STATE OF TEXAS COUNTIES OF DALLAS AND DENTON

WHEREAS, the City of Carrollton is the owner of a 119.663 acre tract of land situated in the G. Gaskin Survey Abstract No. 492 (Denton County), the B. Baccus Survey, Abstract No. 119 (Dallas and Denton County), the J. Jackson Survey, Abstract No. 708 (Dallas County and Denton County), and the Walter Caruth Survey, Abstract No. 358 (Dallas and Denton County), and being those same tracts or parcels of land conveyed to the City of Carrollton as evidenced by the Deeds recorded under Document No. 20080204495 of the Deed Records of Dallas County, Texas, and Instrument No. 2888-77425 and Instrument No. 2008-7136, and a portion of a tract of land conveyed to the City of Carrollton as evidenced by the Deed recorded in Volume 2415, at Page 711 of the Deed Records of Denton County, Texas. Said 119.663 acre tract being more fully described as follows:

BEGINNING at a 1/2-inch steel rod found for corner on the existing east right-of-way line of Old Denton Road (a variable width right-of-way also known as FM 2281) and being the northwest corner of said City of Carrollton tract and the southwest corner of Kinaspoint Phase II. an addition to the City of Carrollton as shown on the Plat recorded in Cabinet E, at Page 395 of the Real Property Records of Denton County, Texas;

THENCE North 89 dea. 57 min. 29 sec. East. departing said east right—of—way line and along the south line of said Kingspoint Phase II, a distance of 1,372.25 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the west line of The Palisades Phase II, an addition to the City of Carrollton, as shown on the Plat recorded in Cabinet F, at Page 44 of the Real Property Records of Denton County, Texas;

THENCE South 00 deg. 00 min. 59 sec. East, departing said Kingspoint Phase II and along the said west line of The Palisades Phase II, a distance of 1,008.86 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner and being on the existing south right-of-way line of Cometary Hill Road (a 55 foot wide riaht-of-way);

THENCE South 84 deg. 31 min. 52 sec. East, along said south line, a distance of 118.40 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 68 deg. 48 min. 23 sec., a radius distance of 465.00 feet, a chord distance of 525.46 feet and a chord bearing of North 61 deg. 13 min. 07 sec. East;

THENCE easterly along said south right—of—way line and said curve to the left, an arc distance of 558.42 feet to a 1/2-inch steel rod found for corner at the beginning of a curve to the right having a central angle of 73 deg. 30 min. 14 sec., a radius distance of 415.00 feet. a chord distance of 496.63 feet and a chord bearing of North 63 deg. 34 min. 03 sec. East;

THENCE easterly along said south right-of-way line and said curve to the right, an arc distance of 532.40 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the existing west right-of-way

THENCE South 10 deg. 00 min. 00 sec. West, departing said Cometary Hill Road and along the west line of McCoy Road, a distance of 102.00 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 10 deg. 00 min. 00 sec., a radius distance of 1,030.00 feet, a chord distance of 179.54 feet, and a chord bearing of South 05 deg. 00 min. 00 sec West;

THENCE southerly along said curve to the left and said west right-of-way line, an arc distance of 179.77 feet to a 1/2—inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 00 deg. 00 min. 00 sec. West, a distance of 725.83 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 40 deg. 54 min. 59 sec., a radius distance of 530.00 feet, a chord distance of 370.50 feet, and a chord bearing of South 20 dea. 27 min. 19 sec. East:

THENCE southerly along said curve to the left, an arc distance of 378.49 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corners and being the beginning of another curve to the left having a central angle of 32 deg. 18 min. 46 sec., a radius distance of 892.06 feet, a chord distance of 496.45 feet

and a chord bearing of South 57 deg. 04 min. 07 sec. East; THENCE southerly along said curve to the left, an arc distance of 503.09 feet to a 1/2-inch steel rod found for

THENCE South 73 deg. 07 min. 30 sec. East, a distance of 200.00 feet to a 1/2-inch steel rod found for corner at the beginning of a curve to the right having a central angle of 66 deg. 45 min. 10 sec., a radius distance of 1,000.00 feet, a chord distance of 1,100.27 feet and a chord bearing of South 39 deg. 47 min. 06 sec. East;

THENCE southerly along said curve to the right, an arc distance of 1,165.06 feet to a 1/2-inch steel rod found

THENCE South 06 deg. 24 min. 33 sec. East, a distance of 31.85 feet to a 1/2-inch steel rod found for corner; THENCE South 41 deg. 55 min. 59 sec. West, departing said west right-of-way line, a distance of 46.68 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the existing north right-of-way line of President George W. Bush Turnpike (a variable width right-of-way);

THENCE South 76 deg. 17 min. 24 sec. West, along said north right—of—way line, a distance of 175.82 feet to a 1/2—inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at an angle point;

THENCE South 77 deg. 15 min. 37 sec. West, continuing along said north right—of—way line, a distance of 400.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at an angle point; THENCE South 75 deg. 58 min. 15 sec. West, continuing along said right-of-way line, a distance of 200.02 feet to a 1/2—inch steel rod with a red plastic cap stamped "Prism

THENCE South 79 deg. 44 min. 40 sec. West, continuing along said right-of-way line, a distance of 229.34 feet to a chiseled "X" set for corner on the current easterly riaht-of-way line of Raiford Road (a 90 foot wide right-of-way) as dedicated by the plat entitled "Newcrest Centre Subdivision, Raiford Road R.O.W. and Common Areas", an addition to the City of Carrollton as shown on the Plat recorded in Volume 97157 at Page 2684 of the Map Records

Surveys" set for corner at an angle point;

of Dallas County, Texas;

THENCE North 08 deg. 10 min. 58 sec. West, departing said north right—of—way line and along the said east line of Raiford Drive a distance of 389.86 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 52 deg. 18 min. 43 sec., a radius distance of 1,045.00 feet, a chord distance of 921.31 feet and a chord bearing of North 34 deg. 20 min.

THENCE along the easterly and northerly lines of Raiford Drive the following:

northerly along said curve to the left, an arc distance of 954.10 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for

North 60 deg. 30 min. 11 sec. West, a distance of 322.56 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 35 deg. 55 min. 43 sec., a radius distance of 1,045.00 feet, a chord distance of 644.61 feet and a chord bearing of North 78 deg. 28 min. 02 sec. West;

westerly along said curve to the left, an arc distance of 655.29 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

South 83 deg. 34 min. 06 sec. West, a distance of 154.72 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 23 deg. 40 min. 43 sec., a radius distance of feet, a chord distance of 428.80 feet and a chord bearing of South 71 deg. 43 min. 43 sec. West;

westerly along said curve to the left an arc distance of 431.87 feet to a 1/2—inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the right having a central angle of 18 deg. 54 min. 49 sec., a radius distance of 955.00 feet, a chord distance of 313.82 feet and a chord bearing of South 69 deg. 20 min. 46 sec. West;

westerly along said curve to the right, an arc distance of 315.25 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of another curve to the right having a central angle of 11 deg. 39 min. 16 sec., a radius distance of 500.00 feet, a chord distance of 101.53 feet, and a chord bearing of South 84 deg. 37 min. 48

westerly along said curve to the right, an arc distance of 101.70 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for

North 89 deg. 32 min. 34 sec. West, a distance of 108.43 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

South 89 deg. 09 min. 15 sec. West, a distance of 110.00 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the right having a central angle of 95 deg. 50 min. 49 sec., a radius distance of 80.00 feet, a chord distance of 118.76 feet and a chord bearing of North 42 deg. 55 min. 20 sec. West;

northwesterly along said curve to the right, an arc distance of 133.83 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for

South 83 deg. 34 min. 05 sec. West, a distance of 25.54 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the previously mentioned east right—of—way line of Old Denton Road;

Thence northerly along the said east right-of-way line of Old Denton Road the following:

North 01 deg. 05 min. 49 sec. West, a distance of 837.05 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

North 00 deg. 50 min. 28 sec. West, a distance of 749.62 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

North 00 deg. 50 min. 29 sec. West, a distance of 149.92 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

North 00 deg. 16 min. 31 sec. East, a distance of 374.44 feet to the POINT OF BEGINNING;

and containing 119.663 acres or 5,212.529 square feet of

Dedication Statement

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That the City of Carrollton, acting herein by and through its duly—authorized officers, does hereby adopt this plat designating the herein above-described property as Carrollton Acres, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all

no buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton;s use thereof. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any puildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

liens and encumbrances, except as shown herein.

And the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding o or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

City of Carrollton does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of

WITNESS MY HAND THIS _____, DAY OF ______, 2011.

Position Signature of Owner

To the best of my knowledge, there are no liens against this property.

Sianature of Owner

NOTARY CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally ___, 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 and as the act and deed therein

Given under my hand and seal of office, this _____day of

Notary Signature

SURVEYOR CERTIFICATE STATE OF TEXAS

I, Michael Dale Linke, Registered Professional Land Surveyor, hereby certify 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 the platting rules and regulations of the City of Carrollton,

Michael Dale Linke

NOTARY CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael Dale Linke, 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 and as the act and deed therein

Given under my hand and seal of office, this _____day of

Notary Signature

1) Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of Carrollton is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

2) Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.

of Governments Aerial Maps (2009 version).

3) The contour lines shown hereon are based in information provided by the City of Carrollton and suplimented with nformation gathered in the field in September and

4) The dense tree areas indicated on this preliminary plat were placed on this plat using North Texas Central Council

> On the _____day of _____ plat was duly approved by the Planning and Zoning Commission of the City of Carrollton. Planning Departmen

UTILITY CERTIFICATE	
THIS PLAT CORRECTLY PRESENTS THIS DEVELOPMENT.	THE REQUIRED EASEMENTS FOR
ATMOS GAS	 Name/Title
ONCOR ELECTRIC DELIVERY	Name/Title
COSERV ELECTRIC	Name/Title

Planning and Zoning Commission

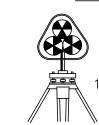
PRELIMINARY PLAT

CARROLLTON ACRES

A 113.166 ACRE TRACT SITUATED IN THE GEORGE GASKIN SURVEY ABSTRACT NO. 492, THE WALTER CARUTH SURVEY ABSTRACT NO. 358. & THE BENJAMIN BACCUS SURVEY ABSTRACT NO. 119. IN THE CITY OF CARROLLTON, DENTON AND DALLAS COUNTY, TEXAS.

> PREPARATION DATE: FEBRUARY 18, 2011 DATE OF LAST REVISION:

> > PRISM SURVEYS, INC.



COMMERCIAL, RESIDENTIAL, BOUNDARY, TOPOGRAPHIC, TITLE & CONSTRUCTION SURVEYS P.O. BOX 181553 1361 W. EULESS BOULEVARD, #112 EULESS, TEXAS 76040 (817) 540-8048 CONTACT: MR. MICHAEL LINKE

FILED: _____, CABINET: ____ PAGE: ____ P.R.D.C.T.

DRAWN BY: MDL PROJECT NO. 10-0740 SHEET 2 of SCALE: 1"= 200' DATE: FEBRUARY 17, 2011 DATE OF LAST REVISION:

S-3234