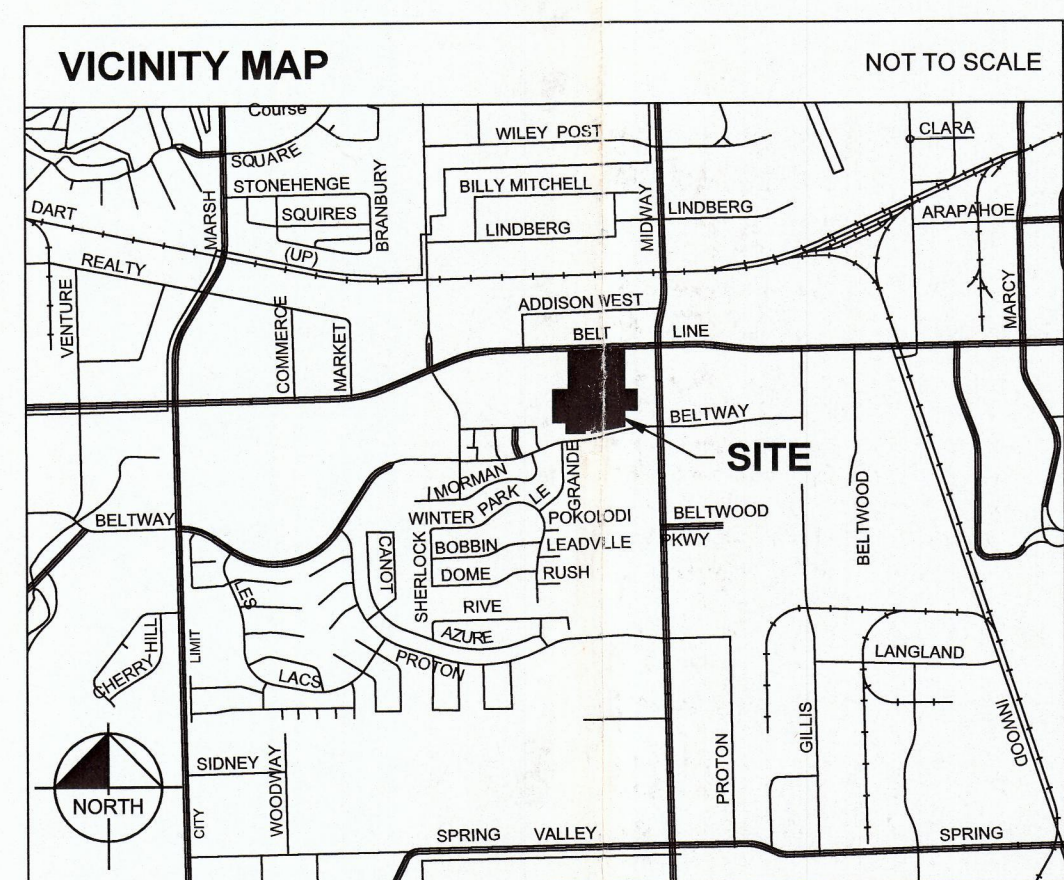
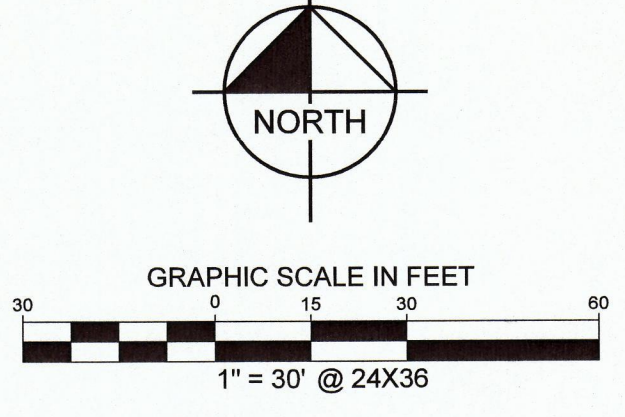
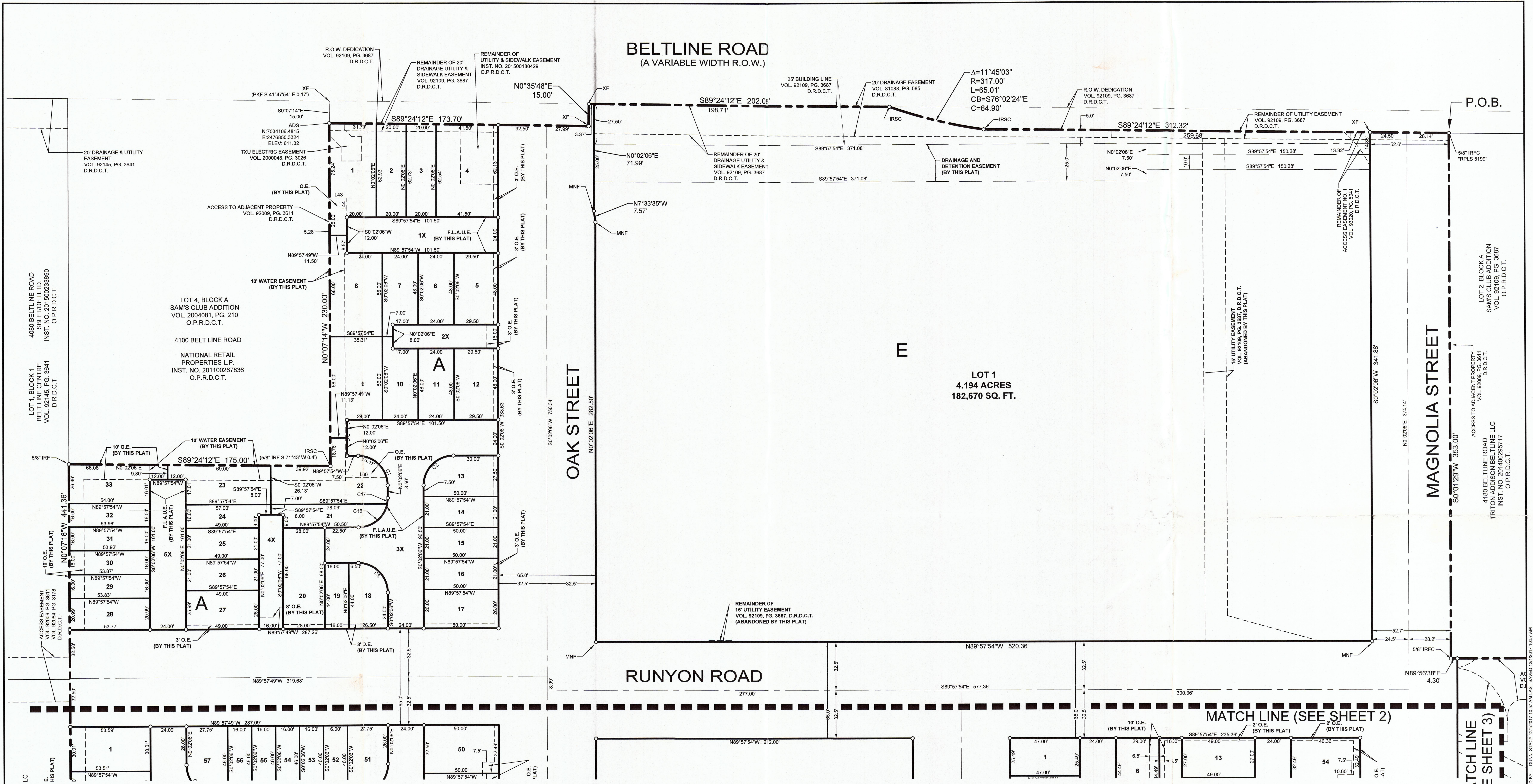


