

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 Beltline 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°20'26" West, a distance of 16.07 feet to a point at the bottom of a wall for corner;
South 80°25'39" 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 296.77 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 Centre, 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 Beltline 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 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 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, 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 drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the 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 reserved.

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 the 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 which would impede the flow of water in the 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 the purpose. 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 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 on the detention area(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 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 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 description of 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

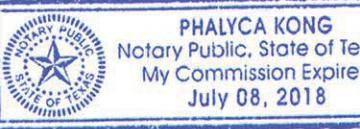
By: URBAN INTOWNHOMES GP, LLC, a Texas limited liability company (its Manager) STATE OF TEXAS \$
COUNTY OF HARRIS \$

By: Carmen Pearson Vice President

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on personally appeared Carmen Pearson, the Vice President of Urban Intownhomes, GP, LLC, 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.

NOTARY PUBLIC in and for the STATE OF TEXAS



BELTLINE BELTWAY INVESTMENTS, LTD., a Texas limited partnership

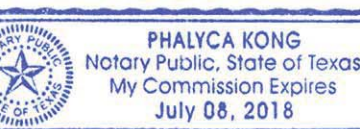
By: Country Lane GP, LLC, a Texas limited liability company (its General Partner) STATE OF TEXAS \$
COUNTY OF HARRIS \$

By: David Foor Vice President

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on 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.

NOTARY PUBLIC in and for the STATE OF TEXAS



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.

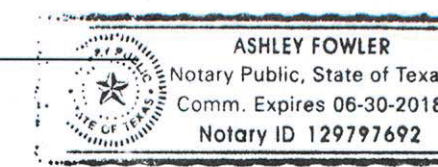
By: Sabrina Chou Vice President

Title:

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on December 4, 2017 by Sabrina Chou, as Vice President, of Texas Capital Bank, a National Association, on behalf of said national banking association.

Notary Public in and for the State of Texas



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

Kristy McWhorter 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

Kimley»Horn

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

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No. Values: n/a, SRD, DAB, Dec. 2017, 064488001

Conformed Copy Official Public Records John F. Warren, County Clerk Dallas County, TEXAS 12/19/2017 02:33:47 PM \$139.00



201700353297

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 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.

NOTARY PUBLIC in and for the STATE OF TEXAS

