

- NOTES:
- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER APPROVAL FROM THE ENGINEERING DIVISION IN ROOM 200 AT 320 E. JEFFERSON BLVD.
 - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - A 5/8" IRS = THREE INCH CAP STAMPED "ANA/" "INTERNATIONAL CENTER V" UNLESS OTHERWISE NOTED.
 - BEARINGS ARE EXPRESSED AS GRID BEARINGS (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 DATUM), AS DETERMINED BY GPS OBSERVATION.
 - THE PURPOSE OF THIS PLAT IS TO COMBINE 8 LOTS INTO 1 LOT.
 - NO STRUCTURE ON SITE.

SURVEYOR'S STATEMENT

I, Edward Khalil, 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, and the 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 _____ 2015

Edward Khalil
Texas Registered Professional Land Surveyor No. 5951

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Edward Khalil, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____ 2015.

Notary Public in and for the State of Texas

"Preliminary, this document shall not be used for any purposes and shall not be used or viewed or relied upon as a final survey document"

STATE OF TEXAS ()
COUNTY OF DALLAS ()

WHEREAS HARWOOD INTERNATIONAL CENTER V, L.P., is the owner of two tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being all of Lots 6 through 11 and part of Lot 12, Block 2/930 of Jno. R. Dendinger's Harwood Street Addition, an addition to the City of Dallas Texas, according to the Map or Plat thereof recorded in Volume 250, Page 564 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and Lot 2A, Block 2/930 of International Center Phase IV, an addition to City of Dallas Texas, according to the plat recorded in volume 99085, Page 35, Plat Records of Dallas County, Texas, and being the same Tract 1, and Tract 2, as conveyed by Special Warranty Deed to said HARWOOD INTERNATIONAL CENTER V, L.P., recorded in Document Number 201300299865, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

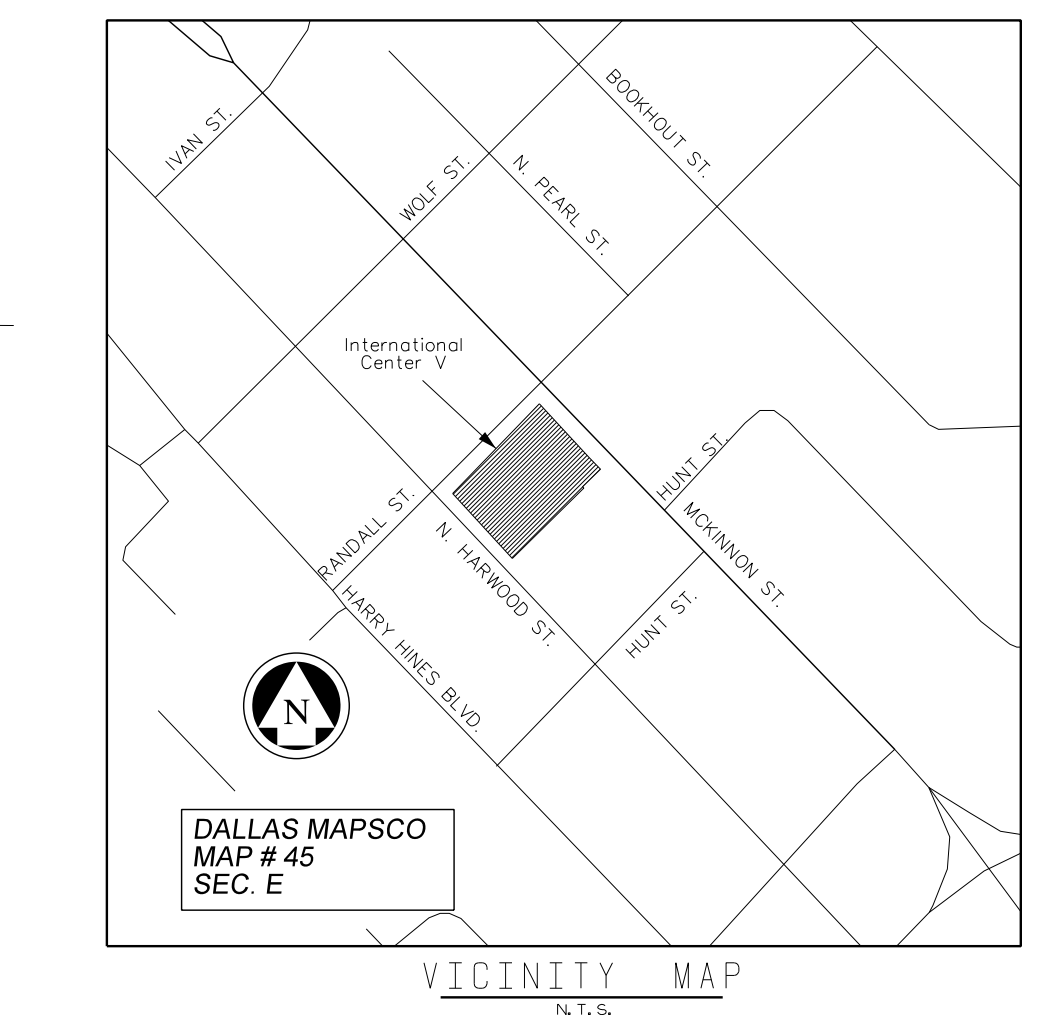
BEGINNING at an "X" cut found for the west corner of Lot 1A, Block 2/930, International Center Phase IV, an Addition to the City of Dallas, Texas, according to the Map or Plat, thereof recorded in Volume 99085, Page 35 D.R.D.C.T. and the south corner of said part of Lot 12 of Block 2/930 of Jno. R. Dendinger's Harwood Street Addition being the same south corner of said tract 1 in the northeasterly line of North Harwood Street (a called 53' wide right of way) as shown in Volume 250, Page 564 and Volume 183, Page 8 (M.R.D.C.T.);