20170632297
PART 1/5



LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 INST. NO. = INSTRUMENT NUMBER
 XF = "X" IN CONCRETE FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 U.E. = UTILITY EASEMENT
 A.E. = ACCESS EASEMENT
 A.U.E. = ACCESS AND UTILITY EASEMENT
 F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
 O.E. = ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT

OWNER:
 BELTLINE BELTWAY INVESTMENTS, LTD.,
 1520 OLIVER STREET
 HOUSTON, TX 77007
 CONTACT: FRANK LIU

OWNER:
 URBAN INTOWNHOMES, LTD.,
 1520 OLIVER STREET
 HOUSTON, TX 77007
 CONTACT: FRANK LIU

SURVEYOR:
 KIMLEY-HORN & ASSOCIATES INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DANA BROWN, R.P.L.S.
 PH. 972-770-1346

ENGINEER:
 SAWYER ENGINEERING, LLC
 1520 OLIVER STREET
 HOUSTON, TX 77007
 CONTACT: CARMEN PEARSON
 PH. 713-961-3877

THE PURPOSE OF THIS REPLAT IS TO CREATE 258 LOTS, 17 COMMON AREAS AND DEDICATE RIGHT-OF-WAY.

REPLAT
ADDISON GROVE ADDITION
 BLOCK A, LOTS 1-33, BLOCK B, LOTS 1-57
 BLOCK C, LOTS 1-34, BLOCK D, LOTS 1-54
 BLOCK E, LOT 1, BLOCK F, LOT 18X
 BEING A REPLAT OF LOT 1, BLOCK A
 SAM'S CLUB ADDITION
 BEING 17.357 ACRES SITUATED IN THE
 THOMAS L. CHENOWETH SURVEY
 ABSTRACT NO. 273
 TOWN OF ADDISON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SRD	DAB	Dec. 2017	064488001	1 OF 4

DRAWN: STACY; CHECKED: JEFF; DATE: 12/20/17; 03:57 AM; LARS SAVED: 12/20/17 03:57 AM

RUNYON ROAD

MATCH LINE (SEE SHEET 1)

**LOT 10X
OPEN SPACE
0.472 ACRES
20,570 SQ. FT.**

**LOT 7X
OPEN SPACE
0.532 ACRES
23,176 SQ. FT.**

**LOT 15X
OPEN SPACE
0.248 ACRES
10,800 SQ. FT.**

**LOT 8X
OPEN SPACE**

**LOT 13X
OPEN SPACE**

**BELTWAY DRIVE
(60' R.O.W.)**

OAK STREET

HOLLY STREET

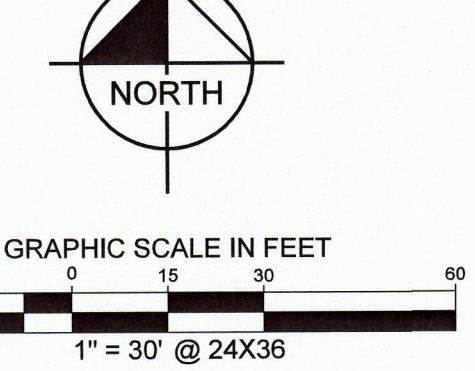
MAGNOLIA STREET

4090 BELTLINE ROAD
EQUINOX HOTEL ADDISON LLC
INST. NO. 201300217075
O.P.R.D.C.T.

LOT 2A, BLOCK 1
BELT LINE CENTRE
VOL. 97243, PG. 1
D.R.D.C.T.

LOT 60
PRIVATE PARK
856 SQ.FT.

4067 BELTLINE ROAD
PECAN SQUARE CONDOMINIUMS
VOL. 1172
D.R.D.C.T.



4048 MORMAN LANE
ALEXANDER P. MCCUTCHIN
INST. NO. 201000086023
O.P.R.D.C.T.

14903 LE GRANDE DRIVE
MACK MIXON
VOL. 98248, PG. 3293
D.R.D.C.T.

LE GRAND DRIVE

14902 LE GRANDE DRIVE
MAY HUANG LIFE ESTATE
INST. NO. 2005148, PG. 10238
O.P.R.D.C.T.

TOWNE LAKE ADDISON
HOMEOWNERS ASSOCIATION
VOL. 99203, PG. 7208
D.R.D.C.T.

14853 TOWN LAKE DRIVE
ALBERT VIGIL
VOL. 99139, PG. 5645
D.R.D.C.T.

OWNER:
BELTLINE BELTWAY
INVESTMENTS, LTD.
1520 OLIVER STREET
HOUSTON, TX 77007
CONTACT: FRANK LIU

OWNER:
URBAN INTOWNHOMES, LTD.
1520 OLIVER STREET
HOUSTON, TX 77007
CONTACT: FRANK LIU

SURVEYOR:
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13455 NOEL ROAD, TWO GALLERIA
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THE PURPOSE OF THIS REPLAT IS TO CREATE 258 LOTS, 17 COMMON AREAS AND DEDICATE RIGHT-OF-WAY.

