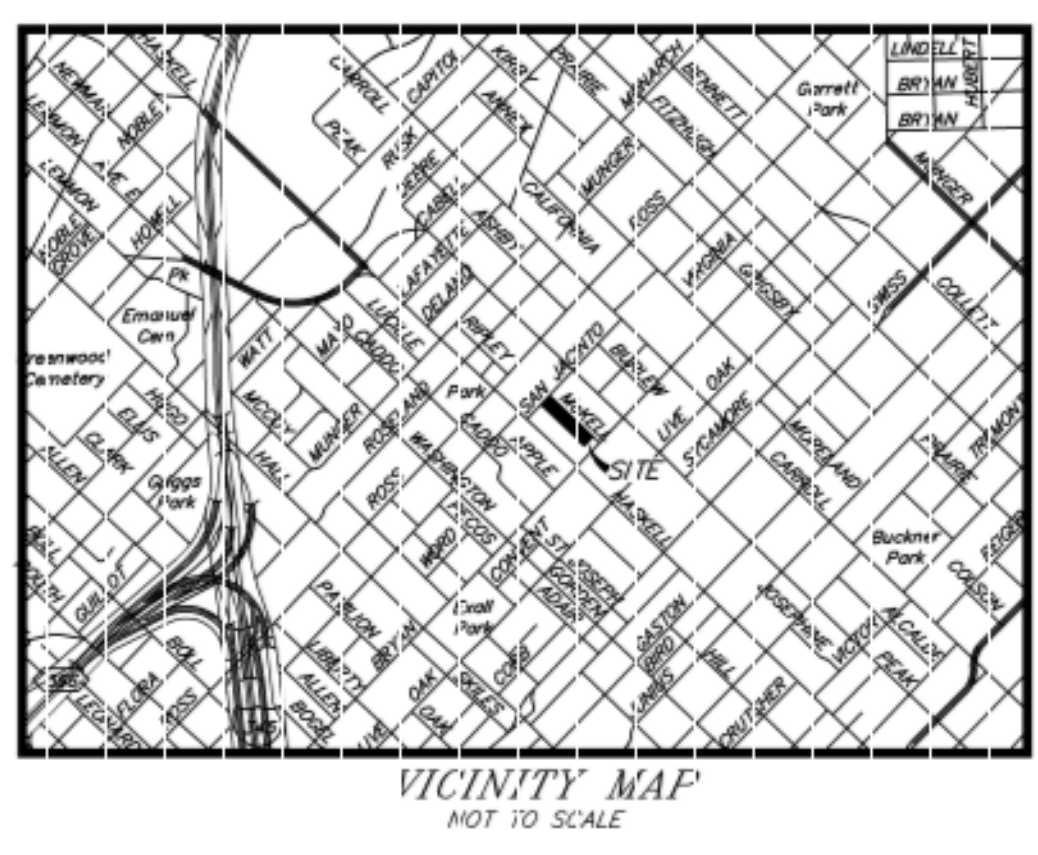


LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°00'00"E	22.50'
L2	N44°28'03"W	20.00'
L3	S45°00'00"W	15.00'
L4	S45°00'00"W	3.00'

**LEGEND**

--- PROPERTY LINE	--- EASEMENT LINE	--- BUILDING	--- ASPHALT	--- CONCRETE	--- FENCE LINE	--- LIGHT STANDARD	--- WATER METER	--- FIRE HYDRANT	--- INDICATOR POST VALVE	--- CLEAN OUT	--- SPRINKLER BODY	--- TELEPHONE/POSTAL	--- POWER POLE	--- GUY WIRE	--- SIGN	--- SANITARY/SEWER MANHOLE	--- STORM SEWER MANHOLE	--- GAS MANHOLE	--- TELEPHONE MANHOLE	--- CREEP MARKER	--- TREE	
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- GENERAL NOTES:**
1. BASIS OF BEARINGS: SOUTHWEST LINE (S44°28'03"E) OF MCKELL STREET PER PLAT OF AT&T TOLL RECORDED IN INSTRUMENT NUMBER 200900248318, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
  2. CONTROLLING MONUMENTS: AS SHOWN
  3. NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  4. EXISTING BUILDINGS TO REMAIN
  5. PURPOSE OF PLAT: TO PLAT SEVERAL LOTS AND ABANDONED ALLEY INTO ONE LOT.



**PRELIMINARY PLAT**  
**AT&T DTGS ADDITION**  
**LOT 1, BLOCK 14/717**  
**REPLAT**  
 OF  
 MCKELL'S SUBDIVISION  
 LOTS 25-30, 46-48, BLOCK 14/717  
 AND  
 AT&T TOLL  
 LOT 43B BLOCK 14/717  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-105  
 ENGINEERING PLAN NO. 3117-