THENCE North 44 degrees 38 minutes 53 seconds West, along the northeast right of way line of said North Harwood Street and the southwest line of said Tract 1, a distance of 212.32 feet to an "X" cut found for the west corner of said Lot 9, same being the intersection of the northeast right of way line of said North Harwood Street with the southeast right of way line of Randall Street (A 48' wide right of way) as shown in Volume 250, Page 564 and Volume 2002166, Page 8, (D.R.D.C.T.);

THENCE North 44 degrees 59 minutes 57 seconds East, along the southeast right of way line of said Randall Street and the northwest line of said Tract 1, a distance of 218.11 feet an "X" cut found for the north corner of said tract 1, same being the intersection of the southeast right of way line of Randall Street (A 48' wide right of way) with the southwest right of way line of the Dallas North Tollway (McKinnon Street), a variable width right of way as shown in Volume 141, Page 82, (M.R.D.C.T.) and Volume 20044118, Page 42, (D.R.D.C.T.);

THENCE South 45 degrees 46 minutes 58 seconds East, along the northeast line of said Tract 1, and the southwest right of way line of said Dallas North Tollway (McKinnon Street), at 165.12 feet passing an "X" cut found for the north corner of said Lot 2A, in all distance of 206.80 feet to an "X" cut found for the east corner of said Lot 2A, same being north corner of Lot 1A of said International Center Phase IV;

THENCE in a southwesterly direction, departing the southwest right of way line of said McKinnon Street and along the northwest line of said Lot 1A, the following:
South 44 degrees 13 minutes 02 seconds West, 66.35 feet;
South 45 degrees 46 minutes 58 seconds East, 2.50 feet;
South 44 degrees 13 minutes 02 seconds west, a distance of 155.94 feet to the POINT OF BEGINNING and containing 1.062 acre (46,250 square feet) of land, more or less.



OWNER

HARWOOD INTERNATIONAL CENTER V, LP
2501 N. HARWOOD ST. SUITE 450
DALLAS, TX 75201
TEL: (214) 965-1038
FAX: (214) 468-0207

SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL: (817) 335-9900
FAX: (817) 335-9955

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HARWOOD INTERNATIONAL CENTER V, L.P., by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as INTERNATIONAL CENTER V, LOT 6A, BLOCK 2/930, 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 shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 waste water 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 waste water 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 _____ 2014.

BY: HARWOOD INTERNATIONAL CENTER V, L.P.
Authorized Agent

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE ME, the undersigned authority, a Notary public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____ 2014.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

INTERNATIONAL CENTER V

LOT 6A, BLOCK 2/930
1.062 Acre (46,250 Sq. Ft.)
BEING A REPLAT OF
LOTS 6 THRU 11 & REMAINDER OF LOT 12, BLOCK 2/930
JOHN R. DENINGER'S HARWOOD ST. ADDITION
AND LOT 2A BLOCK 2/930, INTERNATIONAL CENTER-PHASE IV
SITUATED IN THE
JOHN GRIGSBY LEAGUE, ABSTRACT NO. 495
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 156- 060
PREPARED OCTOBER 2015

PROJECT NO.	DATE	REVISIONS
150690		
DRAWN BY	DATE	APPROVED BY
JSW	10-31-2015	EKK

PRELIMINARY PLAT
INTERNATIONAL CENTER V
LOT 6A IN CITY BLOCK 2/930

5000 Thompson Terrace
Colleyville, TX 76034
(817)335-9900
FAX: (817)335-9955