**REPLAT
ADDISON GROVE ADDITION
BLOCK A, LOTS 1-33, BLOCK B, LOTS 1-57
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OPEN SPACE LOTS 1X-17X
BEING A REPLAT OF LOT 1, BLOCK A
SAM'S CLUB ADDITION
BEING 17.357 ACRES SITUATED IN THE
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TOWN OF ADDISON COUNTY, TEXAS**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SRD	DAB	Dec. 2017	064488001	2 OF 4

MATCH LINE (SEE SHEET 3)

4150 BELTWAY DRIVE
DILLON INVESTMENTS LLC
INST. NO. 201300008151
O.P.R.D.C.T.

DWG NAME: K:\DRAWING\2017\ADDISON GROVE\ADDISON GROVE\REPLAT.DWG PLOTTED BY: DANN STACY 12/20/17 10:59 AM LAST SAVED 12/20/17 4:57 AM

OWNERS CERTIFICATE

WHEREAS URBAN INTOWNHOMES, LTD., AND BELTLINE BELTWAY INVESTMENTS, LTD., are the owners of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No 273, Town of Addison, Dallas County, Texas and being all of Lot 1, Block A, of Sam's Club Addition, an addition to the Town of Addison, Texas according to the plat recorded in Volume 2004081, Page 210, Official Public Records of Dallas County, Texas and all of a tract of land described in Special Warranty Deed to Bellline Beltway Investments, Ltd. recorded in Instrument No. 201600029149, Official Public Records of Dallas County, Texas and all of a tract of land described in Special Warranty Deed to Urban Intownhomes, LLC, recorded in Instrument No. 201600028422, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5199" found in the south right-of-way line of Bellline Road (a variable width right-of-way) at the northwest corner of Lot 2, Block A, of Sam's Club Addition, an addition to the Town of Addison, Texas according to the plat recorded in Instrument No. 92109, Page 3687, Official Public Records of Dallas County, Texas.

THENCE departing said south right-of-way line and with the west line of said Lot 2, Block A, South 0°01'29" West, a distance of 353.00 feet to a 5/8" iron rod with plastic cap found at the southwest corner of said Lot 2, Block A;

THENCE with the south line of said Lot 2, Block A, North 89°56'38" East, a distance of 203.48 feet to a 5/8" iron rod found in the west line of a tract of land described in Special Warranty Deed to Piedmont Midway Partners, L.P., recorded in Volume 2004009, Page 6138, Official Public Records of Dallas County, Texas at the southeast corner of said Lot 2, Block A;

THENCE with said west line of the Piedmont Midway Partners, L.P. tract, South 1°16'17" East, a distance of 110.56 feet to an 5/8" iron rod with aluminum disk set in concrete in the north line of Lot 3 of said Block A at the southwest corner of said Piedmont Midway Partners, L.P. tract;

THENCE with said north line, South 89°56'40" West, a distance of 95.80 feet to a 5/8" iron rod found at the northwest corner of said Lot 3, Block A;

THENCE with the west line of said Lot 3, Block A, South 0°01'22" West, a distance of 289.41 feet to a 1/2" iron rod found at the northeast corner of a tract of land described in Special Warranty Deed to the Town of Addison, recorded in Volume 200026, Page 5143, Deed Records of Dallas County, Texas;

THENCE departing said west line, North 89°59'45" West, a distance of 20.12 feet to a point at the bottom of a wall for corner;

THENCE with the south side of said wall, the following courses and distances to wit:

