





| | CABLE TV BOX CABLE TV HANDHOLE CABLE TV MANHOLE CABLE TV MARKER FLAG CABLE TV MARKER SIGN CABLE TV VAULT COMMUNICATIONS BOX | (S) (S) (S) | SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE |
|---------------------------------|---|-------------------|--|
| | CABLE TV MANHOLE CABLE TV MARKER FLAG CABLE TV MARKER SIGN CABLE TV VAULT | Š | |
| | CABLE TV MARKER FLAG CABLE TV MARKER SIGN CABLE TV VAULT | | |
| | CABLE TV MARKER SIGN CABLE TV VAULT | l 🙈 | SANITARY SEWER MARKER FL |
| | CABLE TV VAULT | | SANITARY SEWER MARKER SI |
| © © | | (ST) | SANITARY SEWER SEPTIC TAI |
| © © | COMMUNICATIONS BOX | S | SANITARY SEWER VAULT |
| © © | | D | STORM SEWER BOX |
| Õ | COMMUNICATIONS HANDHOLE | <u> </u> | STORM SEWER DRAIN |
| - - | COMMUNICATIONS MANHOLE | (D) | STORM SEWER MANHOLE |
| Α | COMMUNICATIONS MARKER FLAG | В | STORM SEWER VAULT |
| <u> </u> | COMMUNICATIONS MARKER SIGN | 1000 | TRAFFIC BARRIER |
| Ċ | COMMUNICATIONS VAULT | • | TRAFFIC BOLLARD |
| • | ELEVATION BENCHMARK | TR | TRAFFIC BOX |
| E | FIBER OPTIC BOX | ® | CROSS WALK SIGNAL |
| Ð | FIBER OPTIC HANDHOLE | ® | TRAFFIC HANDHOLE |
| <u>(F)</u> | FIBER OPTIC MANHOLE | (TR) | TRAFFIC MANHOLE |
| <u> (£)</u> | FIBER OPTIC MARKER FLAG | A | TRAFFIC MARKER SIGN |
| Æ | FIBER OPTIC MARKER SIGN | © | - TRAFFIC SIGNAL |
| E | FIBER OPTIC VAULT | TR | TRAFFIC VAULT |
| Δ | MONITORING WELL | U | UNIDENTIFIED BOX |
| <u>©</u> | GAS HANDHOLE | <u> </u> | UNIDENTIFIED HANDHOLE |
| <u> </u> | GAS METER | Q | UNIDENTIFIED METER |
| <u>(G)</u> | GAS MANHOLE | Ŵ | UNIDENTIFIED MANHOLE |
| <u>©</u> | GAS MARKER FLAG | <u> </u> | UNIDENTIFIED MARKER FLAG |
| <u> </u> | GAS SIGN | 4 | UNIDENTIFIED MARKER SIGN |
| <u> </u> | GAS TANK | <u>Q</u> | UNIDENTIFIED POLE |
| G | GAS VAULT | 0 | UNIDENTIFIED TANK |
| <u> </u> | GAS VALVE | | UNIDENTIFIED VAULT |
| <u> </u> | TELEPHONE BOX | Ø | UNIDENTIFIED VALVE |
| <u> </u> | TELEPHONE HANDHOLE | <u> </u> | TREE |
| <u>(I)</u> | TELEPHONE MANHOLE | M | WATER BOX |
| <u> </u> | TELEPHONE MARKER FLAG | ğ | FIRE DEPT. CONNECTION |
| <u>A</u> | TELEPHONE MARKER SIGN | <u> </u> | WATER HAND HOLE |
| | TELEPHONE VAULT | 숏 | FIRE HYDRANT |
| <u>A</u> | PIPELINE MARKER SIGN | <u>(W)</u> | WATER METER |
| E | ELECTRIC BOX | (W) | WATER MANHOLE |
| **** | FLOOD LIGHT | <u> </u> | WATER MARKER FLAG |
| $\stackrel{\longrightarrow}{-}$ | GUY ANCHOR | <u> </u> | WATER MARKER SIGN |
| <u> </u> | GUY ANCHOR POLE | W | WATER VAULT |
| (E) | ELECTRIC HANDHOLE | × | WATER VALVE |
| <u> </u> | LIGHT STANDARD | IQI IQI | AIR RELEASE VALVE |
| <u>•</u> | ELECTRIC METER | 1000 | WATER WELL |
| <u>E</u> | ELECTRIC MARKER ELAC | | 5/8" IRON ROD W/ "KHA" CAP S |
| <u>(E)</u> | ELECTRIC MARKER FLAG | IRFC | IRON ROD WITH CAP FOUND |
| - | ELECTRIC MARKER SIGN | | MAG NAIL SET |
| <u>Ø</u> | UTILITY POLE | PKF | PK NAIL FOUND |
| <u>T</u> | ELECTRIC TRANSFORMER | IRF | IRON ROD FOUND |
| <u>E</u> | ELECTRIC VAULT | IPF | IRON PIPE FOUND |
| <u>~</u> | HANDICAPPED PARKING | ADF | ALUMINUM DISK FOUND |
| <u> </u> | SIGN | XS | "X" CUT IN CONCRETE SET |
| <u> </u> | MARQUEE/BILLBOARD | XF | "X" CUT IN CONCRETE FOUND |
| • | BORE LOCATION | _ | POINT OF BEGINNING |
| <u> </u> | FLAG POLE | P.O.C | . POINT OF COMMENCING |
| (j) | GREASE TRAP | | |
| L | INE TYPE LEGI | ENI | כ |

