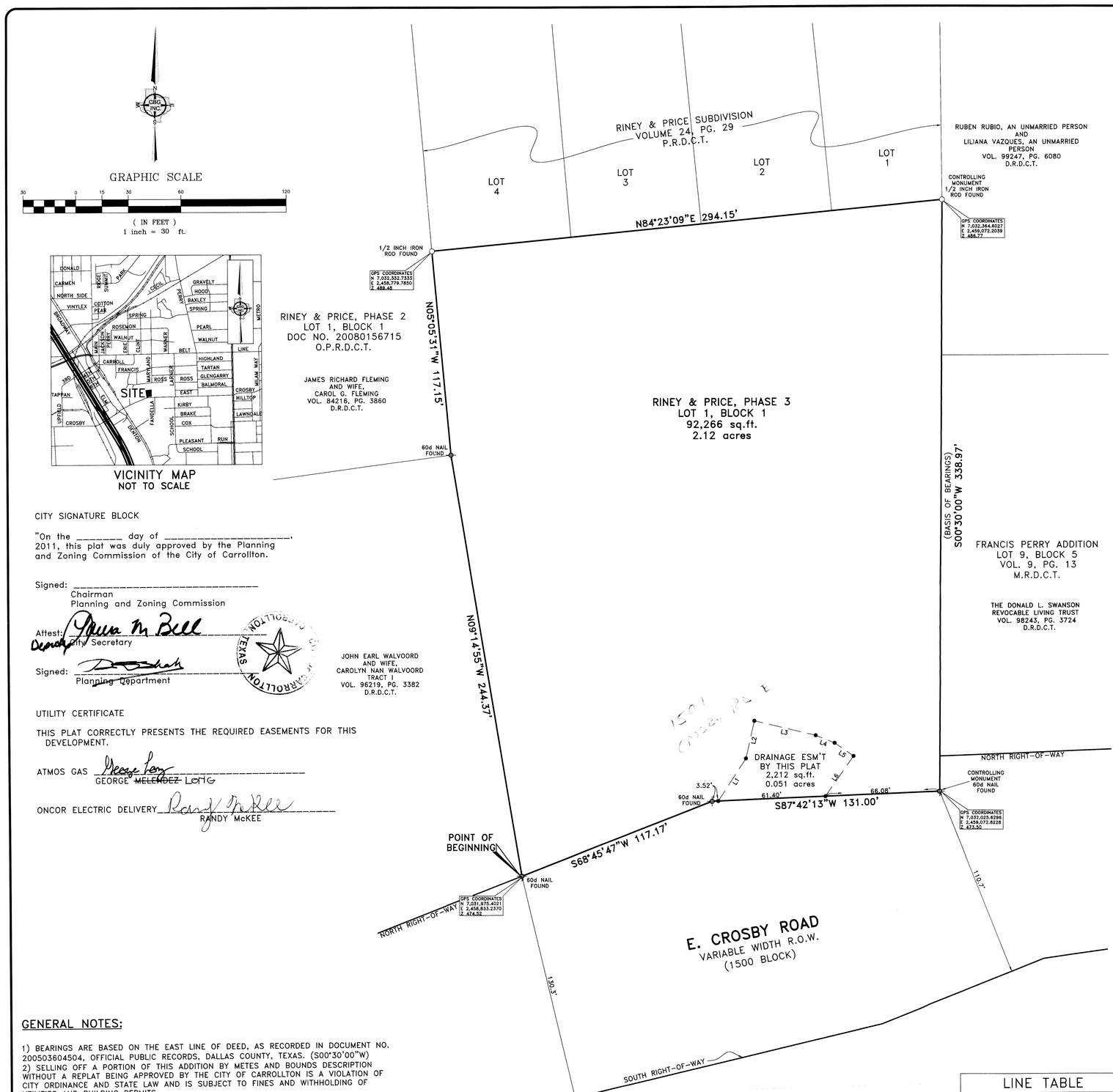

VICINITY MAP
NOT TO SCALE

CITY SIGNATURE BLOCK

"On the _____ day of _____, 2011, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: _____
Chairman
Planning and Zoning Commission

Attest: Laura M Bell
Deputy City Secretary

Signed: _____
Planning Department

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS George Lopez
GEORGE ~~MELENDEZ~~ LOPEZ

ONCOR ELECTRIC DELIVERY Randy McKee
RANDY McKEE

GENERAL NOTES:

1) BEARINGS ARE BASED ON THE EAST LINE OF DEED, AS RECORDED IN DOCUMENT NO. 200503604504, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (S00°30'00"W)
2) 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.
3) INTERSECTION VISIBILITY TRIANGLES SHALL HAVE THE DIMENSIONS SPECIFIED IN SECTION 53.40 ET SEQ. OF THE CARROLLTON CODE OF ORDINANCES.
4) ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS.
5) GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE COORDINATE SYSTEM NORTHCENTRAL TEXAS ZONE 4202 (FEET) PER CITY OF CARROLLTON MONUMENT "D0570101", STATION IS A 3 1/2" ALUMINUM TxDOT DISK SET ATOP A 5/8 STEEL REBAR FLUSH WITH THE GROUND LOCATED SOUTHWEST QUADRANT OF THE INTERSECTION OF IH 35E AND BELT LINE ROAD.

NORTHING: 7,033,531.87287
EASTING: 2,456,328.25623
ELEVATION: 447.343'

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/27/2011 08:28:51 AM
$58.00

201100195107

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°17'32"E	29.00'
L2	N12°52'22"E	21.92'
L3	S76°36'25"E	36.08'
L4	S68°18'57"E	11.65'
L5	S55°14'03"E	13.19'
L6	S35°12'46"W	28.11'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GRC Ventures, Inc. are the owners of a tract of land situated in the William Lamer Survey, Abstract No. 799, in the City of Carrollton, Dallas County, Texas, same being conveyed to GRC Ventures, Inc. by deed recorded in Document No. 200503604504, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a 60d nail found for corner, and being in the North line of E. Crosby Road (a variable width right-of-way), and being the Southeast corner of a tract of land conveyed to John Earl Walvoord and wife, Carolyn Nan Walvoord (Tract I) by deed recorded in Volume 96219, Page 3382 Deed Records, Dallas County, Texas;

Thence North 09 Degrees 14 Minutes 55 Seconds West, along the East line of said Walvoord tract, a distance of 244.37 feet to a 60d nail found for corner, and being the Northeast corner of said Walvoord tract, and being the Southeast corner of Lot 1, Block 1, Riney & Price, Phase 2, an addition to the City of Carrollton, Dallas County, Texas according to the map thereof recorded in Document No. 20080156715, Official Public Records, Dallas County, Texas;

Thence North 05 Degrees 05 Minutes 31 Seconds West, along the East line of said Lot 1, a distance of 117.15 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of Lot 4, Riney & Price Subdivision, an addition to the City of Carrollton, Dallas County, Texas according to the map thereof recorded in Volume 24, Page 29, Map Records, Dallas County, Texas;

Thence North 84 Degrees 23 Minutes 09 Seconds East, along the South line of said Riney & Price Subdivision, a distance of 294.15 feet to a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 1 of said Riney & Price Subdivision, and being in the West line of a tract of land conveyed to Ruben Rubio, an unmarried person and Liliana Vazques, an unmarried person by deed recorded in Volume 99247, Page 6080, Deed Records, Dallas County, Texas;

Thence South 00 Degrees 30 Minutes 00 Seconds West, along the West line of said Rubio and Vazques tract and being in the West line of Lot 9, Block 5, Francis Perry Addition, an addition to the City of Carrollton, Dallas County, Texas according to the map thereof recorded in Volume 9, Page 13, Map Records, Dallas County, Texas, a distance of 338.97 feet to a 60d nail found, and being in the North line of said E. Crosby Road;

Thence South 87 Degrees 42 Minutes 13 Seconds West, along the North line of said E. Crosby Road, a distance of 131.00 feet to a 60d nail found for angle point;

Thence South 68 Degrees 45 Minutes 47 Seconds West, continuing along the North line of said E. Crosby Road, a distance of 117.17 feet to the Point of Beginning and containing 92,266 square feet or 2.12 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, GRC Ventures, Inc. acting herein by and through their duly authorized officers do hereby adopt this plat designating the herein above-described property as **RINEY & PRICE, PHASE 3**, an addition to the City of Carrollton, Texas, and do 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 liens and encumbrances, except as shown herein.

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 buildings, 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.

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 to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The GRC Ventures, Inc do hereby bind themselves, the 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 Carrollton.

WITNESS my hand this 10th day of May, 2011.

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

Gopalakr _____ President _____
Signature of Owner — Position in Corporation

GRC Ventures _____ Connie Bolton _____
Name of Corporation — Lein Holder

NOTARY CERTIFICATE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gopala Pillai known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of May, 2011.

Notary Stamp: EDWARD H. CROPP, Notary Public, State of Texas, My Commission Expires August 24, 2011

Edward H. Cropp
Notary Signature

NOTARY CERTIFICATE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Connie Belton known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of May, 2011.

Notary Stamp: ANGELA BARRY, NOTARY PUBLIC, STATE OF TEXAS, EXPIRES SEPT. 10, 2014

Notary Signature

SURVEYOR CERTIFICATE

STATE OF TEXAS

I, Bryan Connally, a 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, Texas.

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

NOTARY CERTIFICATE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of May, 2011.

Notary Stamp: ROBERT RICHARDSON, Notary Public, STATE OF TEXAS, My Comm. Exp. Aug. 20, 2014

Notary Signature

OWNER: GRC VENTURES, INC.
3915 FURNEAUX LANE
CARROLLTON, TEXAS 75007
P 214-684-3449
F 972-221-2201

FINAL PLAT
RINEY & PRICE, PHASE 3
LOT 1, BLOCK 1
92,266 SQ.FT. / 2.12 ACRES
WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. 03-11ADP1

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
www.cbgdfw.com

SCALE: 1"=30' / DATE: MAY 06, 2011 / JOB NO. 1003313-1 / DRAWN BY: CN