

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

**COUNTY OF DALLAS
STATE OF TEXAS**

WHEREAS, NexBank SSB, is the owner of a tract of land, situated in the William Miller Survey, Abstract No. 883 and the John Smith Survey, Abstract No. 1225, in the City of Dallas, Denton County, Texas and being all of that tract of land described by deed to NexBank, SSB, as recorded under Document No. 2011-18454, of the Official Records, Denton County, Texas, (O.P.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 3688" found at the most easterly corner of said NexBank, SSB tract, same being the most southerly corner of a tract of land described by deed to Firebrand Properties, L.P., as recorded under Document No. 2007-33014, O.P.R.D.C.T., said corner also being in the northwesterly monumented line of the State Highway No. 190 (President George Bush Turnpike) south bound service road;

THENCE along said south bound service road, the following two (2) courses and distances:

South 25°35'03" West, a distance of 242.77' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at an angle point;
South 31°12'33" West, a distance of 25.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the most southerly corner of said NexBank, SSB tract, same being the most easterly corner of Lot 1, Block R/8751, of **SUNSET OAKS/SUNSET PLACE**, an addition to the City of Dallas, Denton County, Texas, as recorded in Cabinet D, Page 42, of the Map Records, Denton County, Texas (M.R.D.C.T.);

THENCE North 60°21'32" West, along a common line between said Lot 1 and NexBank, SSB tract, a distance of 253.17' to a 1/2" iron rod found at the most westerly corner of said NexBank, SSB tract, same being an "el" corner of said Lot 1;

THENCE North 01°07'57" West, along a common line between said Lot 1 and NexBank, SSB tract, a distance of 276.60' to a 1/2" iron rod with a plastic cap found for the most northerly corner of said NexBank, SSB tract, same being the most westerly corner of the aforementioned Firebrand Properties, L.P. tract;

THENCE South 64°55'49" East, along the common line between said NexBank, SSB and Firebrand Properties, L.P. tracts, a distance of 379.43' to the **POINT OF BEGINNING** and containing 1.866 acres of land, more or less.

**COUNTY OF DALLAS
STATE OF TEXAS**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NexBank, SSB does hereby adopt this plat, designating the herein described property as **KAZA DENTON ADDITION PHASE 3**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2012.

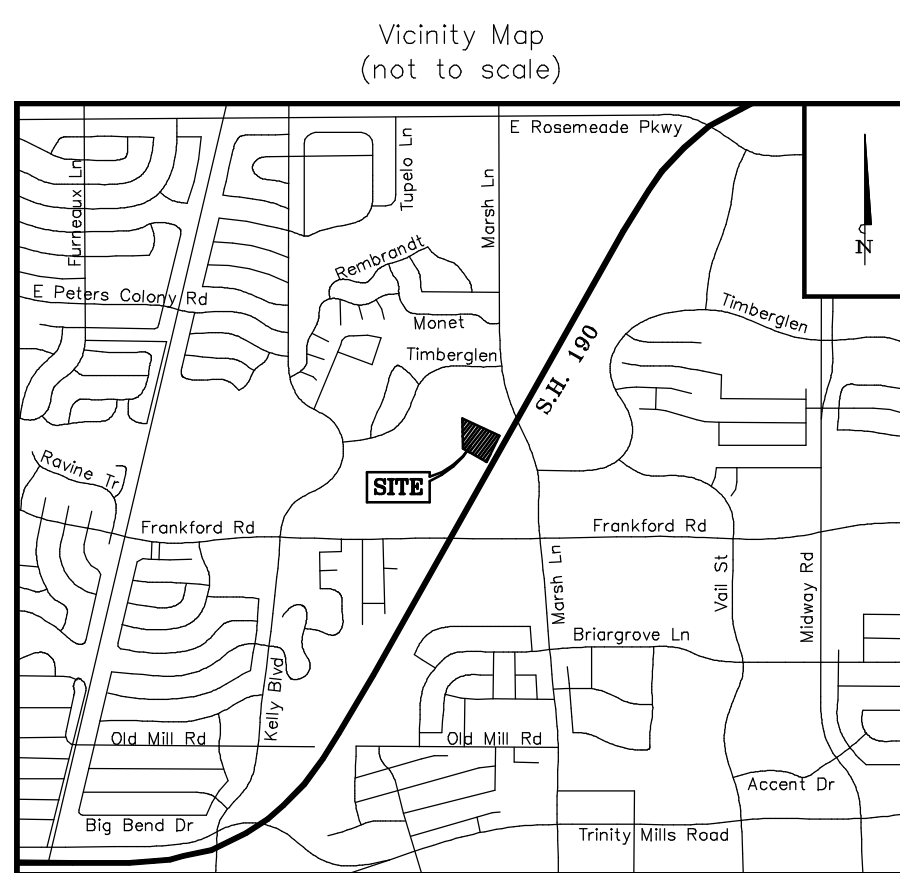
By: _____
(Printed name of authorized signature)

**COUNTY OF DALLAS
STATE OF TEXAS**

BEFORE ME, the undersigned, 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 the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas



I.R.F. = Iron Rod Found
I.P.F. = Iron Pipe Found
C.I.R.F. = Capped Iron Rod Found
D.R.D.C.T. = Deed Records, Dallas County, Texas
I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686"

City of Dallas
Benchmark No. 4
A square is cut on North end of a concrete headwall on the East side of Marsh Lane and 100' North of Gainsborough. Elevation = 600.43'. Final Name 3-D-1. Date Established 05/22/2007.

City of Dallas
Benchmark No. 10
A square is cut on top of a concrete curb on West side of Apple Ridge Road and 25' South of Northeast corner of North side of a Jr. High School Addition. Elevation = 547.68'. Final Name 3-G-6. Date Established 06/19/2007.

Notes:

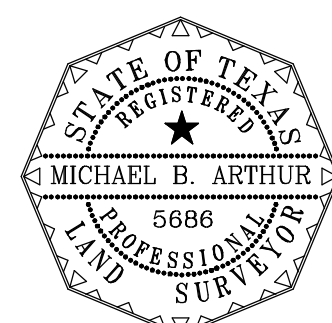
1. Lot to lot drainage will not be allowed without engineering section approval.
2. The purpose of this plat is to plat a tract of land for construction purposes.
3. According to the Flood Insurance Rate Map of the City of Dallas, Denton County Texas, Map No. 48121C0590G, Map Revised April 18, 2011, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
4. Bearings are based on the northeasterly line of that tract of land described by deed to NexBank, SSB, as recorded under Document No. 2011-18454, of the Official Public Records, Denton County, Texas.
5. Elevations are based on the City of Dallas Benchmarks, No. 4 and No. 10, described herein.

SURVEYOR'S CERTIFICATE:

I, MICHAEL B. ARTHUR, 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 the 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 is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2012.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686

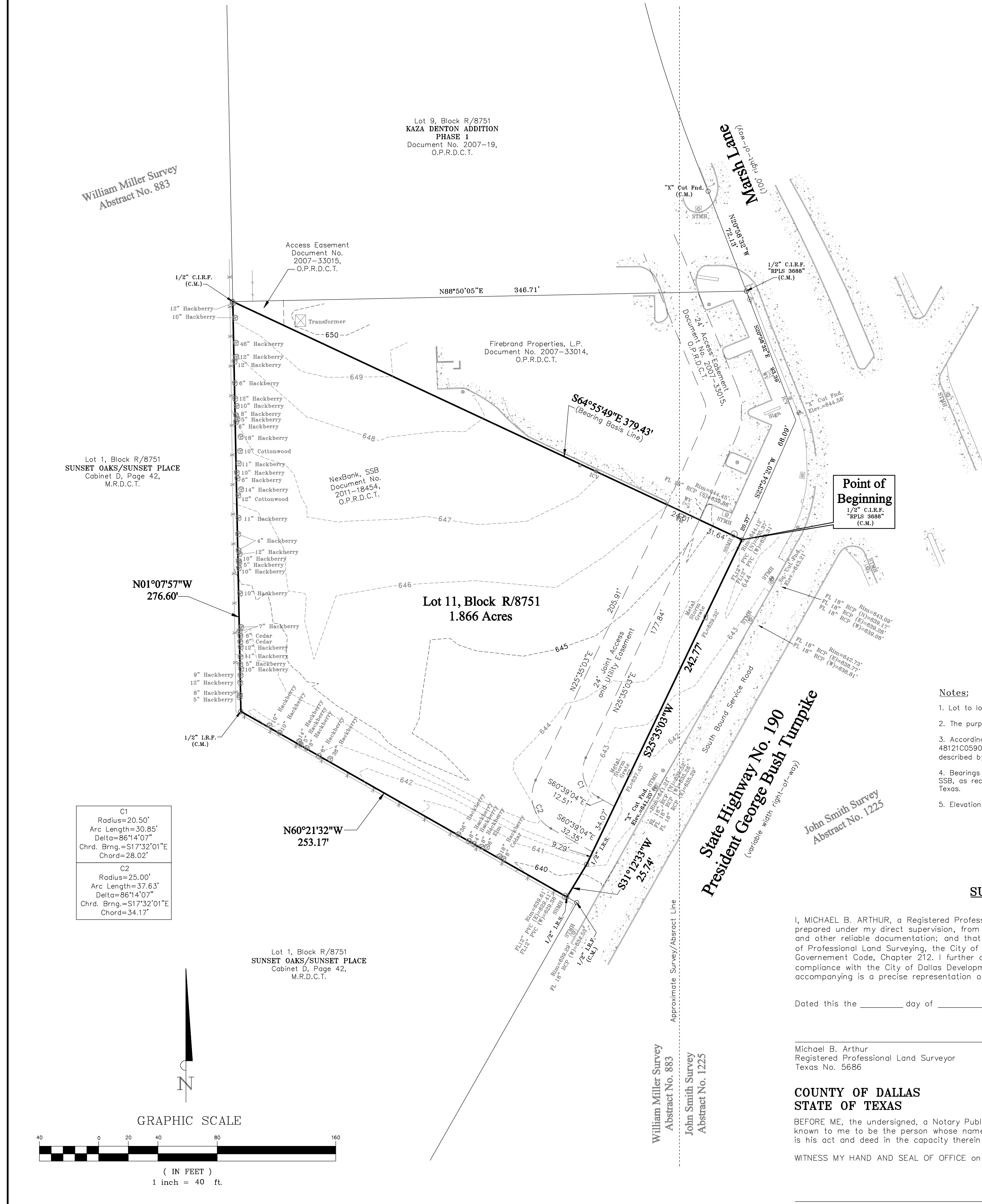


**COUNTY OF DALLAS
STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas



William Miller Survey
Abstract No. 883

Lot 9, Block R/8751
KAZA DENTON ADDITION
PHASE 1
Document No. 2007-19,
O.P.R.D.C.T.

Access Easement
Document No.
2007-33015,
O.P.R.D.C.T.

Firebrand Properties, L.P.
Document No. 2007-33014,
O.P.R.D.C.T.

NexBank, SSB
Document No.
2011-18454,
O.P.R.D.C.T.

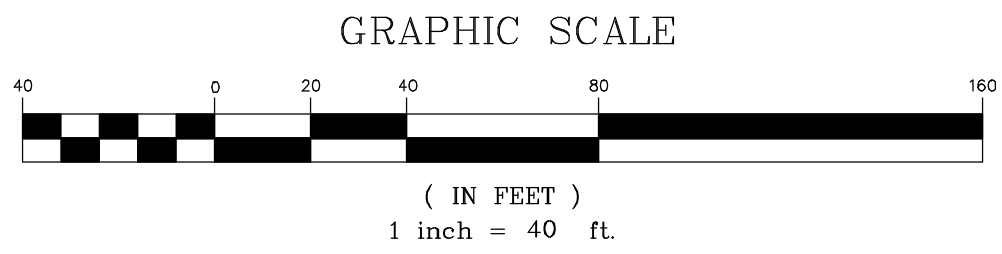
Lot 1, Block R/8751
SUNSET OAKS/SUNSET PLACE
Cabinet D, Page 42,
M.R.D.C.T.

Point of
Beginning
1/2" C.I.R.F.
"RPLS 3688"
(C.M.)

John Smith Survey
Abstract No. 1225

C1	Radius=20.50'
	Arc Length=30.85'
	Delta=86°14'07"
	Chrd. Brng.=S17°32'01"E
	Chord=28.02'
C2	Radius=25.00'
	Arc Length=37.63'
	Delta=86°14'07"
	Chrd. Brng.=S17°32'01"E
	Chord=34.17'

Lot 1, Block R/8751
SUNSET OAKS/SUNSET PLACE
Cabinet D, Page 42,
M.R.D.C.T.



PRELIMINARY PLAT
**KAZA DENTON ADDITION
PHASE 3
LOT 11, BLOCK R/8751**

William Miller Survey, Abst. No. 883
and the
John Smith Survey, Abst. No. 1225
City of Dallas,
Denton County, Texas

City Plan File No.: S123-037

SCALE: 1" = 40' DATED: November, 2012

LEGEND

(C.M.)	Controlling Monument	⊙	Light Standard
I.R.F.	Iron Rod Found	⊕	Water Valve
I.P.F.	Iron Pipe Found	⊖	Sanitary Sewer Cleanout
I.R.S.	Iron Rod Set	⊗	Sanitary Sewer Manhole
—	Wood Fence	⊙	Storm Drain Manhole
—	Wrought Iron Fence	⊙	Fire Hydrant
—	Concrete	⊕	Water Meter
—	Asphalt	⊖	Gas Meter
—	Utility Pole	⊗	Gas Valve
—	Overhead Wires	⊙	

OWNER
NexBank, SSB

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