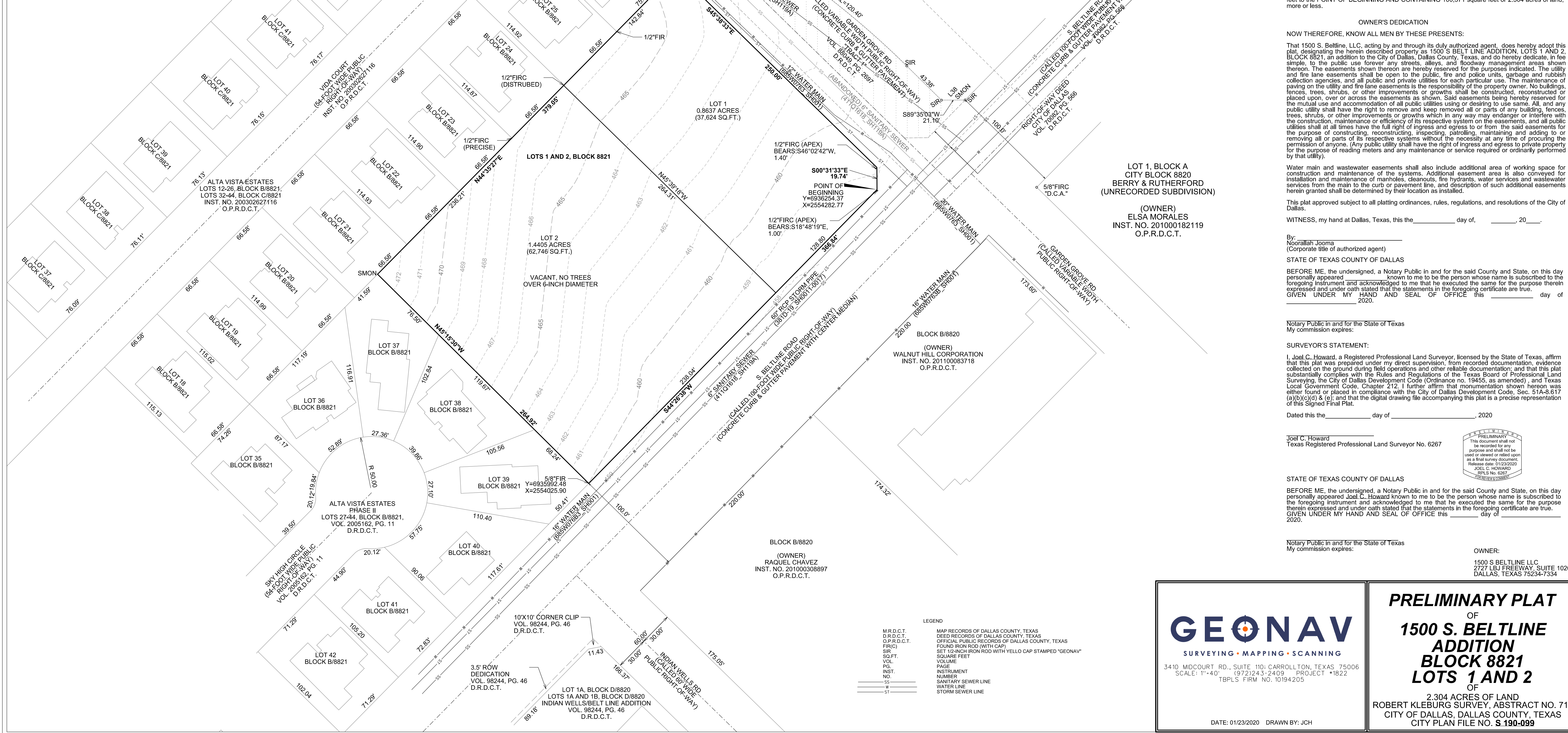


VICINITY MAP (N.T.S.)



- SURVEY NOTES:**
- The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
  - 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.
  - The purpose of this plat is to create Lot 1 and 2, Block 8821 for development.
  - This plat was prepared without the benefit of a title commitment.
  - All structures shown hereon are based upon available City of Dallas GIS shape files and are approximate.
  - By graphical plotting of FEMA Firmette Panel 0540K, with Map Number 4811300540K and with an effective date of July 7, 2014, the subject property falls entirely within Zone 'X' Un-shaded, being defined as areas outside the 0.2% annual chance floodplain.
  - There are no structures on site.
  - Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 1500 S. Beltline, LLC is the owner of a 2.304 acre tract of land situated in the Robert Kleburg Survey, Abstract Number 7, City of Dallas, Dallas County, Texas, and being all of that tract of land described in General Warranty Deed to 1500 S. Beltline, LLC, as recorded in Instrument Number 201600100542 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the south end of a corner clip at the intersection of the northwest right-of-way line of Beltline Road (a 100-foot wide right-of-way) with the southwest right-of-way line of Garden Grove Road (a variable width right-of-way), said clip being at the most easterly southeast corner of said 1500 S. Beltline tract, from which a 1/2-inch iron rod with cap stamped "APEX" found for witness bears South 18 degrees 48 minutes 19 seconds East, a distance of 1.00 feet;

THENCE South 44 degrees 26 minutes 42 seconds West, along the common southeast line of said 1500 S. Beltline tract and said northwest right-of-way line, a distance of 366.84 feet to a 5/8-inch iron rod with cap found for the common most southerly southwest corner of said 1500 S. Beltline tract and the most easterly southeast corner of Alta Vista Estates, Phase II, an addition to the City of Dallas as recorded in Volume 2005162, Page 11 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 45 degrees 15 minutes 30 seconds West, along the common most westerly line of said 1500 S. Beltline tract and the most easterly line of said Alta Vista Estates, Phase II, a distance of 264.92 feet to a 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" set for the common most westerly corner of said 1500 S. Beltline tract and the most northerly corner of said Alta Vista Estates, Phase II, said corner also being on the south line of the Alta Vista Estates, Lots 12-26, Block B/8821, Lots 32-44, Block C/8821, an addition to the City of Dallas as recorded in Instrument Number 200302627116, O.P.R.D.C.T.;

THENCE North 44 degrees 35 minutes 27 seconds East, along the common northerly line of said 1500 S. Beltline tract and said southerly line of Alta Vista Estates, Block B/8821, a distance of 379.05 feet to a 3-inch aluminum disc monument stamped "RPLS 5513" found for the most northerly corner of said 1500 S. Beltline tract and the most easterly southeast corner of said Alta Vista Estates, Block B/8821, said corner being on the aforementioned southwest right-of-way line of Garden Grove Road;

THENCE South 45 degrees 38 minutes 33 seconds East, along the common easterly line of said 1500 S. Beltline tract and said southwest right-of-way line, a distance of 250.00 feet to a point at the north end of the aforementioned corner clip, from which a 1/2-inch iron rod with cap stamped "APEX" found for witness bears South 46 degrees 02 minutes 42 seconds West, a distance of 1.40 feet;

THENCE South 00 degrees 31 minutes 33 seconds East, along said corner clip, a distance of 19.74 feet to the POINT OF BEGINNING AND CONTAINING 100,371 square feet or 2.304 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1500 S. Beltline, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as 1500 S. BELTLINE ADDITION, LOTS 1 AND 2, BLOCK 8821, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Noorallah Joona  
(Corporate title of authorized agent)

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 \_\_\_\_\_, 20\_\_\_\_.

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

**SURVEYOR'S STATEMENT:**

I, Joel C. Howard, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 \_\_\_\_\_, 20\_\_\_\_.

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

OWNER:  
1500 S. BELTLINE LLC  
2727 LBJ FREEWAY, SUITE 1020  
DALLAS, TEXAS 75234-7334

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006  
SCALE: 1"=40' (972)243-2409 PROJECT #1822  
TBPLS FIRM NO. 10194205

**PRELIMINARY PLAT**  
OF  
**1500 S. BELTLINE ADDITION**  
**BLOCK 8821**  
**LOTS 1 AND 2**  
OF  
2.304 ACRES OF LAND  
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. **S 190-099**

DATE: 01/23/2020 DRAWN BY: JCH

**LEGEND**

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
F.I.R.C.	FOUND IRON ROD (WITH CAP)
S.I.R.	SET 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
NO.	NUMBER
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE