

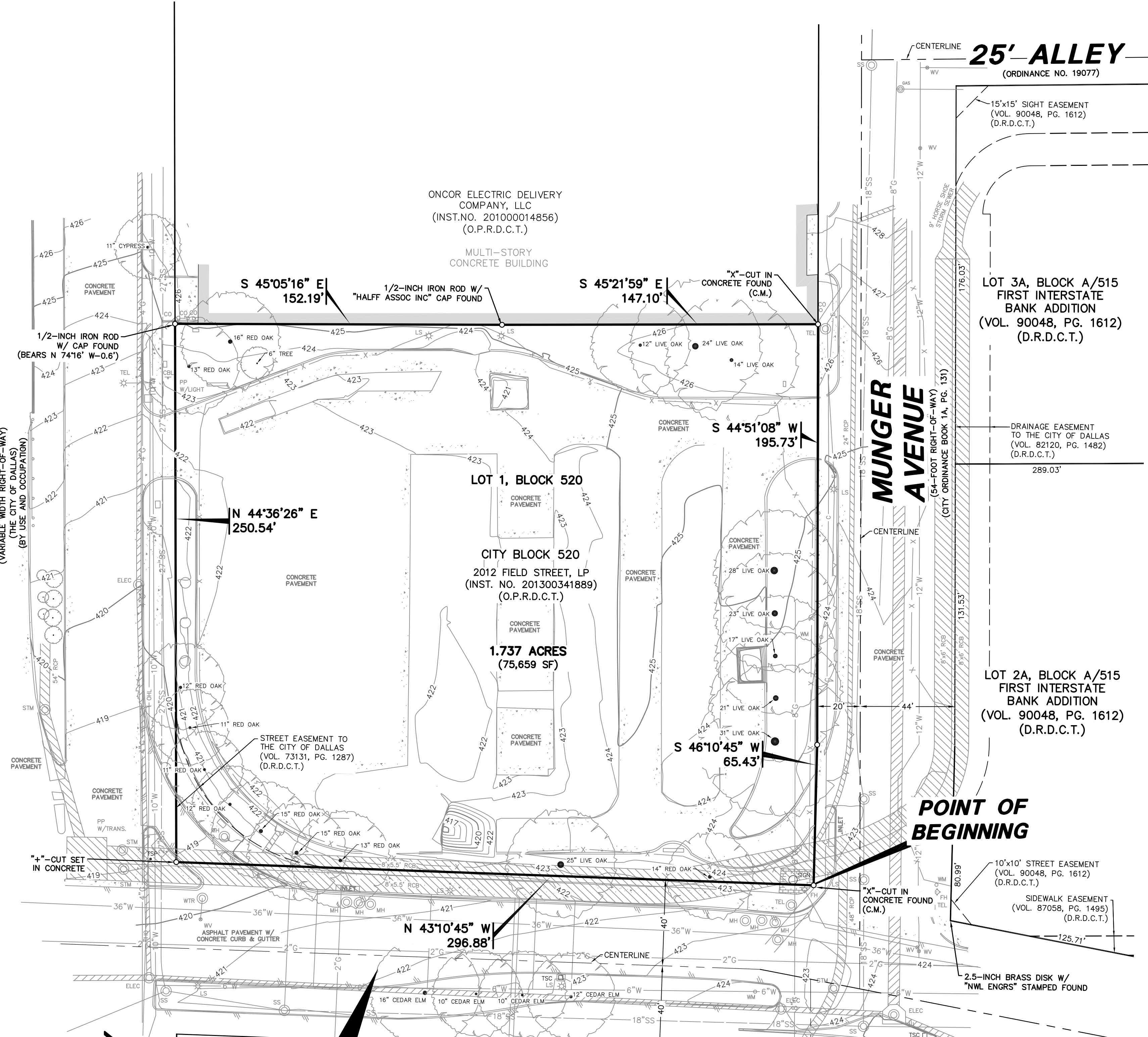
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0345 J, Community-Panel No. 480171 0345 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create seventeen (1) Lot from a previously unplatted property.

WOODALL RODGERS FREEWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
(BY USE AND OCCUPATION)



N. FIELD STREET
(80-FOOT RIGHT-OF-WAY)
(THE CITY OF DALLAS)
(VOL. 1288, PG. 37; VOL. 1304, PG. 470;
VOL. 1304, PG. 492; VOL. 1378, PG. 63
AND VOL. 1377, PG. 71)
(D.R.D.C.T.)

THE CITY OF DALLAS
(VOL. 71170, PG. 1702)
(D.R.D.C.T.)