- South 86°25'51" West, a distance of 15.13 feet to a point at the bottom of a wall for corner;
South 66°05'06" West, a distance of 9.84 feet to a point at the bottom of a wall for corner;
South 64°24'55" West, a distance of 15.43 feet to a point at the bottom of a wall for corner;
South 62°33'01" West, a distance of 15.64 feet to a point at the bottom of a wall for corner;
South 66°53'41" West, a distance of 16.43 feet to a point at the bottom of a wall for corner;
South 77°23'28" West, a distance of 16.07 feet to a point at the bottom of a wall for corner;
South 80°23'39" West, a distance of 16.08 feet to a point at the bottom of a wall for corner;
South 81°22'40" West, a distance of 15.88 feet to a point at the bottom of a wall for corner;
South 87°30'56" West, a distance of 15.73 feet to a point at the bottom of a wall for corner;
South 89°02'45" West, a distance of 32.33 feet to a point at the bottom of a wall for corner;
North 89°58'45" West, a distance of 56.82 feet to a point at the bottom of a wall for corner;
North 89°47'47" West, a distance of 56.42 feet to a point at the bottom of a wall for corner;
South 0°11'10" East, a distance of 6.11 feet to a point at the bottom of a wall for corner;
South 89°48'50" West, a distance of 100.29 feet to a point at the bottom of a wall for corner;
South 0°02'45" East, a distance of 3.93 feet to a point at the bottom of a wall for corner;
South 89°57'15" West, a distance of 24.19 feet to a point at the bottom of a wall for corner;
South 0°26'51" West, a distance of 5.95 feet to a point at the bottom of a wall for corner;
North 89°41'07" West, a distance of 25.76 feet to a point at the bottom of a wall for corner;
North 0°17'44" West, a distance of 6.39 feet to a point at the bottom of a wall for corner;
South 89°29'58" West, a distance of 24.40 feet to a point at the bottom of a wall for corner;
South 0°49'14" East, a distance of 9.91 feet to a point at the bottom of a wall for corner;
South 89°22'24" West, a distance of 25.89 feet to a point at the bottom of a wall for corner;
North 0°00'40" West, a distance of 9.87 feet to a point at the bottom of a wall for corner;
North 89°57'30" West, a distance of 97.86 feet to a point at the bottom of a wall for corner;
South 0°44'00" West, a distance of 10.07 feet to a point at the bottom of a wall for corner;
South 89°54'09" West, a distance of 102.06 feet to a point at the bottom of a wall for corner;
North 0°22'23" West, a distance of 9.95 feet to a point at the bottom of a wall for corner;
North 89°52'21" West, a distance of 97.97 feet to a point at the bottom of a wall for corner;
South 0°51'19" West, a distance of 9.97 feet to a point at the bottom of a wall for corner;
North 89°50'57" West, a distance of 26.00 feet to a point at the bottom of a wall for corner;
North 1°14'11" East, a distance of 3.78 feet to a point at the bottom of a wall for corner;
North 89°49'51" West, a distance of 26.13 feet to a point at the bottom of a wall for corner;
North 0°02'44" West, a distance of 6.29 feet to a point at the bottom of a wall for corner;
South 89°12'06" West, a distance of 26.17 feet to a point at the bottom of a wall for corner;
South 1°57'19" East, a distance of 9.55 feet to a point at the bottom of a wall for corner;
South 88°16'03" West, a distance of 26.05 feet to a point at the bottom of a wall for corner;
North 0°03'54" East, a distance of 4.02 feet to a point at the bottom of a wall for corner;
South 89°59'51" West, a distance of 90.27 feet to a point at the bottom of a wall for corner;
North 1°06'48" East, a distance of 55.89 feet to a point at the bottom of a wall for corner;
North 89°04'49" West, a distance of 6.66 feet to a point at the bottom of a wall for corner;
North 0°18'29" East, a distance of 27.11 feet to a point at the bottom of a wall for corner;
South 89°41'31" East, a distance of 9.26 feet to a point at the bottom of a wall for corner;
North 1°13'10" East, a distance of 22.36 feet to a point at the bottom of a wall for corner;
North 89°41'31" West, a distance of 10.26 feet to a point at the bottom of a wall for corner;
North 0°13'28" East, a distance of 36.84 feet to a point at the bottom of a wall for corner;

THENCE departing said wall, North 89°22'28" West, a distance of 40.30 feet to a 5/8" iron rod with aluminum disk set in the east line of Pecan Square Condominiums, an addition to the Town of Flower Mound, Texas according to the plat recorded in Volume 82165, Page 1772, Deed Records of Dallas County, Texas;

THENCE with said east line and the east line of Lot 2A, Block 1, Belt Line Center, an addition to the Town of Addison, Texas according to the plat recorded in Volume 97243, Page 1, Deed Records of Dallas County, Texas, North 0°07'16" West, at a distance of 298.77 feet passing a "PK" nail found at the northeast corner of said Lot 2A, Block 1 and the southeast corner of Lot 1, Block 1, Belt Line Center, an addition to the Town of Addison, Texas according to the plat recorded in Cabinet 92145, Page 3641, Deed Records of Dallas County, Texas, continuing with the west line of said Lot 1, Block 1, in all a total distance of 441.36 feet to a 5/8" iron rod found at the southwest corner of Lot 4 of said Block A, Sam's Club Addition;

THENCE departing said east line and with the south line of said Lot 4, Block A, South 89°24'12" East, a distance of 175.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southeast corner of said Lot 4, Block A, from which a 5/8" iron rod found bears South 71°43' West, a distance of 0.4 feet;

THENCE with the east line of said Lot 4, Block A, North 0°07'14" West, a distance of 230.00 feet to a 5/8" iron rod with aluminum disk set in concrete in said south right-of-way line of Bellline Road at the northwest corner of said Lot 1, Block A, Sam's Club Addition;

THENCE with said south right-of-way line, the following courses and distances to wit:

- South 89°24'12" East, a distance of 173.70 feet to a "X" cut in concrete found for corner;
North 0°35'48" East, a distance of 15.00 feet to a "X" cut in concrete found for corner;
South 89°24'12" East, a distance of 202.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 11°45'03", a radius of 317.00 feet, a chord bearing and distance of South 76°02'24" East, 64.90 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 65.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°24'12" East, a distance of 312.32 feet to the POINT OF BEGINNING and containing 17.357 acres or 756,073 square feet of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That URBAN INTOWNHOMES, LTD., AND BELTLINE BELTWAY INVESTMENTS, LTD. ("Owners") do hereby adopt this plat designating the hereinabove property as ADDISON GROVE ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephones, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

Water main and sanitary sewer 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 service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, my hand, this 4th day of December, 2017.