PRELIMINARY PLAT TWIN SIXTIES ADDITION REVISED NO. 3 LOTS 1E-1H AND 1J, BLOCK 1/5185 BEING A REPLAT OF LOT 1C AND LOT 1D, BLOCK 1/5185

SANITARY SEWER LINE STORM SEWER LINE

UNDERGROUND GAS LINE

OVERHEAD UTILITY LINE

FENCE
CONCRETE PAVEMENT

ASPHALT PAVEMENT

UNDERGROUND ELECTRIC LINE

UNDERGROUND TELEPHONE LINE

TWIN SIXTIES ADDITION REVISED NO. 2

<u>Date</u>

MAY 2020

063238302

JOEL SYKES SURVEY, ABSTRACT NO. 1338 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-003R WASTEWATER NO. WW20-____ PAVING AND DRAINAGE NO. PD20-_

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

JAD

<u>Scale</u>

1" = 60'

JBH/MTC

| 10' WATER AND LOT 1 BLOCK 3/5185 |
|--|
| ADS / VOL. 92184, PG. 3371 N:6993260.79 + D.R.D.C.T. WASTEWATER EASEMENT SMU BOULEVARD ADDITION INST. NO. 20100239292 |
| O.P.R.D.C.T. |
| 20' DRAINAGE EASEMENT VOL. 3361, PG. 447 VOL. 71201, PG. 2124 |
| D.R.D.C.T. PART 1 15' DALLAS POWER & LIGHT COMPANY EASEMENT VOI. 040 PO. 502 |
| VOL. 640, PG. 502 D.R.D.C.T. 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT |
| TELEPHONE EASEMENT VOL. 95200, PG. 851 D.R.D.C.T. 15' WATER EASEMENT 15' WATER EASEMENT |
| DR.D.C.T. 5' WATER EASEMENT 10' WATER AND VOL. 71201, PG. 2124 D.R.D.C.T. 5' WATER EASEMENT |
| WASTEWATER EASEMENT VOL. 2005142, PG. 183 — 15' DALLAS POWER & LIGHT COMPANY EASEMENT VOL. 92220, PG. 3149 D.R.D.C.T. 15' WATER EASEMENT VOL. 67222, PG. 1412 D.R.D.C.T. |
| COMPANY EASEMENT ADF VOI 78050 PG 944 APP APP ADF |
| D.R.D.C.T. Solid Market Ministration Minis |
| 3' WATER EASEMENT OL. 2005142, PG. 183 D.R.D.C.T. WATER VAULT EASEMENT ON D.R.D.C.T. VOL. 2005142, PG. 183 D.R.D.C.T. ADF (C.M.) |
| STATE OF TEXAS VOL. 89062, PG. 2693 STATE OF TEXAS VOL. 89062, PG. |
| 7 TELEPHONE EASEMENT VOL. 95200, PG. 851 LOT 1D, BLOCK 1/5185 8-STORY 8-STORY 1/5/33 |
| BUILDING 5' WATER EASEMENT VOL. 2005142, PG. 183 VOL. 2005142, PG. 183 LOT 1F, BLOCK 1/5185 DR.D.C.T. AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT VOL. 2005142, PG. 183 VOL. 71215, PG. 1287 DALLAS AREA |
| D.R.D.C.T. 9.03' AND WATER EASEMENT 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 13.00' 14.00' 15' WATER EASEMENT 15' WATER EA |
| *SEE NOTE 6 L19 *SEE NOTE 6 CALLED 1.891 ACRES CONCRETE/GLASS *SEE NOTE 6 CALLED 1.891 ACRES CONCRETE/GLASS *SEE NOTE 6 CALLED 1.891 ACRES CONCRETE/GLASS |
| 30' BUILDING SET BACK VOL. 3779, PG. 123 D.R.D.C.T. PAGE 96'31" W 133. 19 10'X10' WATER EASEMENT 10'X10' WATER FASEMENT 10'X10' WATER 10'X10' WATER |
| CALLED 1.227 ACRES WATER EASEMENT EASEMENT EASEMENT WATER EASEMENT |
| O.P.R.D.C.T. /// Vol. 2005142, PG. 183, D.R.D.C.T. — 26' |
| SANITARY SEWER AND WATER EASEMENT DEED OF VOL. 96050, P.G. 3760 D.R.D.C.T. VOL. 76119, PG. 606, D.R.D.C.T. SEE NOTE 6 STATES OF VOL. 96050, P.G. 3760 D.R.D.C.T. |