THE CITY OF DALLAS
(CITY ORDINANCE NO. 713163)

LEGEND

<ul style="list-style-type: none"> ○ UG CABLE MARKER ○ CLEANOUT □ ELECTRIC BOX □ ELECTRIC MANHOLE □ UG ELECTRIC MARKER □ FIRE HYDRANT □ GUY ANCHOR □ LIGHT STANDARD □ MANHOLE (TYPE UNKNOWN) □ POWER POLE 	<ul style="list-style-type: none"> ★ PP W/ LIGHT → PP W/ GUY ANCHOR ○ SAN. SEWER MANHOLE □ TELEPHONE BOX □ TRAFFIC SIGNAL CONTROL □ TRAFFIC SIGNAL POLE □ STORM SEWER MANHOLE □ WATER MANHOLE □ WATER VALVE (C.M.) CONTROLLING MONUMENT VOL. VOLUME PG. PAGE 	<ul style="list-style-type: none"> — PROPERTY LINE — EASEMENT LINE — FENCE — OVERHEAD UTILITY LINE — GUARD RAIL — UNDERGROUND CABLE LINE — UNDERGROUND GAS LINE — STORM DRAIN LINE — WATER LINE — SANITARY SEWER LINE — EXIST. CONTOUR — D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS — O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
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PRELIMINARY PLAT
2012 FIELD STREET
LOT 1, BLOCK 520
BEING PART OF OFFICIAL CITY BLOCK NO. 520
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
DALLAS COUNTY, TEXAS
SHEET 1 OF 2
CITY PLAN FILE NO. S167-041

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY CM		TX REG. ENGINEERING FIRM F-14439 PH: 214-303-5523 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JEC	SCALE 1"=30'	DATE 10/19/16	JOB NUMBER 3636-16.471

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
2012 FIELD STREET, LP
2929 CARLISLE STREET, SUITE 250
DALLAS, TX 75204
PH: 214-303-5523
CONTACT: JKEN REESE

2012 FIELD STREET - PRELIMINARY PLAT

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 1.737 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, Official City of Dallas Block No. 520; said tract being all of a certain tract of land described in Special Warranty Deed to 2012 Field Street, LP recorded in Instrument No. 201300341889 of the Official Public Records of Dallas County, Texas; said 1.737 acre tract being more particularly described as follows:

BEGINNING, at an "X"-cut in concrete at the intersection of the northwest line of Munger Avenue (a 54-foot wide right-of-way) and the northeast right-of-way line of Field Street (a variable width right-of-way); said point being the most southerly corner of said 2012 Field Street tract;

THENCE, North 43 degrees, 10 minutes, 45 seconds West, along the said northeast line of Field Street and the southwest line of said 2012 Field Street tract, a distance of 296.88 feet to an "+"-cut in concrete set at the intersection of the southeast right-of-way line of Woodall Rogers Freeway (a variable width right-of-way) and the said northeast line of Field Street; said point being the most westerly corner of said 2012 Field Street tract;

THENCE, North 44 degrees, 36 minutes, 26 seconds East, along the said southeast line of Woodall Rogers Freeway and the northwest line of said 2012 Field Street tract, a distance of 250.54 feet to a point for corner; said point being the most westerly corner of a certain tract of land described in Special Warranty Deed to Oncor Electric Delivery Company LLC recorded in Instrument No. 201000014856 of said Official Public Records; said point being the most northerly corner of said 2012 Field Street tract; from said point a 1/2-inch iron rod with cap found bears South 74 degrees, 16 minutes West, 0.6 feet;

THENCE departing the said southeast line of Woodall Rodgers Freeway, along the southwest line of said Oncor tract and the northeast line of said 2012 Field Street tract, the following two (2) calls:

South 45 degrees, 21 minutes, 59 seconds East, a distance of 152.19 feet to a 1/2-inch iron rod with "HALFF ASSOC INC" cap found for angle point;

South 45 degrees, 21 minutes, 59 seconds East, a distance of 147.10 feet to an "X"-cut in concrete found in the said northwest line of said Munger Avenue; said point being the most southerly corner of said Oncor tract and the most easterly corner of said 2012 Field Street tract;

THENCE, South 44 degrees, 51 minutes, 08 seconds West, along the said northwest line of Munger Avenue and the southeast line of said 2012 Field Street tract, a distance of 195.73 feet to a "+"-cut in concrete set for angle point;

THENCE, South 46 degrees, 10 minutes, 45 seconds West, along the said northwest line of Munger Avenue and the southeast line of said 2012 Field Street tract, a distance of 65.43 feet to the POINT OF BEGINNING;

CONTAINING: 75,659 square feet or 1.737 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 18th day of November, 2016.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 12/8/16.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2012 Field Street LP., a Texas limited partnership, acting by and through its duly authorized agent, Ken Reese, Executive Vice President, does hereby adopt this plat, designating the herein described property as **2012 FIELD STREET**, an addition to the City of Dallas, Dallas County, Texas, and do 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 systems 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 _____ day of _____, 2016.

2012 Field Street, LP,
a Texas limited partnership

By: Hillwood Urban Services, L.P.,
a Texas limited partnership,
its authorized representative

By: Hillwood Services GP, LLC,
a Texas limited liability company,
its general partner

Name: Ken Reese
Title: Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ken Reese, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

GENERAL NOTES

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DRAWN BY CM	CHECKED BY JEC	SCALE NA	JOB NUMBER 3636-16.471
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2012 FIELD STREET -PRELIMINARY PLAT

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