



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CADG MERCER CROSSING HOLDINGS, LLC, and TRANSCONTINENTAL REALTY INVESTORS, INC., are the owner of a 33.58 acre (1,462,794 square foot) tract of land situated in the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Dallas County, Texas, and being part of Block B of Westside Addition Section 1, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Instrument Number 200600172708 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of a called 54.952 acre tract of land described as Tract No. 7 in deed to CADG Mercer Crossing Holdings, LLC, as recorded in Instrument Number 201600308379 O.P.R.D.C.T., and being part of a called 17.57 acre tract of land described in Correction Special Warranty Deed with Vendor's Lien to Transcontinental Realty Investors, Inc., as recorded in Instrument Number 201800120549, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with cap stamped "PATE RPLS 5647" for the northwest corner of a called 3.85 acre tract of land described in deed to CKL Brothers Investments, LLC as recorded in Instrument Number 201600150009, O.P.R.D.C.T., and the most northerly northeast corner of said 54.952 acre tract, said corner being on the north line of said Block B and on the south right-of-way line of Valley View Lane (a variable width right-of-way), from which a 12-inch found iron rod with cap stamped "RPLS 5664" bears North 27 degrees 09 minutes 37 second East, a distance of 0.31 of a foot;

THENCE South 01 degree 42 minutes 59 seconds East, with the west line of said 3.85 acre tract, and over and across said Block B, a distance of 524.66 feet to a 5/8-inch found iron rod with cap stamped "PATE RPLS 5647" for the southwest corner of a called 3.85 acre tract, and an "ell" corner of said 54.952 acre tract;

THENCE North 88 degrees 55 minutes 09 seconds East, with the south line of said 3.85 acre tract, the most easterly northeast line of said 54.952 acre tract, and over and across said Block B, a distance of 329.81 feet to the said 3.85 acre tract, and the most easterly northeast corner of said 54.952 acre tract, said corner being on the east line of said Block B, and on the west right-of-way line of Luna Road (a variable width right-of-way), from which a 1/2-inch found iron rod cap stamped "RPLS 5664" bears South 04 degrees 19 minutes 41 second West, a distance of 0.23 of a foot, and a 5/8-inch found iron rod with cap stamped "PATE RPLS 5647" bears South 72 degrees 42 minutes 53 seconds West, a distance of 0.31 of a foot;

THENCE South 02 degrees 36 minutes 59 seconds East, with the east line of said Block B, and said 54.952 acre tract, and the west right-of-way line of said Luna Road, passing at a distance of 462.42 feet to the northeast corner of said 17.57 acre tract, and continuing with the east line of said Block B, and said 17.57 acre tract, and the west right-of-way line of said Luna Road, for a total distance of 517.42 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE over and across said Block B and said 17.57 acre tract, the followings bearings and distances:

South 87 degrees 23 minutes 01 second West, departing said east line of Block B, and said 54.952 acre tract, and the west right-of-way line of said Luna Road, a distance of 214.00 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 214.00 feet, chord bears North 83 degrees 45 minutes 05 seconds West, a distance of 65.96 feet;

Westerly, with said curve, through a central angle of 17 degrees 43 minutes 49 seconds, an arc distance of 66.22 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of reverse curvature of a tangent circular curve to the left having a radius of 186.00 feet, chord bears North 77 degrees 47 minutes 57 seconds West, a distance of 18.91 feet;

Westerly, with said curve, through a central angle of 05 degrees 49 minutes 35 seconds, an arc distance of 18.91 feet to a 1/2-inch found iron rod with cap for corner;

South 87 degrees 23 minutes 01 second West, a distance of 312.65 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the left having a radius of 160.00 feet, chord that bears South 71 degrees 00 minutes 53 seconds West, a distance of 90.18 feet;

Westerly, with said curve, through a central angle of 32 degrees 44 minutes 15 seconds, an arc distance of 91.42 feet to a 1/2-inch found iron rod with cap for corner;

South 54 degrees 38 minutes 46 seconds West, a distance of 491.57 feet to 1/2-inch found iron rod with cap for a corner, said corner being on the southwesterly line of said Block B and said 54.952 acre tract, and the northeasterly right-of-way line of Mercer Parkway (a variable width right-of-way);

THENCE North 35 degrees 21 minutes 14 seconds West, with the southwesterly line of said Block B and said 17.57 acre tract and the northeasterly right-of-way line of said Mercer Parkway, passing at a distance of 40.00 feet to the northwest corner of said 17.57 acre tract, and continuing with the southwesterly line of said Block B, and said 54.952 acre tract and the northeasterly right-of-way line of said Mercer Parkway, for a total distance of 1,137.04 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 970.00 feet, chord that bears North 35 degrees 06 minutes 49 seconds West, a distance of 8.14 feet;

THENCE Northwesterly, with the westerly line of said Block B and said 54.952 acre tract and the northeasterly right-of-way line of said Mercer Parkway and said curve, through a central angle of 00 degrees 28 minutes 50 seconds, an arc distance of 8.14 feet to a 1/2-inch found iron rod with cap for corner;

THENCE over and across said Block B of Westside Addition, the followings bearings and distances:

South 80 degrees 21 minutes 14 seconds East, departing said southwesterly line of Block B and 54.952 acre tract, and said northeasterly right-of-way line of Mercer Parkway, a distance of 19.75 feet to a 1/2-inch found iron rod with cap for corner;

North 54 degrees 38 minutes 46 seconds East, a distance of 292.93 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 225.00 feet, chord that bears North 71 degrees 00 minutes 53 seconds East, a distance of 126.82 feet;

Northeasterly, with said curve, through a central angle of 32 degrees 44 minutes 15 seconds, an arc distance of 128.56 feet to a 1/2-inch found iron rod with cap for corner;

North 87 degrees 23 minutes 01 second East, a distance of 180.00 feet to a 1/2-inch found iron rod with cap for corner;

North 01 degree 29 minutes 36 seconds East, a distance of 233.65 feet to a 1/2-inch found iron rod with cap for corner on the south right-of-way line of said Valley View Lane and on the north line of said Block B and said 54.952 acre tract;

THENCE South 88 degrees 30 minutes 24 seconds East, with the south right-of-way line of said Valley View Lane, the north line of said Block B and the north line of said 54.952 acre tract, a distance of 825.94 feet to the POINT OF BEGINNING AND CONTAINING 33.58 acres (1,462,794 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG Mercer Crossing Holdings, LLC, and Transcontinental Realty Investors, Inc., acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein above described property as **WINDERMERE ADDITION**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permissions of the City of Farmers Branch, Dallas County, Texas, and does hereby reserve for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the full right and privilege to remove and keep removed all or parts of any building, fences, trees, shrubs, paving or other improvements or growths which may in any way may endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding 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 or liability to the City of Farmers Branch, Texas (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility). There will be no permanent structures (buildings, fences, trees, shrubs, paving, or other improvements or growths) or obstructions built, placed or planted within the 100-year flood plain. 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, Dallas County, Texas.

EXECUTED this the _____ day of _____, 2018

CADG Mercer Crossing Holdings, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
A Texas limited liability company
Its Sole Managing Member

By: MMM Ventures, LLC,
A Texas limited liability company
Its Sole Managing Member

By: 2M Ventures, LLC,
A Delaware limited liability company
Its Manager

By: Mehrdad Moayed, Manager

By: Transcontinental Realty Investors, Inc.
A Nevada Corporation
Its Sole Managing Member

By: Henry A. Butler

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared Mehrdad Moayed, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 Farmers Branch, Texas.

Dated this the _____ day of _____, 2018.

Getsy J. Suthan
Registered Professional Land Surveyor
Texas Registration Number 6449
TBPLS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared Getsy J. Suthan 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

FLOOD PLAIN STATEMENT:

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in **WINDERMERE ADDITION**. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the run-of-water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway, or any other structure within 100 Year Flood Plain, as hereinafter defined in **WINDERMERE ADDITION** unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to its property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of farmers Branch shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the homeowners' association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through **WINDERMERE ADDITION**, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch 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 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood plain Administrator.

Marc Bentley, P.E., CFM
Director of Public Works

BLOCK A		
LOT #	SQ. FT.	ACRES
1	4675	0.1073
2	4200	0.0964
3	4200	0.0964
4	4200	0.0964
5	4200	0.0964
6	4200	0.0964
7	4200	0.0964
8	4200	0.0964
9	4200	0.0964
10	4200	0.0964
11	4200	0.0964
12	4200	0.0964
13	4200	0.0964
14	4200	0.0964
15	4200	0.0964
16	4200	0.0964
17	4675	0.1073
18	5091	0.1169
19	4600	0.1056
20	4600	0.1056
21	4600	0.1056
22	4600	0.1056
23	4600	0.1056
24	4600	0.1056
25	4600	0.1056
26	4600	0.1056
27	4600	0.1056
28	4600	0.1056
29	4600	0.1056
30	4600	0.1056
31	4600	0.1056
32	4600	0.1056
33	4600	0.1056
34	5077	0.1166
1X	3067	0.0704
2X	3359	0.0771

BLOCK B		
LOT #	SQ. FT.	ACRES
1	7792	0.1789
2	4200	0.0964
3	4200	0.0964
4	4200	0.0964
5	4200	0.0964
6	4200	0.0964
7	4200	0.0964
8	4200	0.0964
9	4200	0.0964
10	4200	0.0964
11	4200	0.0964
12	4200	0.0964
13	4200	0.0964
14	4200	0.0964
15	4684	0.1075
16	4675	0.1073
17	4675	0.1073
18	4200	0.0964
19	4200	0.0964
20	4200	0.0964
21	4200	0.0964
22	4200	0.0964
23	4200	0.0964
24	4200	0.0964
25	4200	0.0964
26	4200	0.0964
27	4200	0.0964
28	4200	0.0964
29	4200	0.0964
30	4200	0.0964
31	4200	0.0964
32	5588	0.1283
1X	6563	0.1507
2X	895	0.0205
3X	1427	0.0328

