

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, We, CCI-Two Hickory, LP are the sole owner of a tract of land situated in the FRANCIS MILLER SURVEY, ABSTRACT NO. 926, in the City of Farmers Branch, Dallas County, Texas, being a portion of Lot 1, Block B, Mercer Crossing Addition I, according to the Plat thereof recorded in Volume 2003184, Page 61, Official Public Records, Dallas County, Texas, also being all of a tract of land described in deed to CCI-Two Hickory, LP as recorded in County Clerk's Instrument No. 201400184695, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of Valley View Lane, a variable width right-of-way, with the Westerly right-of-way of Chartwell Crest, a variable width right-of-way;

THENCE South 86 deg 44 min 36 sec East, along said corner clip, a distance of 15.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner at the Southeast end of said corner clip;

THENCE along the Southwesterly right-of-way of said Chartwell Crest and the Northeasterly line of said Lot 1, Block B, the following courses and distances:

South 42 deg 41 min 22 sec East, a distance of 20.22 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said point being the beginning of a curve to the left having a radius of 534.50 feet, a central angle of 09 deg 34 min 19 sec, a chord bearing of South 47 deg 28 min 32 sec East, and a chord length of 89.19 feet;

Southeasterly, along said curve to the left, an arc distance 89.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner;

South 52 deg 15 min 43 sec East, a distance of 127.92 feet to an "X" cut in concrete found for corner, said point being the beginning of a curve to the left having a radius of 985.00 feet, a central angle of 06 deg 27 min 24 sec, a chord bearing of South 55 deg 29 min 25 sec East, and a chord length of 110.94 feet;

Southeasterly, along said curve to the left an arc distance of 111.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner;

South 58 deg 43 minutes 06 seconds East, a distance of 277.69 feet to an "X" cut in concrete found for corner for the Northeast corner of Lot 2, Block B, of said Mercer Crossing Addition I;

THENCE South 60 deg 43 min 43 sec West, departing said Southwesterly right-of-way of Chartwell Crest, along the Northwest line of said Lot 2 and the Southeast line of said Lot 1, a distance of 714.59 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for an interior ell corner in the Easterly line of Lot 1, Block A, Mercer School Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20140069982, Official Public Records, Dallas County, Texas;

THENCE North 02 deg 16 min 17 sec West, along the Northerly East line of said Lot 1, Block A, a distance of 613.19 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Southerly right-of-way of said Valley View Lane, said point being the Northeast corner of said Lot 1, Block A and the beginning of a non-tangent curve to the left having a radius of 1,975.08 feet, a central angle of 04 deg 33 min 22 sec, a chord bearing of North 51 deg 21 min 11 sec East, and a chord length of 157.02 feet;

THENCE along the Southerly right-of-way of said Valley View Lane and said non-tangent curve to the left, an arc distance of 157.06 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 237,161 square feet or 5.444 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of April, 2014, utilizing a G.P.S. measurement (NAD 83) of South 60 deg 43 min 43 sec West (plat-South 60 deg 37 min 23 sec West), along the Southerly line of Lot 1, Block B, Mercer Crossing Addition I, recorded in Volume 2003184, Page 61, Official Public Records, Dallas County, Texas.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CCI-Two Hickory, LP, acting by and through their authorized agents duly authorized so to act, do hereby adopt this plat designation the herein described property as **CCI-TWO HICKORY ADDITION**, Lot 1, Block A, an addition to the City of Farmers Branch, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, fire lanes and alleys thereon: do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, no buildings, fences, trees, shrubs or any other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep all or part of any buildings, fences, trees, shrubs or other improvements of growth which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility of liability to the City of Farmers Branch, Texas. (Any public utility shall have the right to ingress and egress to private property improvements or growths) or obstructions built, placed or planted within the 100 year floodplain designated as Floodway Easement. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

Witness our hands at Farmers Branch, Texas, this the _____ day of _____, 2014.

CCI-Two Hickory, LP, a Texas limited partnership

By: CCI-Two Hickory GP, LLC, a Texas limited liability company, its General Partner

By: _____
 Paul D. Agarwal, Manager

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul D. Agarwal, 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.

Witness my hand and seal of office this the _____ day of _____, 2014.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Leonard J. Lueker
 Registered Professional Land Surveyor
 Texas Registration No. 5714
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive, Suite 325
 Dallas, Texas 75230
 (972) 490-7090



STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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.

Witness my hand and seal of office this the _____ day of _____, 2014.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas, on this the _____ day of _____, 2015.

Mayor, City of Farmers Branch, Texas
 _____ day of _____, 2015.

ATTEST:

City Secretary

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	9°34'19"	534.50'	89.29'	89.19'	S47°28'32"E
C2	6°27'24"	985.00'	111.00'	110.94'	S55°29'25"E
C3	4°33'22"	1,975.08'	157.06'	157.02'	N51°21'11"E
C4	62°53'33"	50.00'	54.88'	52.17'	N69°31'12"E
C5	124°20'40"	188.00'	408.00'	332.52'	S38°47'39"W
C6	95°53'35"	26.00'	43.51'	38.61'	S71°19'29"E
C7	29°26'42"	50.00'	25.70'	25.41'	N46°00'23"E
C8	95°53'35"	50.00'	83.68'	74.25'	S71°19'29"E
C9	44°39'33"	212.00'	165.24'	161.09'	S01°02'55"E
C10	54°26'42"	212.00'	201.45'	193.96'	S52°33'30"W
C11	62°53'33"	26.00'	28.54'	27.13'	N69°31'12"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°44'36"E	15.70'
L2	S42°41'22"E	20.22'
L3	S60°44'02"W	22.70'
L4	S29°16'16"E	5.00'
L5	S60°44'02"W	20.00'
L6	N29°16'16"W	20.00'
L7	N60°44'02"E	20.00'
L8	S29°16'16"E	5.00'
L9	N60°43'44"E	27.79'
L10	S29°16'16"E	15.37'
L11	N29°16'16"W	18.81'
L12	S23°22'41"E	23.79'
L13	N60°43'44"E	3.66'
L14	N29°16'16"W	10.00'
L15	N60°43'44"E	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L16	S29°16'16"E	10.00'
L17	N60°43'44"E	15.94'
L18	N29°16'16"W	39.00'
L19	N60°43'44"E	15.00'
L20	S29°16'16"E	39.00'
L21	N38°04'26"E	14.24'
L22	S38°04'26"W	14.40'
L23	S60°37'40"W	50.81'
L24	N23°22'41"W	23.79'
L25	N66°41'29"W	10.36'
L26	N23°18'31"E	15.00'
L27	S66°41'29"E	10.36'

SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive, Suite 325
 Dallas, Texas 75230
 ph 972-490-7090
 fax 972-490-7099

OWNER
 CCI-Two Hickory, LP
 800 Broad Street, Suite 600
 Austin, Texas 78701
 ph 512-618-2710

**FINAL PLAT
 CCI-TWO HICKORY ADDITION
 LOT 1, BLOCK A**

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK B, MERCER CROSSING ADDITION I, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003184, PAGE 61, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS