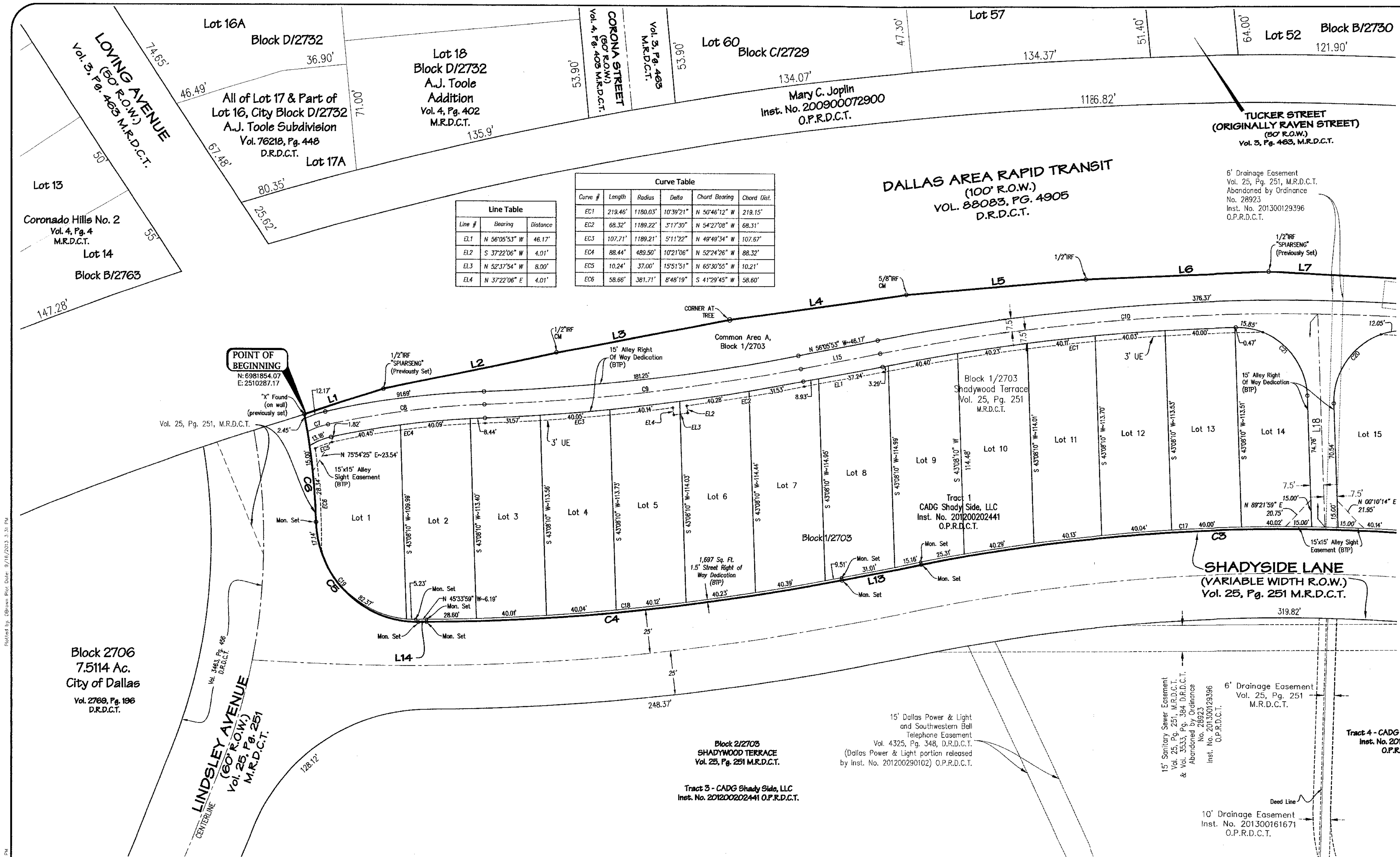


Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	71.51'	40.00'	49.78'	62.36'	S83°42'53"W	102°25'48"
C2	185.96'	1528.15'	93.09'	185.84'	N41°35'03"W	6°58'20"
C3	335.53'	1068.03'	169.16'	334.15'	N47°05'53"W	18°00'00"
C4	239.18'	1301.22'	119.93'	238.84'	N50°49'56"W	10°31'54"
C5	89.92'	57.94'	56.86'	81.17'	N01°06'18"W	88°55'21"
C6	61.70'	378.71'	30.92'	61.63'	N38°41'19"E	9°20'06"
C7	12.58'	47.50'	6.33'	12.54'	S65°10'06"E	15°10'12"
C8	90.34'	500.00'	45.29'	90.21'	S52°24'26"E	10°21'06"
C9	182.41'	1178.72'	91.39'	182.23'	S51°39'53"E	8°52'00"
C10	374.02'	1190.53'	188.56'	372.48'	S47°05'53"E	18°00'00"
C11	152.65'	1405.65'	76.40'	152.57'	S41°12'33"E	6°13'20"
C12	26.22'	292.50'	13.12'	26.21'	S41°45'07"E	5°08'12"
C13	84.36'	500.00'	42.28'	84.26'	S44°01'02"E	9°40'02"
C14	39.67'	250.00'	19.87'	39.62'	S44°18'20"E	9°05'26"
C15	68.06'	38.75'	46.70'	59.64'	N84°36'50"E	100°37'55"
C16	185.78'	1526.65'	93.00'	185.66'	S41°35'03"E	6°58'20"
C17	336.00'	1069.53'	169.40'	334.62'	N47°05'53"W	18°00'00"
C18	238.90'	1299.72'	119.79'	238.57'	S50°49'56"E	10°31'54"
C19	87.60'	56.50'	55.36'	79.09'	S01°08'57"E	88°50'20"
C20	62.83'	40.00'	40.00'	56.57'	N88°08'10"E	90°00'00"
C21	62.36'	40.00'	39.53'	56.24'	S01°31'41"E	89°19'41"

SEE SHEET 2 OF 2



Line Table					
Line #	Bearing	Distance			
E1	N 56°05'53" W	46.17'			
E2	S 37°22'06" W	4.01'			
E3	N 52°31'54" W	8.00'			
E4	N 37°22'06" E	4.01'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
EC1	219.46'	1190.03'	10°39'21"	N 50°46'12" W	219.15'
EC2	68.32'	1189.22'	5°17'30"	N 54°27'08" W	68.31'
EC3	107.71'	1189.21'	5°11'29"	N 49°49'34" W	107.67'
EC4	88.44'	489.50'	10°21'06"	N 52°24'26" W	88.32'
EC5	10.24'	37.00'	15°51'51"	N 65°30'55" W	10.21'
EC6	58.68'	381.71'	8°48'19"	S 41°29'45" W	58.60'

Block 2706  
7.5114 Ac.  
City of Dallas  
Vol. 2768, Pg. 196  
D.R.D.C.T.

LINDSLEY AVENUE  
(60' R.O.W.)  
Vol. 25, Pg. 251  
M.R.D.C.T.

SHADYSIDE LANE  
(VARIABLE WIDTH R.O.W.)  
Vol. 25, Pg. 251 M.R.D.C.T.

Line #	Direction	Length
L1	S62° 57' 00"E	47.54'
L2	S56° 55' 20"E	100.90'
L3	S55° 44' 40"E	101.20'
L4	S53° 08' 00"E	102.00'
L5	S49° 55' 30"E	103.30'
L6	S47° 13' 50"E	105.68'
L7	S41° 52' 30"E	101.40'
L8	S40° 28' 40"E	101.00'
L9	S39° 11' 00"E	302.19'
L10	S39° 45' 30"E	101.10'
L11	S32° 30' 00"W	64.14'
L12	N45° 04' 13"W	258.63'
L13	N56° 05' 53"W	46.17'
L14	N45° 33' 59"W	4.74'
L15	S56° 05' 53"E	46.17'
L16	S39° 11' 00"E	114.72'
L17	S39° 45' 33"E	40.00'
L18	S43° 08' 10"W	121.18'

LEGEND	
IRF	Iron rod found
CM	Controlling Monument
Inst. No.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
R.O.W.	Right-of-way
Vol.	Volume
Pg.	Page
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
Esmt	Easement
UE	Utility Easement
(BTP)	By This Plat
Mon. Set	3-1/4" Aluminum Disk stamped "KG No. 1 Addition SPIARSENIG RPLS 5252" set for corner
CIRS	Capped Iron Rod Set with yellow cap stamped "SPIARS ENG"

- GENERAL NOTES:
- Lot to lot drainage will not be allowed without engineering section approval.
  - The purpose of this plat is to subdivide one block into twenty-eight lots and one common area.
  - Basis of bearing is the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
  - Access or modification to East Grand Avenue requires TxDOT approval.
  - Easements recorded in Volume 92044, Page 5754 Deed Records, Dallas County, Texas, are not able to be located due to poor descriptions and the lack of the referenced utilities on the subject tract. A release of said easements has been filed under Instrument Number 201300195344, Official Public Records, Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Darren K. Brown, 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 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 this plat is a precise representation of this Signed Final Plat.

Dated this the 16 day of SEPTEMBER, 2013.

Darren K. Brown  
Texas Registered Professional Land Surveyor No. 5252

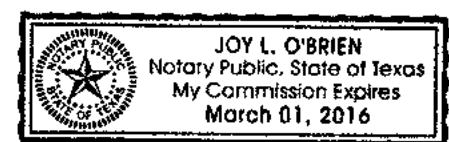


STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of September, 2013.

Notary Public, State of Texas

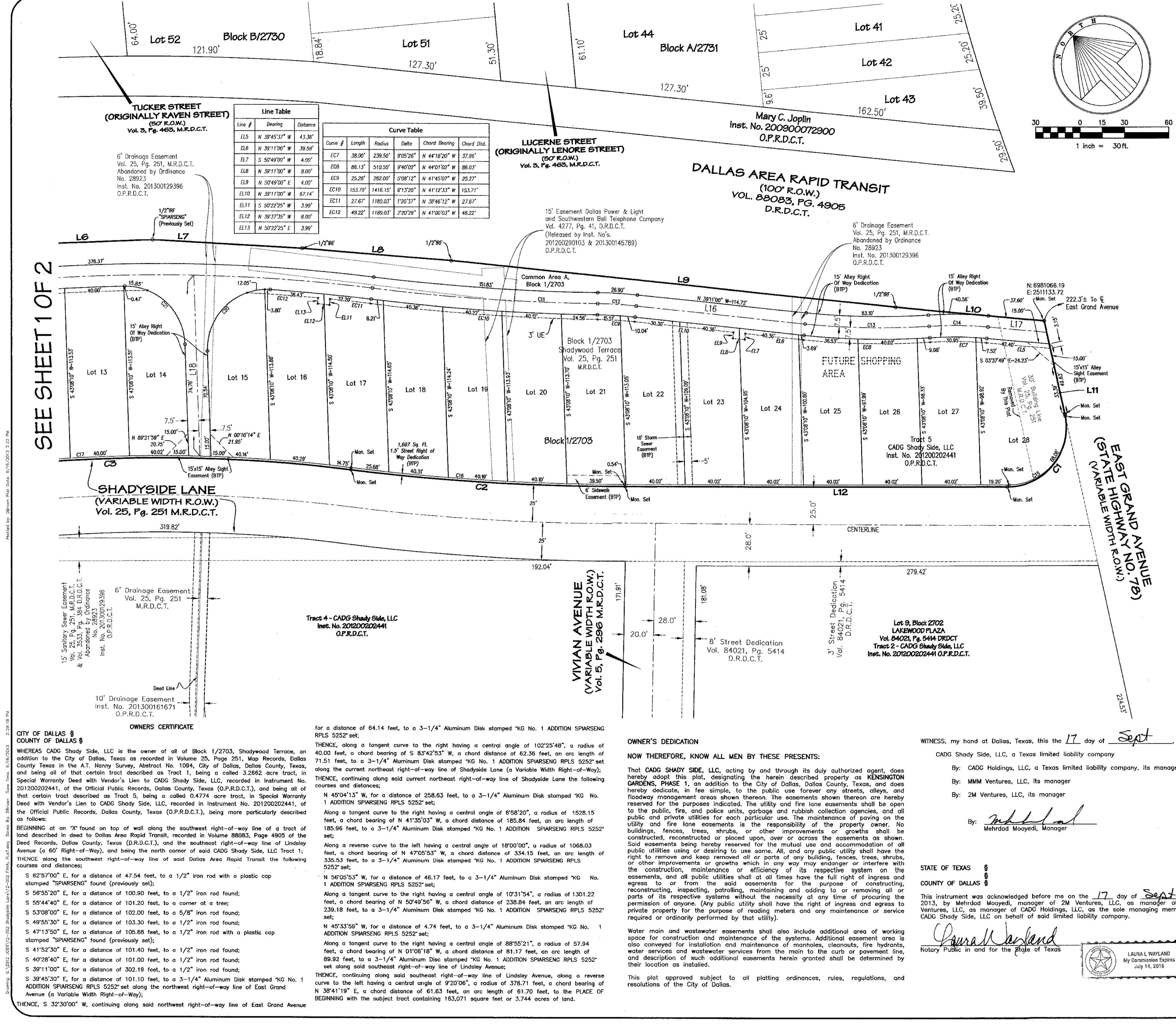


FINAL PLAT  
KENSINGTON GARDENS, PHASE 1

LOTS 1-28 AND COMMON AREA A, BLOCK 1/2703  
REPLAT OF BLOCK 1/2703, SHADYSIDE TERRACE  
A.T. NANNY SURVEY, ABSTRACT NO. 1094  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
City Plan File No: S112-127

OWNER/DEVELOPER  
Centurion American Development Group  
1221 N. IH-35E, Suite 200  
Carrollton, TX 75006  
(469) 892-7200  
Contact: Rick Horn, AICP

ENGINEER/SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Ste. 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: Matt Dorsett



Lot Area Table			
Parcel #	Block #	Square Feet	Acres
1	1/2703	4689	0.108
2	1/2703	4486	0.103
3	1/2703	4540	0.104
4	1/2703	4545	0.104
5	1/2703	4555	0.105
6	1/2703	4569	0.105
7	1/2703	4588	0.105
8	1/2703	4599	0.106
9	1/2703	4590	0.105
10	1/2703	4569	0.105
11	1/2703	4554	0.105
12	1/2703	4544	0.104
13	1/2703	4540	0.104
14	1/2703	4217	0.097
15	1/2703	4139	0.095
16	1/2703	4570	0.105
17	1/2703	4588	0.105
18	1/2703	4577	0.105
19	1/2703	4563	0.105
20	1/2703	4552	0.105

Lot Area Table			
Parcel #	Block #	Square Feet	Acres
21	1/2703	4542	0.104
22	1/2703	4446	0.102
23	1/2703	4281	0.098
24	1/2703	4115	0.094
25	1/2703	3965	0.091
26	1/2703	3916	0.090
27	1/2703	3963	0.091
28	1/2703	5108	0.117

Common Area Table			
Parcel #	Block #	Square Feet	Acres
A	1/2703	16569	0.380

LEGEND	
IRF	Iron rod found
CM	Controlling Monument
Inst. No.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
R.O.W.	Right-of-way
Vol.	Volume
Pg.	Page
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
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Emt	Easement
UE	Utility Easement
(BTP)	By This Plat
Mon. Set	3-1/4" Aluminum Disk stamped "KG No. 1 Addition SPIARSEN RPLS 5252" set for corner
CIRS	Capped Iron Rod Set with yellow cap stamped "SPIARS ENG"

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

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.

WITH Funding LLC

By: *[Signature]*  
John D. Hutchinson, President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John D. Hutchinson known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17<sup>th</sup> day of September, 2013.

Notary Public, State of Texas

**GENERAL NOTES:**

- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to subdivide one block into twenty-eight (28) lots and one common area.
- Basis of bearing is the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
- Access or modification to East Grand Avenue requires DOT approval.
- Easements recorded in Volume 92044, Page 5754 Deed Records, Dallas County, Texas, are not able to be located due to poor descriptions and the lack of the referenced utilities on the subject tract. A release of said easements has been filed under Instrument Number 201300195344, Official Public Records, Dallas County, Texas.

**FINAL PLAT**

**KENSINGTON GARDENS, PHASE 1**  
LOTS 1-28 AND COMMON AREA A, BLOCK 1/2703  
REPLAT OF BLOCK 1/2703, SHADYWOOD TERRACE  
A.T. NANNY SURVEY, ABSTRACT NO. 1094  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
City Plan File No: S112-127

**OWNER/DEVELOPER**  
Century American Development Group  
1221 N. IH-35E, Suite 200  
Carrollton, TX 75006  
(469) 892-7200  
Contact: Rick Horn, AICP

**ENGINEER/SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Ste. 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: Matt Dorsett

SEE SHEET 1 OF 2

**CITY OF DALLAS §  
COUNTY OF DALLAS §**

WHEREAS CADG Shady Side, LLC is the owner of all of Block 1/2703, Shadywood Terrace, an addition to the City of Dallas, Texas as recorded in Volume 25, Page 251, Map Records, Dallas County Texas in the A.T. Nanny Survey, Abstract No. 1094, City of Dallas, Dallas County, Texas, and being all of that certain tract described as Tract 1, being a called 3.2662 acre tract, in Special Warranty Deed with Vendor's Lien to CADG Shady Side, LLC, recorded in Instrument No. 201200202441, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that certain tract described as Tract 5, being a called 0.4774 acre tract, in Special Warranty Deed with Vendor's Lien to CADG Shady Side, LLC, recorded in Instrument No. 201200202441, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being more particularly described as follows:

BEGINNING at an "X" found on top of wall along the southwest right-of-way line of a tract of land described in deed to Dallas Area Rapid Transit, recorded in Volume 88083, Page 4905 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and the southeast right-of-way line of Lindsey Avenue (a 60' Right-of-Way), and being the north corner of said CADG Shady Side, LLC Tract 1; THENCE along the southwest right-of-way line of said Dallas Area Rapid Transit the following courses and distances;

- S 62°57'00" E, for a distance of 47.54 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN RPLS 5252" found (previously set);
- S 56°55'20" E, for a distance of 100.90 feet, to a 1/2" iron rod found;
- S 55°44'40" E, for a distance of 101.20 feet, to a corner at a tree;
- S 53°08'00" E, for a distance of 102.00 feet, to a 5/8" iron rod found;
- S 49°55'30" E, for a distance of 103.30 feet, to a 1/2" iron rod found;
- S 47°13'50" E, for a distance of 106.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN RPLS 5252" found (previously set);
- S 41°52'30" E, for a distance of 101.40 feet, to a 1/2" iron rod found;
- S 40°28'40" E, for a distance of 101.00 feet, to a 1/2" iron rod found;
- S 39°11'00" E, for a distance of 302.19 feet, to a 1/2" iron rod found;
- S 39°45'30" E, for a distance of 101.10 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set along the northwest right-of-way line of East Grand Avenue (a Variable Width Right-of-Way);
- THENCE, S 32°30'00" W, continuing along said northwest right-of-way line of East Grand Avenue

for a distance of 64.14 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;

THENCE, along a tangent curve to the right having a central angle of 102°25'48", a radius of 40.00 feet, a chord bearing of S 83°42'53" W, a chord distance of 62.36 feet, an arc length of 71.51 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set along the current northeast right-of-way line of Shady Side Lane (a Variable Width Right-of-Way); THENCE, continuing along said current northeast right-of-way line of Shady Side Lane the following courses and distances;

- N 45°04'13" W, for a distance of 258.63 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- Along a tangent curve to the right having a central angle of 6°58'20", a radius of 1528.15 feet, a chord bearing of N 41°35'03" W, a chord distance of 185.84 feet, an arc length of 185.96 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- Along a reverse curve to the left having a central angle of 18°00'00", a radius of 1068.03 feet, a chord bearing of N 47°05'53" W, a chord distance of 238.84 feet, an arc length of 335.53 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- N 56°05'53" W, for a distance of 46.17 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- Along a tangent curve to the right having a central angle of 10°31'54", a radius of 1301.22 feet, a chord bearing of N 50°49'56" W, a chord distance of 239.18 feet, an arc length of 239.18 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- N 45°33'59" W, for a distance of 4.74 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set;
- Along a tangent curve to the right having a central angle of 88°55'21", a radius of 57.94 feet, a chord bearing of N 01°06'18" W, a chord distance of 81.17 feet, an arc length of 89.92 feet, to a 3-1/4" Aluminum Disk stamped "KG No. 1 ADDITION SPIARSEN RPLS 5252" set along said southeast right-of-way line of Lindsey Avenue;
- THENCE, continuing along said southeast right-of-way line of Lindsey Avenue, along a reverse curve to the left having a central angle of 9°20'06", a radius of 378.71 feet, a chord bearing of N 38°41'19" E, a chord distance of 61.63 feet, an arc length of 61.70 feet, to the PLACE OF BEGINNING with the subject tract containing 163,071 square feet or 3.744 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG SHADY SIDE, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as KENSINGTON GARDENS, PHASE 1, 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 lane 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 lane 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the 17<sup>th</sup> day of Sept 2013.

CADG Shady Side, LLC, a Texas limited liability company

- By: CADG Holdings, LLC, a Texas limited liability company, its manager
- By: MMM Ventures, LLC, its manager
- By: 2M Ventures, LLC, its manager
- By: *[Signature]*  
Mehrdad Mooyedi, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17<sup>th</sup> day of Sept 2013, by Mehرداد Mooyedi, manager of 2M Ventures, LLC, as manager of MMM Ventures, LLC, as manager of CADG Holdings, LLC, as the sole managing member of CADG Shady Side, LLC on behalf of said limited liability company.

*[Signature]*  
Laura L. Wayland  
Notary Public in and for the State of Texas

