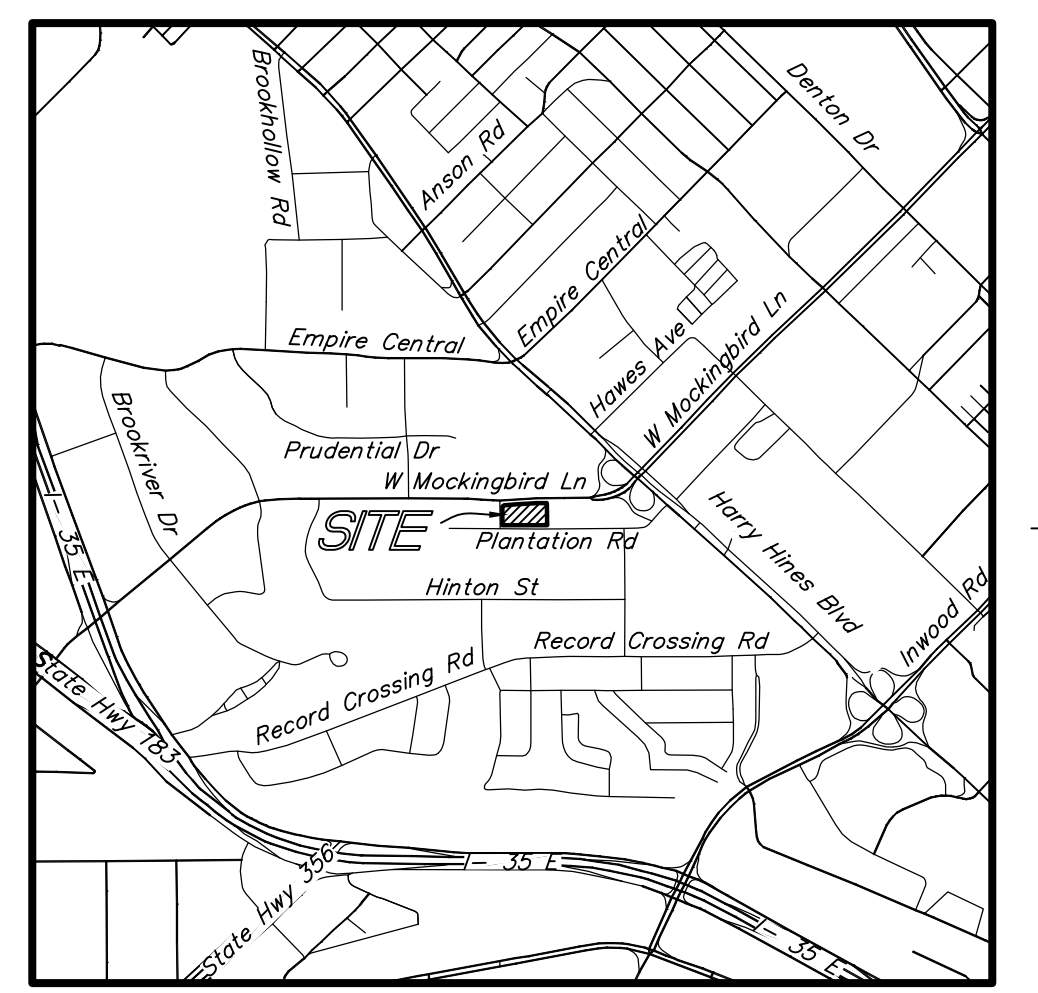


Convergence  $-0^{\circ}5'48.88518''$   
 Combined Scale Factor: 0.999864680  
 Being a 5/8" Rebar found for the Southwest Corner of Subject Tract I, also being the P.O.C. of Subject Tract I

Northing: 6985733.590' US Ft. Grid  
 Easting: 2473649.758' US Ft. Grid  
 Elevation = 421.42'

**LEGEND**

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Centerline
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Telephone Line
- Water Line
- Fence (Chainlink)
- Fence (Metal)
- Fence (Wire/Metal)
- Found Rebar (As Noted)
- Set City Standard Monument (CSM)
- Calculated Point
- Found Chiseled "X"
- Found Nail
- Benchmark
- Clean Out
- Grease Trap
- Sanitary Sewer Manhole
- Drainage Manhole
- Gate Inlet (Square)
- Roof Drain
- Fire Hydrant
- Hose Bib
- Irrigation Controller
- Well
- Water Meter
- Water Valve
- Gas Meter
- Electric Meter
- Guy Wire
- Light Pole Straight-2 Lamps
- Light Pole Straight-4 Lamps
- Utility Pole
- Telephone Risers
- Telephone Manhole
- Satellite Dish
- Vault Cable TV
- Unknown Manhole
- Unknown Vault
- Bollard
- Sign
- Wheel Stop
- Pylon Sign (Double Pole)
- Deciduous Tree
- ADA Parking
- Reinforced Concrete Pipe
- ADA
- American's with Disabilities Acts
- Deed Records Dallas County, Texas
- M.R.D.C.T.
- Map Records Dallas County, Texas
- O.P.R.D.C.T.
- Official Public Records Dallas County, Texas
- Calc Points
- Indicates calculated corner inside of Building
- (A)
- Indicates Spec. Warranty Deed Inst. No. 2008068144
- (B)
- Indicates Spec. Warranty Deed Inst. No. 20100014498
- Tract II



**Vicinity Map**

Not to Scale  
 Latitude: 32°49'18.45"N  
 Longitude: 96°51'16.83"W

**OWNER'S DEDICATION:**  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **GIC 1820 LP**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **STRIPES ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEEL 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 LINE 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 LINE 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 THE DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
 GIC 1820 LP.

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, GIC 1820 LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT  
**STRIPES ADDITION**  
 LOTS 1 - 3  
 PART OF  
 CITY BLOCK 7923

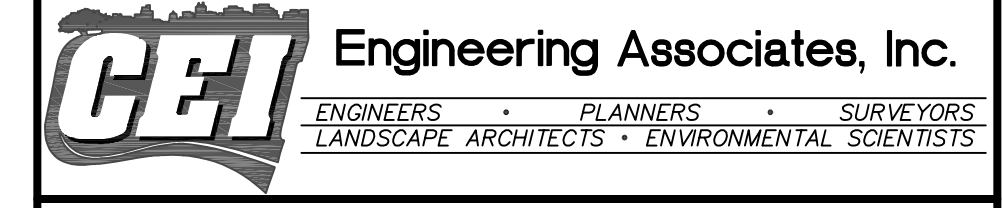
H. BENNETT SURVEY, ABSTRACT NO. 83  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 3 LOTS - 2.379 ACRES

CITY PLAN FILE NO. S156-294  
 September 21, 2016

**APPLICANT/OWNER**  
 GIC 1820 LP  
 SUITE 100 LB7  
 2808 FAIRMOUNT ST.  
 SUITE 100  
 DALLAS, TEXAS 75201-7822  
 PH: (972) 488-3737  
 CONTACT: (214) 880-9009

**SURVEYOR:**  
 CEI ENGINEERING ASSOCIATES  
 3030 LBJ FREEWAY  
 SUITE 100  
 DALLAS, TEXAS 75234  
 PH: (972) 488-3737  
 CONTACT: CLIFF CAMERON, RPLS

Texas COA: 10194234 Expiration Date: 12/31/2016



3030 LBJ Freeway, Suite 100 Dallas, Texas 75234 PH: (972)488-3737 FAX: (972)488-6732

**OWNER'S CERTIFICATE**

Par City of Dallas, Texas  
 Sanitary Sewer Mains, Water Utilities Department Plans, File #112, No. 1152, Dated April 1970.

Whereas, GIC 1820 L.P., a Texas Domestic Limited Partnership, is the owner of two tracts of land situated in the H. Bennett Survey, Abstract Number 83, being part of City Block 7923 City of Dallas, Dallas County, Texas being a 2.372-acre tract of land as described in a Special Warranty Deed and recorded in Instrument Number (I.N.) 20080068144 of the Official Public Records of Dallas County, Texas (OPRDT) and being a 0.008-acre tract of land as described in a Quitclaim Deed and recorded in I.N. 201100099681 OPRDT and being more particularly described as follows:

BEGINNING at a point at the intersection of the north boundary of Plantation Drive, a 60-foot public Right-of-Way (R/W), and the east boundary of Hawes Avenue, a variable-width public R/W, also being the Southwest corner of herein described tract, also being a found 5/8" rebar as described in said I.N. 20080068144 OPRDT;

1. NORTH 00°37'09" WEST, a distance of 88.73 feet to the Southeast corner of aforementioned 0.008-acre tract to a City Standard Monument;
2. SOUTH 89°22'51" WEST, a distance of 3.57 feet to the Southwest corner of said 0.008-acre tract to a City Standard Monument;
3. NORTH 00°31'20" WEST, a distance of 103.90 feet to the Northwest corner of said 0.008-acre tract to a City Standard Monument;
4. NORTH 89°22'42" EAST, a distance of 3.39 feet to the Northeast corner of said 0.008-acre tract, also being the South corner of a tract of land described in a Special Warranty Deed to Dallas Area Rapid Transit (DART) and recorded in I.N. 20060024930 OPRDT, also being a point on the west boundary of aforementioned 2.372-acre tract, also being a set City Standard Monument;
5. NORTH 44°51'15" EAST, a distance of 23.36 feet to the intersection of the east boundary of Hawes Avenue and the south boundary of West Mockingbird Lane, a 100-foot wide public Right-of-Way, also being the north corner of said DART tract in 20060024930 OPRDT, also being the most northerly western corner of said 2.372-acre tract, also being a found 1/2" rebar as described in aforementioned I.N. 20080068144 OPRDT;

Thence leaving said Hawes Avenue Right-of-Way and continuing along said South Right-of-Way line of West Mockingbird Lane, for the following four (4) calls:

1. Along a non-tangent curve to the left, with an arc length of 80.08 feet, having a radius of 956.32 feet, through a central angle of 04°47'53", with a chord bearing of NORTH 86°19'37" EAST, and a chord distance of 80.06 feet to a found 1/2" rebar;
2. NORTH 83°55'41" EAST, a distance of 34.10 feet to a found 1/2" rebar;
3. Along a tangent curve to the right, with an arc length of 227.49 feet, a radius of 2233.33 feet, a central angle of 05°50'10", a chord bearing of NORTH 86°50'46" EAST, and a chord distance of 227.39 feet to a found 1/2" rebar as described in said I.N. 20080068144 from which a found 1/2" rebar bears SOUTH 50°06'49" WEST, a distance of 0.16 feet;
4. NORTH 89°45'51" EAST, a distance of 106.78 feet to the Northwest corner of a 0.696-acre tract of land described in a Warranty Deed to 1840 Mockingbird Joint Venture, a Texas company, and recorded in I.N. 201000014498, OPRDT and the Northeast corner of Spec. Warranty Deed Inst. No. 20080068144 OPRDT and the Northwest corner of Warranty Deed Inst. No. 201000014498 OPRDT, being a set City Standard Monument;

Thence leaving said Right-of-Way along the east boundary of herein described tract SOUTH 00°37'09" EAST, a distance of 229.77 feet to a point on the north Right-of-Way line of Plantation Drive, also being the Southwest corner of Warranty Deed Inst. No. 201000014498 OPRDT, also being the Southeast corner of Spec. Warranty Deed Inst. No. 20080068144 OPRDT, also being a found chiseled "X" from which a found chiseled "X" bears SOUTH 23°32'01" WEST, a distance of 0.13 feet and from which another found chiseled "X" bears SOUTH 08°56'20" WEST, a distance of 0.35 feet;

Thence SOUTH 89°51'48" WEST, a distance of 464.51 feet to the POINT OF COMMENCING, said point being a control point for this survey description.

Containing a computed area of 103,666 square feet or 2.380 acres of land.

