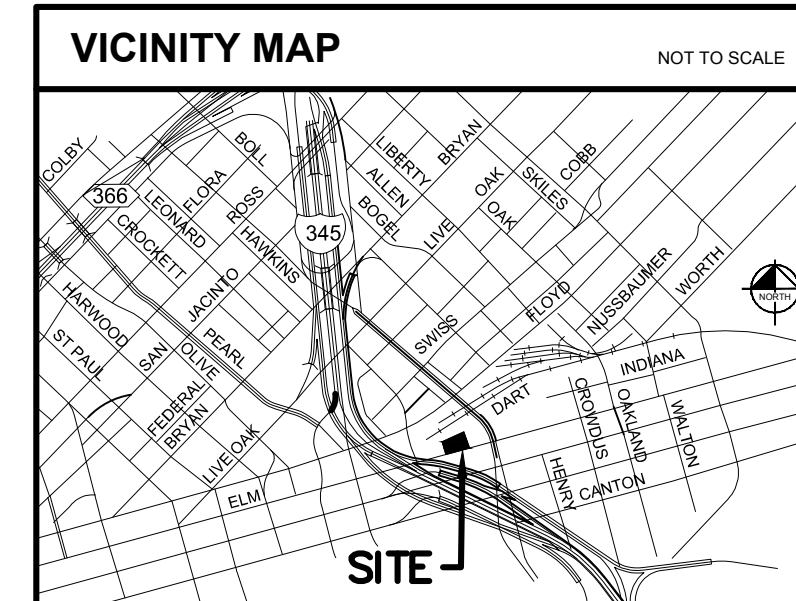
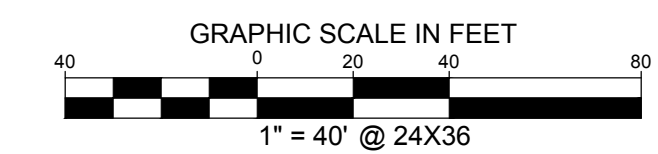
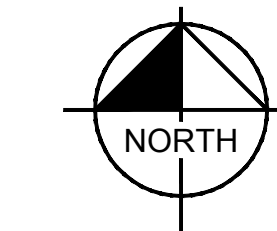


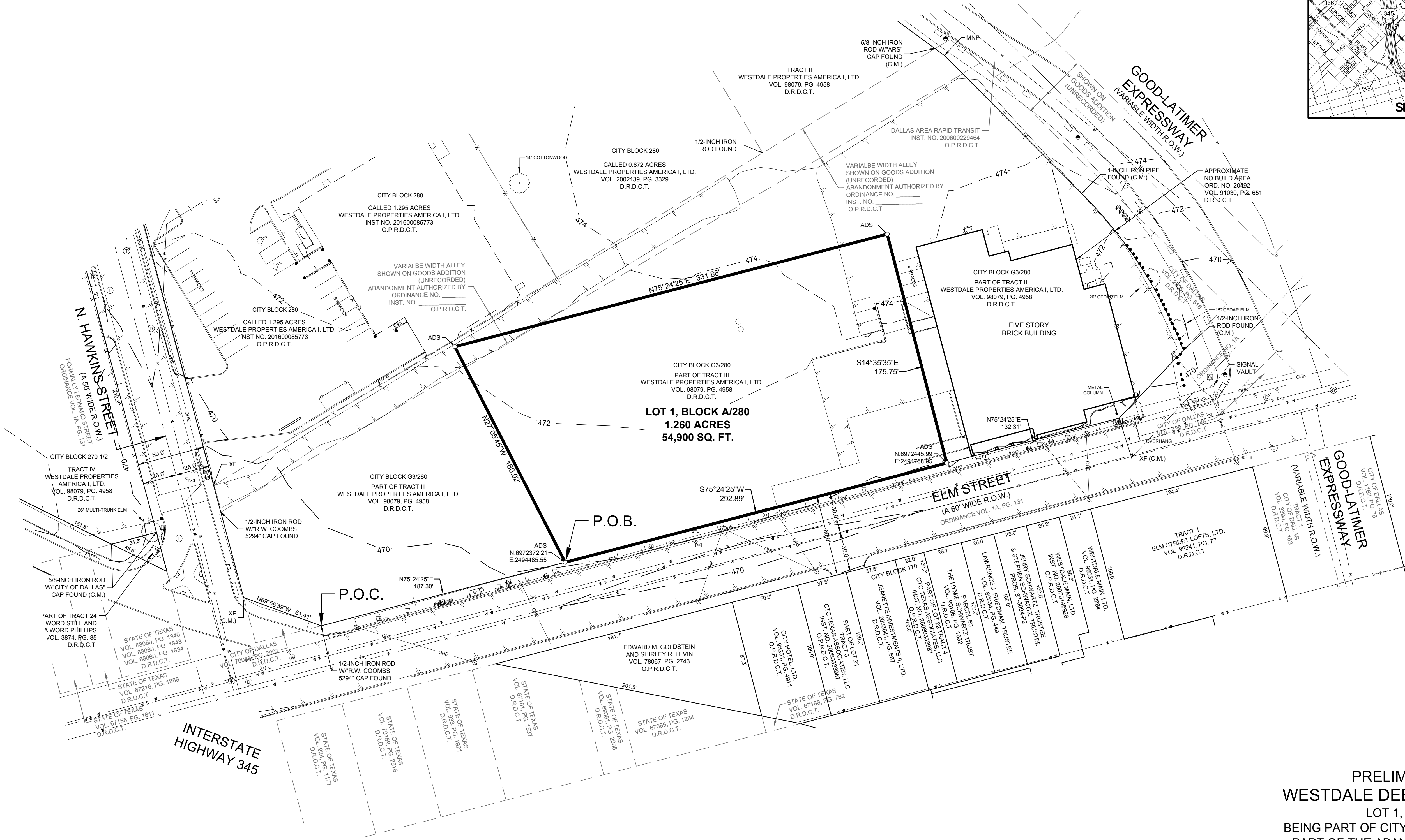
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND AND PART OF AN ABANDONED ALLEY.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALLEY ABANDONMENT IS AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAY.
6. EXISTING IMPROVEMENTS ARE TO BE REMOVED.



LEGEND

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- ADS = 5/8" IRON ROD W/ALUMINUM DISK STAMPED "WESTDALE KHA" SET
- MNS = MAG NAIL W/WASHER STAMPED "WESTDALE KHA" SET
- MNF = MAG NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRFC = IRON ROD W/ CAP FOUND
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- C.M. = CONTROLLING MONUMENT
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER



LEGEND	
☐	ROOF DRAIN
☐	CABLE TV BOX
☐	CABLE TV HANDHOLE
☐	CABLE TV MANHOLE
☐	CABLE TV MARKER FLAG
☐	CABLE TV MARKER SIGN
☐	CABLE TV VAULT
☐	COMMUNICATIONS BOX
☐	COMMUNICATIONS HANDHOLE
☐	COMMUNICATIONS MARKER FLAG
☐	COMMUNICATIONS MARKER SIGN
☐	COMMUNICATIONS VAULT
☐	ELEVATION BENCHMARK
☐	FIBER OPTIC BOX
☐	FIBER OPTIC HANDHOLE
☐	FIBER OPTIC MANHOLE
☐	FIBER OPTIC MARKER FLAG
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC VAULT
☐	MONITORING WELL
☐	GAS HANDHOLE
☐	GAS METER
☐	GAS MANHOLE
☐	GAS MARKER FLAG
☐	GAS SIGN
☐	GAS TANK
☐	GAS VAULT
☐	GAS VALVE
☐	TELEPHONE BOX
☐	TELEPHONE HANDHOLE
☐	TELEPHONE MANHOLE
☐	TELEPHONE MARKER FLAG
☐	TELEPHONE MARKER SIGN
☐	TELEPHONE VAULT
☐	PIPELINE MARKER SIGN
☐	ELECTRIC BOX
☐	FLOOD LIGHT
☐	GUY ANCHOR
☐	GUY ANCHOR POLE
☐	ELECTRIC HANDHOLE
☐	ELECTRIC METER
☐	ELECTRIC MANHOLE
☐	ELECTRIC MARKER FLAG
☐	ELECTRIC MARKER SIGN
☐	UTILITY POLE
☐	ELECTRIC TRANSFORMER
☐	ELECTRIC VAULT
☐	HANDICAPPED PARKING
☐	SIGN
☐	MANHOLE ALLBOARD
☐	BORE LOCATION
☐	FLAG POLE
☐	GRAPE TRAP
☐	MAIL BOX
☐	SANITARY SEWER CLEAN OUT
☐	SANITARY SEWER MANHOLE
☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN
☐	SANITARY SEWER SEPTIC TANK
☐	SANITARY SEWER VAULT
☐	STORM SEWER BOX
☐	STORM SEWER VAULT
☐	STORM SEWER MANHOLE
☐	STORM SEWER MARKER FLAG
☐	STORM SEWER MARKER SIGN
☐	TRAFFIC BARRIER
☐	TRAFFIC BOLLARD
☐	TRAFFIC BOX
☐	CROSS WALK SIGNAL
☐	TRAFFIC HANDHOLE
☐	TRAFFIC MANHOLE
☐	TRAFFIC MARKER SIGN
☐	TRAFFIC SIGNAL
☐	TRAFFIC VAULT
☐	UNIDENTIFIED BOX
☐	UNIDENTIFIED HANDHOLE
☐	UNIDENTIFIED METER
☐	UNIDENTIFIED MANHOLE
☐	UNIDENTIFIED MARKER FLAG
☐	UNIDENTIFIED MARKER SIGN
☐	UNIDENTIFIED TANK
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	UNIDENTIFIED TREE
☐	WATER BOX
☐	FIRE SEPT. CONNECTION
☐	WATER HAND HOLE
☐	FIRE HYDRANT
☐	WATER METER
☐	WATER MANHOLE
☐	WATER MARKER FLAG
☐	WATER MARKER SIGN
☐	WATER VAULT
☐	WATER VALVE
☐	AIR RELEASE VALVE
☐	WATER WELL
☐	IRFC 5/8" IRON ROD W/ "KHA" CAP SET
☐	IRFC IRON ROD WITH CAP FOUND
☐	MNS MAG NAIL FOUND
☐	PKF PK NAIL FOUND
☐	IRF IRON ROD FOUND
☐	IRF IRON PIPE FOUND
☐	ADP ALUMINUM DISK FOUND
☐	XS "X" CUT IN CONCRETE SET
☐	XF "X" CUT IN CONCRETE FOUND
☐	P.O.B. POINT OF BEGINNING
☐	P.O.C. POINT OF COMMENCING
☐	BOUNDARY LINE
☐	EASEMENT LINE
☐	BUILDING LINE
☐	W
☐	SS
☐	SANITARY SEWER LINE
☐	GAS
☐	UNDERGROUND GAS LINE
☐	CHE
☐	OVERHEAD UTILITY LINE
☐	UNDERGROUND ELECTRIC LINE
☐	UNDERGROUND TELEPHONE LINE
☐	FENCE
☐	CONCRETE PAVEMENT
☐	ASPHALT PAVEMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	W
---	SS
---	SANITARY SEWER LINE
---	GAS
---	UNDERGROUND GAS LINE
---	CHE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PRELIMINARY PLAT
WESTDALE DEEP ELLUM ADDITION
 LOT 1, BLOCK A/280
 BEING PART OF CITY OF DALLAS BLOCK G3/280
 PART OF THE ABANDONED VARIABLE WIDTH
 ALLEY ACROSS BLOCK G3/280
 AND BEING 1.260 ACRES OUT OF THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-004
 ENGINEERING FILE NO. 3111T-

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 CONTACT: NICK SULKOWSKI, P.E.
 972-770-1300

APPLICANT:
 WESTDALE PROPERTIES AMERICA I, LTD.
 3100 MONTICELLO AVENUE, SUITE 100
 DALLAS, TEXAS 75205
 CONTACT: DENNIS M. TRIMARCHI
 PHONE: 214-515-7000

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	DAB	OCT. 2016	064405602	1 OF 2

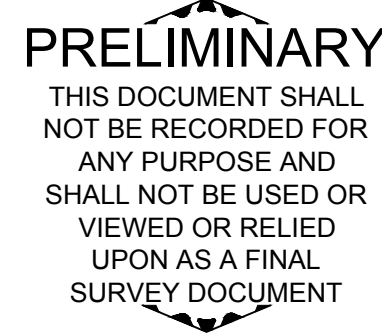
DWG NAME: FCIML_SURVEY\064405602 WESTDALE DEEP ELLUM ADDITION 'PLAT - SITE RECORDS.DWG PLOTTED BY: CUDLE MITCHELL 10/19/2016 3:49 PM LAST SAVED 10/19/2016 3:47 PM

SURVEYOR'S STATEMENT

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 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 _____, 20__.

J. Andy Dobbs
Registered Professional Land
Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300



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 J. Andy Dobbs 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

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND AND PART OF AN ABANDONED ALLEY.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALLEY ABANDONMENT IS AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAY.
6. EXISTING IMPROVEMENTS ARE TO BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, WESTDALE PROPERTIES AMERICA I, LTD. is the owner of a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block No. G3/280; and part of the abandoned variable width alley across said Blocks 280 and G3/280 shown on Goods Addition found unrecorded in Block Book 280 of the Murphy & Bolanz Block and Addition Book Records of Dallas County, Texas and abandoned by Ordinance No. _____, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas; and being part of that tract of land described as "Tract III" in Special Warranty Deed to Westdale Properties America I, Ltd. recorded in Volume 98079, Page 4958 of said Deed Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "R. W. Coombs 5294" cap found at the intersection of the north right-of-way line of Elm Street (a 60-foot wide right-of-way) and the northeast right-of-way line of Interstate Highway No. 345 (a variable width right-of-way); from said point an "X" cut in concrete found at the intersection of said northeast right-of-way line of Interstate Highway No. 345 and the east right-of-way line of N. Hawkins Street (a variable width right-of-way);

THENCE with said north right-of-way line of Elm Street, North 75°24'25" East, a distance of 187.30 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for the **POINT OF BEGINNING**;

THENCE departing said north right-of-way line of Elm Street, the following courses and distances:

North 27°05'45" West, a distance of 180.02 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner;
North 75°24'25" East, a distance of 331.86 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner;
South 14°35'35" East, a distance of 175.75 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner in said north right-of-way line of Elm Street;

THENCE with said north right-of-way line of Elm Street, South 75°24'25" West, a distance of 292.89 feet to the **POINT OF BEGINNING** and containing 1.260 acres or 54,900 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **WESTDALE PROPERTIES AMERICA I, LTD.**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **WESTDALE DEEP ELLUM 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 _____ day of _____, 20__.

WESTDALE PROPERTIES AMERICA I, LTD.

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

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 _____

**PRELIMINARY PLAT
WESTDALE DEEP ELLUM ADDITION
LOT 1, BLOCK A/280
BEING PART OF CITY OF DALLAS BLOCK G3/280
PART OF THE ABANDONED VARIABLE WIDTH
ALLEY ACROSS BLOCK G3/280
AND BEING 1.260 ACRES OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-004
ENGINEERING FILE NO. 311T-_____**

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
12700 PARK CENTRAL DRIVE, SUITE 1800
DALLAS, TEXAS 75251
CONTACT: NICK SULKOWSKI, P.E.
972-770-1300

APPLICANT:
WESTDALE PROPERTIES AMERICA I, LTD.
3100 MONTICELLO AVENUE, SUITE 100
DALLAS, TEXAS 75205
CONTACT: DENNIS M. TRIMARCHI
PHONE: 214-515-7000

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	OCT. 2016	064405602	2 OF 2