| BDF (C.M.) INST. NO. 201800306464 O.P.R.D.C.T. O.P.R.D. |
| E:2497841.34 E:2497841.34 E:2497841.34 EASEMENT BY THIS PLAT SEWER, AND WATER STREET EASEMENT BY THIS PLAT |
| D.R.D.C.T. VEHICULAR, PEDESTRIAN, CALLED 5.774 ACRES CALLED 1.4227 ACRE TRACT DALLAS AREA |
| 90' BUILDING SET BACK D.R.D.C.T. D.R.D.C.T. D.R.D.C.T. D.R.D.C.T. D.R.D.C.T. D.R.D.C.T. O.P.R.D.C.T. |
| AND THE SOUTHWESTERN BELL R=1115.96 AND THE SOUTHWESTERN BELL R=1115.96 R=1115.96 R=1115.96 L=392.57' LOT 1C, BLOCK 1/5185 / SPACE OF AND THE SOUTHWESTERN BELL R=1115.96 L=392.57' CR=527°35'30"W |
| 25' BUILDING TRAIL EASEMENT OUT TIME 100.24' |
| VOL. 84165, PG. 5862 TWIN SIXTIES DRIVE // A=05°42/50" EASEMENT BY THIS PLAT |
| DR.D.C.T. (60-FOOT WIDE RIGHT-OF-WAY) (ORDINANCE NO. 16497) STREET R.O.W DEDICATION 0.4713 ACRES 20,529 SQ. FT. (60-FOOT WIDE RIGHT-OF-WAY) (ORDINANCE NO. 16497) STREET R.O.W DEDICATION 0.4713 ACRES 20,529 SQ. FT. (60-FOOT WIDE RIGHT-OF-WAY) (ORDINANCE NO. 16497) STREET R.O.W DEDICATION 0.4713 ACRES 20,529 SQ. FT. (60-FOOT WIDE RIGHT-OF-WAY) (ORDINANCE NO. 16497) STREET R.O.W DEDICATION 0.4713 ACRES 20,529 SQ. FT. (CB=S65°38'38"W C=81.24' ADS (1/2" IRF S07'45'09" E 0.34') 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT VOL. 71215, PG. 1287 DR.D.C.T. (10' X 15' WATER EASEMENT BY THIS PLAT 10' WATER ADS (1/2" IRF S07'45'09" E 0.34') 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT VOL. 71215, PG. 1287 DR.D.C.T. (10' X 15' WATER EASEMENT BY THIS PLAT 10' WATER BY THIS PLAT 10' WATER ADS (1/2" IRF S07'45'09" E 0.34') 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT VOL. 71215, PG. 1287 DR.D.C.T. (10' IRFC "PACHECO KOCH" (10' IRFC "PACHECO KOCH" |
| 0.4713 ACRES 20,529 SQ. FT. C=81.24' ADS (1/2" IRF S 67°46'06" E 0.34') ACRES ACRE |
| 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT LOT 2, BLOCK 1/5185 MOCKINGBIRD STATION ADDITION MOCKINGBIRD STATION ADDITION ADS VOL. 94246, PG. 2665 D.R.D.C.T. MOCKINGBIRD STATION ADDITION N:6992422.52 D.R.D.C.T. |
| VOL. 71215, PG. 1287 D.R.D.C.T. 5910 CENTRAL OFFICE BUILDING VOL. 84165, PG. 5864 D.R.D.C.T. 5910 CENTRAL OFFICE BUILDING VOL. 84165, PG. 5864 D.R.D.C.T. 5910 CENTRAL OFFICE BUILDING VOL. 84165, PG. 5864 D.R.D.C.T. |
| HIKE AND BIKE TRAIL EASEMENT INST. NO. 201300347877 HIKE AND BIKE TRAIL EASEMENT VOL. 94246, PG. 2665 D.R.D.C.T. |
| 15' DALLAS POWER & LIGHT COMPANY FASEMENT AND BUILDING SET BACK D. R. D. C. T. |
| NOTES: D.R.D.C.T. 50' T.U. ELECTRIC EASEMENT |
| 1. The purpose of this plat is to create 5 lots from 2 platted lots, and to dedicated right-of-way and additional easements. VOL. 94246, PG. 2665 D.R.D.C.T. VOL. 94246, PG. 2665 VOL. 92163, PG. 803 |
| 2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval. D.R.D.C.T. |

5. All corners are a 5/8" iron rod with plastic cap stamped "KHA" cap set unless otherwise noted.

American Datum of 1983 (2011).

required prior to recordation of plat.

Buildings to remain.

grid coordinate values, no scale and no projection.

3. The basis of bearings is based on grid north of the State Plane Coordinate System of 1983, Texas North Central Zone(4202), North

4. The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on

6. Abandonment authorized by Ordinance No. _____ recorded in Instrument No. _____ Utility easement retained, Real Estate release is

LINE TABLE LINE TABLE NO. BEARING LENGTH NO. BEARING LENGTH L1 N23°05'02"E 58.53' L21 N74°56'46"W 45.22' L2 S66°53'29"E 1.17' L22 N23°06'31"E 9.11' L3 N66°53'29"W 43.40' L23 N66°53'29"W 40.26' L4 S23°06'31"W 50.59' L28 S66°46'31"E 173.51' L5 N66°53'29"W 14.84' L29 N64°04'52"E 22.65' L6 S23°06'31"W 28.29' L30 N23°06'31"E 80.85' L7 S23°06'31"W 106.97' L31 S66°53'29"E 32.76' L8 N23°12'47"E 61.28' L32 S23°06'31"W 36.70' L9 S23°06'31"W 151.74' L33 N66°53'29"W 6.76' L10 S66°53'29"E 9.72' L34 S23°06'31"W 60.06' L11 N66°53'29"W 2.38' L35 S23°12'47"W 9.43' L12 S23°06'31"W 84.62' L36 N66°47'13"W 26.03' L13 N23°06'31"E 12.50' L37 S23°06'31"W 23.00' L14 N66°53'29"W 21.10' L38 N66°53'29"W 20.00' L15 S23°06'31"W 42.42' L39 N23°06'31"E 20.17' L16 N66°53'29"W 14.34' L40 N74°56'46"W 22.64' L17 N66°53'29"W 13.20' L41 N60°03'13"E 53.55' L18 S23°06'31"W 19.00' L42 N60°03'13"E 38.55' L19 N66°53'29"W 3.00' L20 S23°06'31"W 73.09'

| CUF | CURVE TABLE | | | | |
|-----|-------------|--------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 13°13'48" | 97.50' | 22.51' | N66°40'07"E | 22.46' |
| C2 | 3°51'52" | 82.50' | 5.56' | N61°59'09"E | 5.56' |

LEGEND

VOL. = VOLUME PG. = PAGE P.O.B. = POINT OF BEGINNING INST. NO. = INSTRUMENT NUMBER MNF = MAG NAIL FOUND PKNF = PK NAIL FOUND IRF = IRON ROD FOUND XF = "X" CUT IN CONCRETE FOUND IRFC = IRON ROD WITH CAP FOUND

BDF = BRASS TXDOT MONUMENT FOUND ADF = 3-1/4" ALUMINUM DISK STAMPED "PACHECO KOCH" FOUND ADS = 3-1/4" ALUMINUM DISK STAMPED "TWIN SIXTIES 3 KHA" SET D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

| OWNER/APPLICANT: |
|------------------------------------|
| 60-80A NCX LLC |
| 540 WEST MADISON STREET, SUITE 250 |
| CHICAGO, ILLINOIS 60661 |
| CONTACT: JEREMY KERMAN |

PHONE: 312-542-1150

OWNER/APPLICANT: 60-80B NCX LLC 500 540 WEST MADISON STREET, SUITE 2500 540 WEST MADISON STREET, SUITE 2500 CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN PHONE: 312-542-1150

OWNER/APPLICANT: 60-80C NCX LLC 6070 NCX LLC CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN PHONE: 312-542-1150 PHONE: 312-542-1150

OWNER/APPLICANT: 540 WEST MADISON STREET, SUITE 2500 TWO GALLERIA OFFICE TOWER, SUITE 700 CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD DALLAS, TEXAS 75240 CONTACT: LAUREN NUFFER, P.E. PHONE: 972-770-1300

| LOT 1H, BLOCK 1/518 1.5680 ACRES 68,303 SQ. FT. | DALLAS AREA RAPID TRANSIT VOL. 93098, PG. 3590 |
|---|---|
| CALLED 1.4227 ACRE TRACT 60-80B NCX LLC 80 INST. NO. 201800285195 O.P.R.D.C.T. | D.R.D.C.T. |
| AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMEN VOL. 71215, PG. 128 | R=1115.96' L=392.57' |
| HIKE AND BIKE TRAIL EASEMENT BY SEPARATE INST. NO. | C=390.55' 1.94' LOT LINE 200.24' |
| 10' X 15' WATER EASEMENT BY THIS PLAT 10' WATER | DEED LINE |
| EASEMENT BY THIS PLAT | LOT 2, BLOCK A/2940 MOCKINGBIRD STATION ADDITION |
| 7" | VOL. 94246, PG. 2665 22.52 D.R.D.C.T. 51.32 C "PACHECO KOCH" |
| 1/2" IRF | 15' DRAINAGE EASEMENT VOL. 94246, PG. 2665 D.R.D.C.T. |
| DALLAS AREA RAPID TRANSIT VOL. 90147, PG: 421 D.R.D.C.T. | |
| 50'THELECTRIC | DEED LINE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| | VOL. 92163, PG. 803 D.R.D.C.T. |
| | |

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, 60-80A NCX LLC, 60-80B NCX LLC, 60-80C NCX LLC AND 6070 NCX LLC are the owners of a tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being all of Lot 1C and Lot 1D, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being all of a remainder tract of a called 5.774 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167591, Official Public Records of Dallas County, Texas, and being all of a remainder tract of a called 1.891 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167592 of said Official Public Records, and being all of a called 3.2916 acre tract of land described in Special Warranty Deed to 6070 NCX LLC recorded in Instrument No. 201600336610 of said Official Public Records and being all of a called 1.227 acre tract of land described in Special Warranty Deed to 60-80C NCX LLC recorded in Instrument No. 201900104806 of said Official Public Records and being more particularly described as follows:

BEGINNING at an aluminum disk stamped "PACHECO KOCH" found in the northwest line of a tract of land described in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 92042, Page 3001 of said Deed Records, for the east corner of said Lot 1C, Block 1/5185, and being the southwest corner of Lot 1, Block 1/5185, SMU Boulevard Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201000239292 of said Official Public Records;

THENCE with said northwest line of Dallas Area Rapid Transit tract, and the west line of said Lot 1C, Block 1/5185, the following courses and distances:

- South 18°01'02" West, a distance of 206.42 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set at the beginning of a non-tangent curve to the right having a central angle of 20°09'20", a radius of 1115.96 feet, a chord bearing and distance of South
- In a southwesterly direction, with said curve to the right, an arc distance of 392.57 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set in the northeast right-of-way line of Twin Sixties Drive (60-foot wide right-of-way), for the south corner of said Lot 1C, Block 1/5185; from said point a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears South 54°39'35" East, a distance of 0.32 feet;

THENCE departing said northwest line of Dallas Area Rapid Transit tract and with said northeast right-of-way line of Twin Sixties Drive, North 66°44'53" West, a distance of 394.28 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a non-tangent curve to the right having a central angle of 95°12'58", a radius of 55.00 feet, a chord bearing and distance of South 65°38'38" West, 81.24 feet;

THENCE in a southwesterly direction, with the west terminus of said Twin Sixties Drive and with said curve to the right, an arc distance of 91.40 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set for corner in the northeast line of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5910 of said Deed Records; from said point a 1/2-inch iron rod found bears South 67°46'06" East, a distance of 0.34 feet;

THENCE with said northeast line of said Lot 2, Block 1/5185, North 66°44'53" West, a distance of 297.92 feet to a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway (a variable width right-of-way) described in Right-of-Way Deed to the State of Texas recorded in Volume 3090, Page 334 and in Special Warranty Donation Deed to the State of Texas recorded in Volume 89062, Page 2693 of said Deed Records, for the west corner of said Lot 1C, Block 1/5185, and being the north corner of said Lot 2, Block 1/5185;

THENCE with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, and the northwest line of said Twin Sixties Addition Revised No. 2, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 593.11 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set for the north corner of said Lot 1D, Block 1/5185, and being the southwest corner of said Lot 1, Block 1/5185;

THENCE departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, with the southwest line of said Lot 1, Block 1/5185, and with the northeast line of said Twin Sixties Addition Revised No. 2, South 66°53'29" East, a distance of 754.07 feet to the POINT OF BEGINNING and containing 10.9566 acres or 477,267 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 60-80A NCX LLC, 60-80B NCX LLC, 60-80C NCX LLC AND 6070 NCX LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as TWIN SIXTIES ADDITION REVISED NO. 3, 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.

| | _ day of | | , 2020. | |
|--|--|--|---|--|
| 60-80A NCX LLC | | | | |
| Ву: | | | | |
| Name: Title: | | | | |
| STATE OF TEXAS § COUNTY OF DALLAS § | | | | |
| BEFORE ME, the undersigned, a Notary Public in to be the person whose name is subscribed to therein expressed and under oath stated that the | the foregoir | ng instrument ar | d acknowledged t | o me that he executed the same for the purpo |
| GIVEN UNDER MY HAND AND SEAL OF OFFIC | E this the _ | day of | | , 2020. |
| Notary Public in and for the State of Texas | | | | |
| WITNESS, my hand at Dallas, Texas, this the | _ day of | | , 2020. | |
| 60-80B NCX LLC | | | | |
| Ву: | | | | |
| Name: Title: | | | | |
| STATE OF TEXAS § | | | | |
| COUNTY OF DALLAS § | | | | |
| BEFORE ME, the undersigned, a Notary Public in to be the person whose name is subscribed to the therein expressed and under oath stated that the | the foregoir statements | ng instrument ar in the foregoing | d acknowledged t certificate are true | o me that he executed the same for the purpo |
| GIVEN UNDER MY HAND AND SEAL OF OFFIC | E this the _ | day of | | , 2020. |
| | | | | |
| Notary Public in and for the State of Texas | | | | |
| · | day of | | , 2020. | |
| Notary Public in and for the State of Texas WITNESS, my hand at Dallas, Texas, this the | _ day of | | , 2020. | |
| WITNESS, my hand at Dallas, Texas, this the | | | , 2020. | |
| WITNESS, my hand at Dallas, Texas, this the | | | , 2020. | |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: Name: | | | , 2020. | |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: Name: Title: STATE OF TEXAS § | n and for the | e said County ar ng instrument ar | nd State, on this da nd acknowledged t | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: Name: Title: STATE OF TEXAS | n and for the the foregoir statements | e said County ar ng instrument ar in the foregoing | nd State, on this da nd acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the | n and for the the foregoir statements | e said County ar ng instrument ar in the foregoing | nd State, on this da nd acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: | n and for the the foregoir statements CE this the _ | e said County ar ng instrument ar in the foregoing day of | nd State, on this da id acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the | n and for the the foregoir statements CE this the _ | e said County ar ng instrument ar in the foregoing day of | nd State, on this da id acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the | n and for the the foregoir statements CE this the _ _ day of | e said County ar ng instrument ar in the foregoing day of | nd State, on this da id acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: | n and for the the foregoir statements CE this the _ _ day of | e said County ar ng instrument ar in the foregoing day of | nd State, on this da id acknowledged t certificate are true | o me that he executed the same for the purpo |
| WITNESS, my hand at Dallas, Texas, this the 60-80C NCX LLC By: | n and for the the foregoir statements CE this the _ _ day of | e said County ar ng instrument ar in the foregoing day of | nd State, on this da id acknowledged t certificate are true | o me that he executed the same for the purpo |