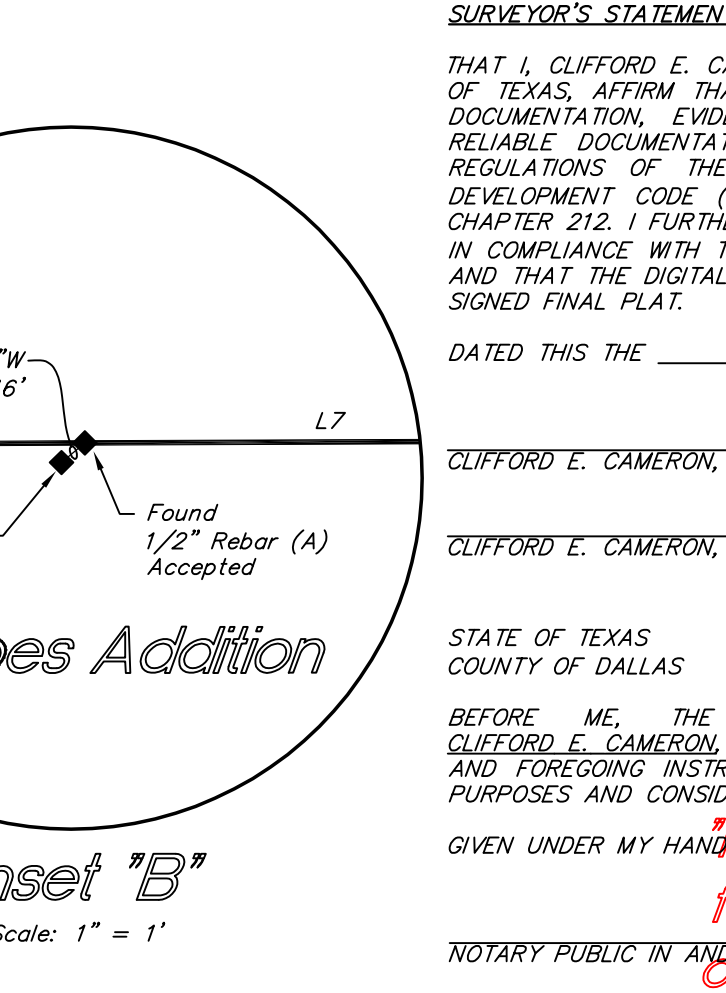
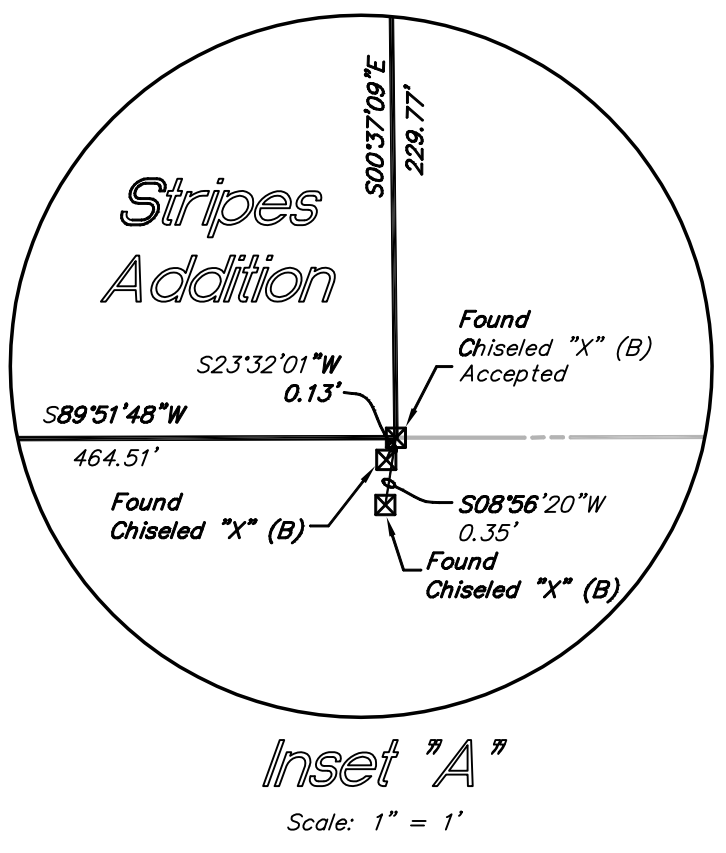
**Controlling Monuments**

(A)	Per Deed 20080068144
(B)	Per Deed 201000014498
(C)	Per Deed 200600232545

- NOTES:**
1. Basis of Bearings: Texas State Plane Coordinate System, North Central Zone, NAD83.
  2. Site Bench Mark #1: 5/8" rebar with CEI cap set on South side of W. Mockingbird Lane approximately 33.9' Southeast of a drainage manhole and approximately 26.3' Northeast of an unknown manhole. Elevation = 429.09'
  3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
  4. This survey meets current "Texas Rules of Procedures and Practices."
  5. This survey is based on a title commitment File No. 1600031093 supplied by Stewart Title Guaranty Company, and dated May 12, 2016.
  6. This property is zoned MU-3 (Mixed Use-3) for the City of Dallas, Texas per Dallas Zoning Information, Chapter 15A, Zoning District Standards, Building setbacks for zone MU-3 are as follows:  
 Front 15 Feet  
 Side 20 Feet (adjacent to residential)  
 Rear No Min.  
 Height Regulation: 270' (20 stories)
  7. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Dallas County, Texas.  
 Map Number: 481300330  
 Map Revised: August 23, 2001
  8. The purpose of this plat is to create three (3) lots for development.
  9. Lot to lot drainage will not be allowed without Engineering Section Approval.

**Tract I Property Curve Table**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	956.32'	80.08'	4°47'53"	N86°19'37"E	80.06'
C2	2233.33'	227.49'	5°50'10"	S86°50'46"W	227.39'
C3	956.32'	58.19'	3°29'10"	N86°58'58"E	58.18'
C4	956.32'	21.90'	1°18'43"	N84°35'02"E	21.89'
C5	2233.33'	168.91'	4°20'00"	N86°05'41"E	168.86'
C6	2233.33'	58.58'	1°30'10"	N89°00'46"E	58.58'



**SURVEYOR'S STATEMENT:**  
 THAT I, CLIFFORD E. CAMERON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CLIFFORD E. CAMERON, TEXAS RPLS. NO. 6415

CLIFFORD E. CAMERON, TEXAS RPLS. NO. 6415

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLIFFORD E. CAMERON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT!**