

**SURVEYOR'S STATEMENT:**

I, SCOTT DAVIS, 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 and 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 purposes and shall not be used or relied upon as a final survey document."

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS MPC Montfort, LP is the owner of all of Lot 2A, Block 4/7004 of U.R.C. ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 84157, Page 3406 of the Deed Records of Dallas County, Texas, and being situated in the John Witt Survey, Abstract No. 1584, and being that same tract of land described in Special Warranty Deed to MPC Montfort, LP, recorded in instrument No. 202000055871 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a cross cut in concrete found for corner in the west right-of-way line of Montfort Drive (a variable width right-of-way); said point being the common southeast corner of Lot 2B and the easternmost northeast corner of Lot 2A of Block 4/7004 of said U.R.C. Addition;

THENCE S 06°03'12" E, 13.01' along the west line of Montfort Drive to a cross found at the northeast corner of Lot 1A, Block 3/7004 of Replat Of The Montfort Alpha Addition, an addition to the City of Dallas, Texas, recorded in Volume 81105, Page 2634 of the Deed Records of Dallas County, Texas;

THENCE S 81°55'56" W, 167.47' along the north line of said Lot 1A to a PK nail found for corner;

THENCE S 88°45'48" W, along the north line of said Lot 1A, at 400.00' passing the northeast corner of Lot 3A, Block 3/7004 of Fulcrum Addition, an addition to the City of Dallas, Texas, recorded in Volume 94035, Page 4629 of the Deed Records of Dallas County, Texas, and continuing along the north line of said Lot 3A a total distance of 410.00' to a Mag nail found for corner;

THENCE S 87°03'48" W, 195.03' along the north line of said Lot 3A to a PK nail found for corner;

THENCE N 89°08'59" W, 11.56' along the north line of said Lot 3A to a Mag nail found at the southeast corner that same tract of land described in deed to St. Noel LP, recorded in Volume 2005094, Page 314 of the Official Public Records of Dallas County, Texas;

THENCE N 00°47'12" W, along the east line of said St. Noel LP property, at 235.00' passing the southeast corner of Lot 1A, Block 1/7004 of Replat Of Valley View Square, Section One, an addition to the City of Dallas, Texas, recorded in Volume 76184, Page 591 of the Deed Records of Dallas County, Texas, and continuing along the east line of said Lot 1A, a total distance of 500.00' to a cross cut found in concrete in the south line of Southern Boulevard (a 48' Street Easement, Volume 94074, Page 3637 of the Deed Records of Dallas County);

THENCE N 89°20'48" E, 272.79' along the south line of Southern Boulevard to a 1/2" iron rod found at the northwest corner of Lot 1, Block 4/7004 of Montfort Park One, an addition to the City of Dallas, Texas, recorded in Volume 73146, Page 352 of the Deed Records of Dallas County, Texas;

THENCE S 00°47'12" E, along the west line of said Lot 1, at 254.50' passing the northwest corner of Lot 2B, Block 4/7004 of the aforementioned U.R.C. Addition, and continuing along the west line of said Lot 2B, a total distance of 358.51' to a 5/8" iron rod found for corner;

THENCE S 45°40'31" E, 168.55' along the southwest line of said Lot 2B to a cross cut on a water vault found for corner;

THENCE N 88°45'48" E, 223.82' along the south line of said Lot 2B to a 1/2" iron rod found for corner;

THENCE N 81°55'56" E, 167.15' along the south line of said Lot 2B to the Point of Beginning and containing 148,977 square feet or 3.420 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MPC MONTFORT, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as MPC MONTFORT ADDITION, 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 the \_\_\_ day of \_\_\_\_\_, 2020.

MPC MONTFORT, LP

RANDY PRIMROSE, MEMBER

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Randy Primrose, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas.

BENCHMARK: A Standard City of Dallas Water Department Bench Mark at center of Storm Sewer Drop Inlet at the Southeast corner of the Intersection of Montfort Place & Alpha Road.  
Elev. 628.13

BENCHMARK: Mag nail found at the southwest corner of Project Site.  
Elev. 624.13

PRELIMINARY PLAT  
MPC MONTFORT ADDITION  
LOTS 2A AND 2C, BLOCK 4/7004

A REPLAT OF LOT 2A, BLOCK 4/7004 OF U.R.C. ADDITION, SITUATED IN THE JOHN WITT SURVEY, ABSTRACT NO. 1584, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 201-512