SURVEYOR'S STATEMENT

Dated this the ____ day of ______, 2020.

I, J. Andy Dobbs, 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 Engineers & Land Surveyors, 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.

| PRELIMINARY | | | |
|--|---|--|--|
| THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED | PREĹIMIŇARY | | |
| OR RELIED UPON AS A FINAL SURVEY DOCUMENT | THIS DOCUMENT SHALL | | |
| J. Andy Dobbs | NOT BE RECORDED FOR | | |
| Registered Professional Land Surveyor No. 6196 | ANY PURPOSE AND | | |
| Kimley-Horn and Associates, Inc. 13455 Noel Road | SHALL NOT BE USED OR VIEWED OR RELIED | | |
| Two Galleria Office Tower, Suite 700 | UPON AS A FINAL | | |
| Dallas, Texas 75240 | SURVEY DOCUMENT | | |
| Ph. 972-770-1300 andy.dobbs@kimley-horn.com | | | |
| | | | |
| STATE OF TEXAS § COUNTY OF DALLAS § | | | |
| BEFORE ME, the undersigned, a Notary Public in and for the said Cour me to be the person whose name is subscribed to the foregoing instrumentherein expressed and under oath stated that the statements in the foregoing in the for | ent and acknowledged to me that he executed the same for the purp | | |
| GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of | , 2020. | | |
| Notary Public in and for the State of Texas | | | |

PRELIMINARY PLAT TWIN SIXTIES ADDITION REVISED NO. 3 LOTS 1E-1H AND 1J, BLOCK 1/5185

BEING A REPLAT OF LOT 1C AND LOT 1D, BLOCK 1/5185

TWIN SIXTIES ADDITION REVISED NO. 2 JOEL SYKES SURVEY, ABSTRACT NO. 1338 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-003R WASTEWATER NO. WW20-PAVING AND DRAINAGE NO. PD20-

<u>Date</u>

MAY 2020

063238302

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

JAD

OWNER/APPLICANT 60-80A NCX LLC 540 WEST MADISON STREET, SUITE 2500 CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN PHONE: 312-542-1150

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ____

OWNER/APPLICANT: 60-80B NCX LLC 540 WEST MADISON STREET, SUITE 2500 CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN PHONE: 312-542-1150

OWNER/APPLICANT 60-80C NCX LLC 540 WEST MADISON STREET, SUITE 250 CHICAGO, ILLINOIS 60661 **CONTACT: JEREMY KERMAN** PHONE: 312-542-1150

OWNER/APPLICANT: 6070 NCX LLC 540 WEST MADISON STREET, SUITE 2500 TWO GALLERIA OFFICE TOWER, SUITE 70 CHICAGO, ILLINOIS 60661 CONTACT: JEREMY KERMAN PHONE: 312-542-1150

KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD DALLAS, TEXAS 75240 CONTACT: LAUREN NUFFER, P.E. PHONE: 972-770-1300

<u>Scale</u>

<u>Drawn by</u>

JBH/MTC