URBAN INTOWNHOMES, LTD., a Texas limited partnership

By: URBAN INTOWNHOMES GP, LLC, a Texas limited liability company (its Manager) STATE OF TEXAS §
COUNTY OF HARRIS §

By: Carmen Pearson, Vice President

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Carmen Pearson, the Vice President of Urban Intownhomes, GP, LLC, a Texas limited liability company acting as Manager of Urban Intownhomes, Ltd., a Texas limited partnership on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF December, 2017.

Phalya Kong, Notary Public in and for the STATE OF TEXAS, My Commission Expires July 08, 2018

BELTLINE BELTWAY INVESTMENTS, LTD., a Texas limited partnership

By: Country Lane GP, LLC, a Texas limited liability company (its General Partner) STATE OF TEXAS §
COUNTY OF HARRIS §

By: David Foor, Vice President

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared David Foor, Vice President of Country Lane GP, LLC, a Texas limited liability company acting as General Partner of Beltline Beltway Investments, Ltd., a Texas limited partnership on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF December, 2017.

Phalya Kong, Notary Public in and for the STATE OF TEXAS, My Commission Expires July 08, 2018

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

Texas Capital Bank, N.A.

By: Sabrina Chou, Vice President

Name:

Title:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON August 15, 2017.

Kristy Wheeler, Vice Chair, Planning and Zoning Commission

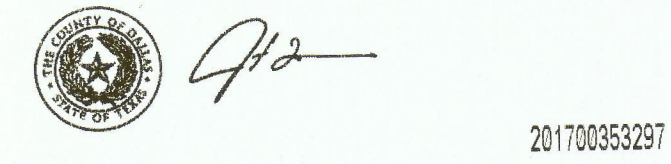
Christie Wilson, City Secretary



THE PURPOSE OF THIS REPLAT IS TO CREATE 258 LOTS, 17 COMMON AREAS AND DEDICATE RIGHT-OF-WAY.

REPLAT ADDISON GROVE ADDITION BLOCK A, LOTS 1-33, BLOCK B, LOTS 1-57 BLOCK C, LOTS 1-34, BLOCK D, LOTS 1-54 BLOCK E, LOT 1, BLOCK F, LOT 18X OPEN SPACE LOTS 1X-17X BEING A REPLAT OF LOT 1, BLOCK A SAM'S CLUB ADDITION BEING 17.357 ACRES SITUATED IN THE THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 TOWN OF ADDISON COUNTY, TEXAS

Filed and Recorded Official Public Records John F. Warren, County Clerk Dallas County TEXAS 12/19/2017 02:33:47 PM \$129.00



OWNER: BELTLINE BELTWAY INVESTMENTS, LTD., 1520 OLIVER STREET HOUSTON, TX 77007 CONTACT: FRANK LIU
OWNER: URBAN INTOWNHOMES, LTD., 1520 OLIVER STREET HOUSTON, TX 77007 CONTACT: FRANK LIU
SURVEYOR: KIMLEY-HORN & ASSOCIATES INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 HOUSTON, TX 77007 DALLAS, TEXAS 75240 CONTACT: DANA BROWN, R.P.L.S. PH.972-770-1346
ENGINEER: SAWYER ENGINEERING, LLC 1520 OLIVER STREET HOUSTON, TX 77007 CONTACT: CARMEN PEARSON PH.713-961-3877

NOTES:

Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.

Zoning: PD-324-Townhome; Built to Patio Home Standards

All driveways shall access the alleys; no driveways may access streets

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Development standards of this plat shall comply with Appendix A of the Addison Code of Ordinances.

No floodplain exists on the site

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

Dana Brown signature

Dana Brown, Registered Professional Land Surveyor #5336, Kimley-Horn and Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240, 972-770-1300



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of December, 2017.

Micole Tribbett, Notary Public in and for the STATE OF TEXAS