BLOCK C		
LOT #	SQ. FT.	ACRES
1	2653	0.0609
2	1979	0.0454
3	1980	0.0454
4	1980	0.0455
5	1980	0.0455
6	1980	0.0455
7	1980	0.0455
8	1980	0.0455
9	1980	0.0455
10	1980	0.0455
11	1980	0.0455
12	1980	0.0455
13	1980	0.0455
14	1980	0.0455
15	1980	0.0455
16	1980	0.0455
17	1980	0.0455
18	1980	0.0455
19	1980	0.0455
20	1980	0.0455
21	1980	0.0455
22	1980	0.0455
23	4119	0.0946
24	2281	0.0524
25	2038	0.0468
26	1981	0.0455
27	1980	0.0455
28	1980	0.0455
29	1980	0.0455
30	1980	0.0455
31	1980	0.0455
32	1980	0.0455
33	1980	0.0455
34	1980	0.0455
35	1980	0.0455
36	1980	0.0455
37	1980	0.0455
38	1979	0.0454
39	2673	0.0614
1X	15851	0.3639
2X	32130	0.7387
3X	42182	0.9684
4X	900	0.0207
5X	900	0.0207
6X	900	0.0207

BLOCK D		
LOT #	SQ. FT.	ACRES
1	4998	0.1147
2	5023	0.1153
3	6593	0.1514
4	4200	0.0964
5	5192	0.1192
1X	83352	1.9135

BLOCK E		
LOT #	SQ. FT.	ACRES
1	6718	0.1542
2	4200	0.0964
3	4200	0.0964
4	4200	0.0964
5	5792	0.1330
6	3889	0.0893
7	1979	0.0454
8	1980	0.0455
9	1980	0.0455
10	1980	0.0455
11	1980	0.0455
12	1980	0.0455
13	1980	0.0455
14	1980	0.0455
15	1980	0.0455
16	1980	0.0455
17	1980	0.0455
18	1980	0.0455
19	1980	0.0455
20	1980	0.0455
21	1980	0.0455
22	1984	0.0455
23	2006	0.0461
24	2048	0.0470
25	3434	0.0788
1X	900	0.0207
2X	1128	0.0259
3X	2851	0.0655

BLOCK F		
LOT #	SQ. FT.	ACRES
1	5957	0.1367
2	4200	0.0964
3	4200	0.0964
4	4200	0.0964
5	4200	0.0964
6	4200	0.0964
7	4200	0.0964
8	4200	0.0964
9	4200	0.0964
10	4313	0.0990
11	4739	0.1088
12	4739	0.1088
13	6061	0.1391
14	2349	0.0539
15	2329	0.0535
16	2317	0.0532
17	2311	0.0530
18	2310	0.0530
19	2310	0.0530
20	2310	0.0530
21	2310	0.0530
22	4914	0.1128
23	4914	0.1128
24	4331	0.0994
25	4200	0.0964
26	4200	0.0964
27	4200	0.0964
28	4200	0.0964
29	4200	0.0964
30	4200	0.0964
31	4200	0.0964
32	4200	0.0964
33	4200	0.0964
34	4200	0.0964
1X	12516	0.2873
2X	2663	0.0611
3X	19195	0.4407

BLOCK G		
LOT #	SQ.FT.	ACRES
1	2653	0.0609
2	1979	0.0454
3	1980	0.0455
4	1980	0.0455
5	1980	0.0455
6	1980	0.0455
7	1980	0.0455
8	1980	0.0455
9	1980	0.0455
10	1980	0.0455
11	1980	0.0455
12	1980	0.0455
13	1980	0.0455
14	1980	0.0455
15	3736	0.0858
16	4747	0.1090
17	2310	0.0530
18	2310	0.0530
19	2310	0.0530
20	2310	0.0530
21	2310	0.0530
22	2310	0.0530
23	2310	0.0530
24	2310	0.0530
25	2310	0.0530
26	2310	0.0530
27	2310	0.0530
28	2310	0.0530
29	2308	0.0530
30	3019	0.0693
31	2880	0.0661
32	1980	0.0455
33	1980	0.0455
34	1980	0.0455
35	1980	0.0455
36	1980	0.0455
37	1980	0.0455
38	1988	0.0456
39	2077	0.0477
40	2198	0.0505
41	2297	0.0527
42	2310	0.0530
43	2310	0.0530
44	2310	0.0530
45	2310	0.0530
46	4744	0.1089
1X	16584	0.3807
2X	900	0.0207
3X	1050	0.0241
4X	10639	0.2442
5X	917	0.0211