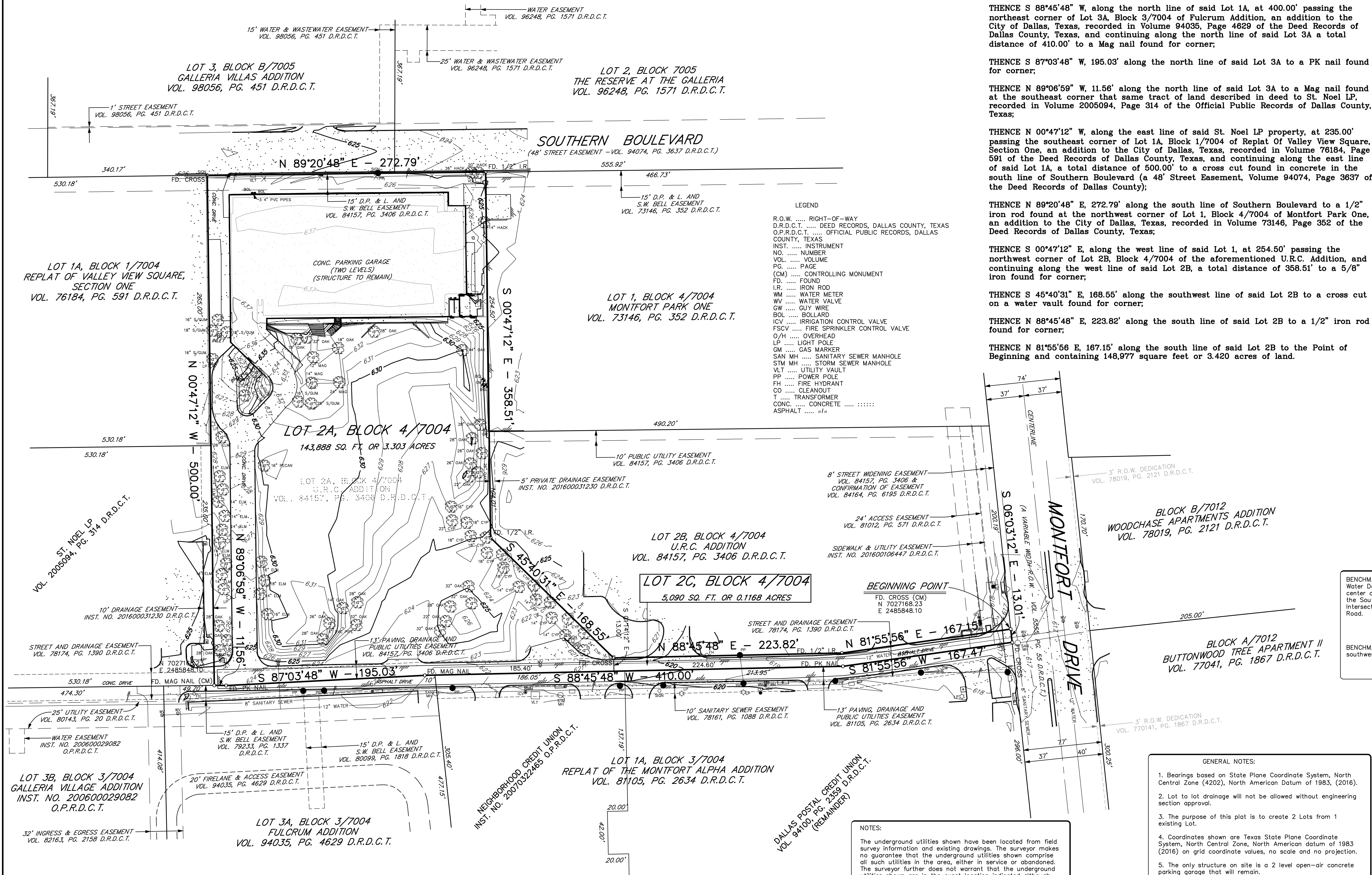
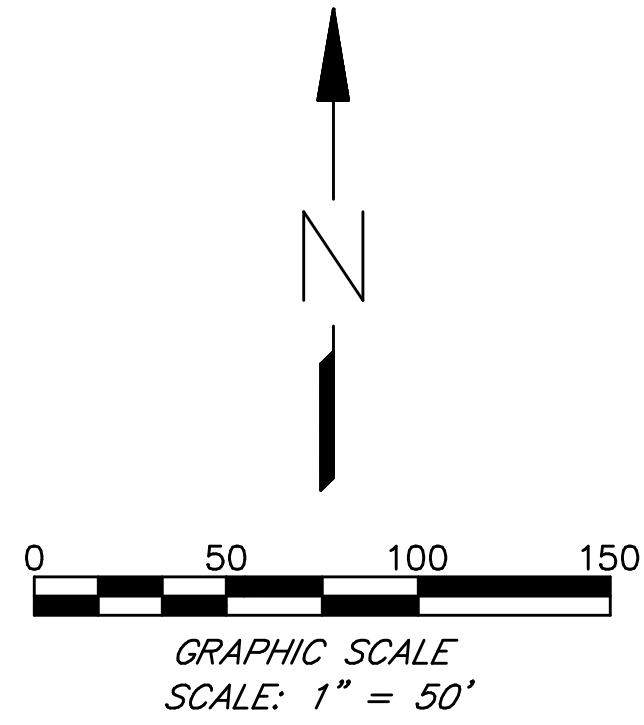
OWNER

MPC MONTFORT, LP  
2435 E. SOUTHLAKE BLVD., STE. 150  
SOUTHLAKE, TEXAS 76092  
PH. 214-500-6763  
randy@mpres.com

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228

DATE: 10/09/2020  
JOB NO. 20102

FIRM NO. 10009600



LEGEND

R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
(CM)	CONTROLLING MONUMENT
FD.	FOUND
I.R.	IRON ROD
WM.	WATER METER
WV.	WATER VALVE
GW.	GUY WIRE
BOL.	BOLLARD
ICV.	IRRIGATION CONTROL VALVE
FSCV.	FIRE SPRINKLER CONTROL VALVE
O/H.	OVERHEAD
LP.	LIGHT POLE
GM.	GAS MARKER
SAN MH.	SANITARY SEWER MANHOLE
STM MH.	STORM SEWER MANHOLE
VT.	UTILITY VAULT
PP.	POWER POLE
FH.	FIRE HYDRANT
CO.	CLEANOUT
T.	TRANSFORMER
CONC.	CONCRETE
ASPHALT.	ASPHALT

- GENERAL NOTES:
- Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2016).
  - Lot to lot drainage will not be allowed without engineering section approval.
  - The purpose of this plat is to create 2 Lots from 1 existing Lot.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 (2016) on grid coordinate values, no scale and no projection.
  - The only structure on site is a 2 level open-air concrete parking garage that will remain.

NOTES:  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.