SCALE: 1" = 30'  
 DATE: JANUARY 31, 2017  
 OWNER:  
 AT&T COMMUNICATIONS OF TEXAS, LTD.  
 501 S. ARARD STREET  
 DALLAS, TX 75202  
 972-839-1574  
 C/O CORY PLUNK  
 SURVEYOR:  
 RAYMOND L. GOODSON JR., INC.  
 5445 LA SIERRA, STE 300, LB 17  
 DALLAS, TX 75231-4138  
 214-739-8100  
 rig@rlginc.com  
 TX PR REC #F-493  
 TPLS REC #100341-00 SHEET 1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS AT&T, COMMUNICATION OF TEXAS, LLC is the sole owner a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 25, 26, 27, 28, 29, 30, 45, 47 and 48, Block 14/717, McKells Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 241, Page 94, Deed Records, Dallas County, Texas, being all of Lot 43B, Block 14/717, AT&T Toll, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 200900248318, Official Public Records, Dallas County, Texas, being part of a 20' alley abandoned by Ordinance Number \_\_\_\_\_, being a tract of land conveyed to AT&T COMMUNICATIONS OF TEXAS, LTD. by Deed and Bill of Sale with Limited Warranty recorded in Volume 2000095, Page 1261, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod set for corner on the southwesterly right-of-way line of McKell Street (variable width right-of-way, 63.0' at this point) created by Volume 241, Page 94 and Instrument Number 200900248318, Official Public Records, Dallas County, Texas, said disk being the east corner of said Lot 43B and the north corner of Lot 43A, Block 14/717, said AT&T Toll Addition;

THENCE South 45' 00' 00" West, departing the southwesterly right-of-way line of said McKell Street and along the common line between said Lot 43B and said Lot 43A, a distance of 146.00 feet to a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod set for corner on the northeasterly line of a tract of land conveyed to 2016 BRYAN, LLC (Tract 2) by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201600124008, Official Public Records, Dallas County, Texas, said disk being the south corner of said Lot 43B and the west corner of said Lot 43A;

THENCE North 44' 28' 03" West along the common line between said Lot 43B and said 2016 BRYAN, LLC tract a distance of 102.00 feet to a 3-1/2" aluminum disk stamped "AT&T TOLL" and "RLG INC" on a 1/2" iron rod found (Instrument Number 200900248318) for corner on the southeasterly right-of-way line of a 20' alley as called for in Volume 253, Page 247 and Volume 264, Page 310, Deed Records, Dallas County, Texas, said disk being the west corner of said Lot 43B and the north corner of said 2016 BRYAN, LLC tract;

THENCE North 45' 00' 00" East along the southeasterly right-of-way line of said 20' alley a distance of 22.50 feet to a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod set for corner, said disk being the south corner of said 20' alley abandonment;

THENCE North 44' 28' 03" West, departing the southeasterly right-of-way line of said 20' alley and along the southwesterly line of said 20' alley abandonment, a distance of 20.00 feet to a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod set for corner on the northwesterly right-of-way line of said 20' alley, said disk being the west corner of said 20' alley abandonment;

THENCE South 45' 00' 00" West along the northwesterly right-of-way line of said 20' alley a distance of 15.00 feet to a point for corner at the intersection of northwesterly right-of-way line of said 20' alley and the northeasterly right-of-way line of a 15' alley created by Volume 241, Page 94, Deed Records, Dallas County, Texas, from which a brass disk stamped "SWBT" bears North 82° 27' 49" West a distance of 0.15 feet, said disk being the south corner of said Lot 46;

THENCE North 44' 28' 03" West along the northeasterly right-of-way line of said 15' alley a distance of 471.50 feet to a brass disk stamped "SWBT" found for corner at the intersection of the northeasterly right-of-way line of said 15' alley and the southeasterly right-of-way line of San Jacinto Street (80' right-of-way) as created by Volume 241, Page 94, Deed Records, Dallas County, Texas, said disk being the west corner of said Lot 25;

THENCE North 45' 00' 00" East along the southeasterly right-of-way line of said San Jacinto Street a distance of 141.50 feet to a brass disk stamped "SWBT" found for corner at the intersection of the southeasterly right-of-way line of said San Jacinto Street and the southwesterly line of said McKell Street, said disk being the north corner of said Lot 25;

THENCE South 44' 28' 03" East along the southwesterly right-of-way line of said McKell Street a distance of 471.50 feet to a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod at the intersection of the southwesterly right-of-way line of said McKell Street and the northwesterly line of said 20' alley, said disk being the east corner of said Lot 46, from which a 3-1/2" aluminum disk stamped "AT&T TOLL" and "RLG INC" (Instrument Number 200900248318) found bears South 44' 28' 03" East a distance of 20.00 feet;

THENCE South 45' 00' 00" West continuing along the southwesterly line of said McKell Street and along the northwesterly line of said 20' alley a distance of 3.00 feet to a 3-1/2" aluminum disk stamped "AT&T DTGS" and "RLG INC" on a 1/2" iron rod found for corner, said disk being the north corner of said 20' alley abandonment;

THENCE South 44' 28' 03" East continuing along the southwesterly line of said McKell Street and the northwesterly line of said 20' alley abandonment, passing at a distance of 20.00 feet the north corner of said Lot 43B, continuing a total distance of 122.00 feet to the POINT OF BEGINNING, containing 84,076 square feet or 1.930 acres more or less

SURVEYOR'S STATEMENT

I, Dale R. White, 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 \_\_\_\_\_, 2017

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AT&T COMMUNICATIONS OF TEXAS, LTD., acting by and through its duly authorized agent, Cory Plunk does hereby adopt this plat, designating the herein described property as AT&T DTGS, LOT 1, BLOCK 14/717, 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 of 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 \_\_\_\_\_, 2017.

Signature: \_\_\_\_\_

Name: Cory Plunk
Title: Senior Manager, Planning, Design & Construction

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 Cory Plunk, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas
My commission expires:

GENERAL NOTES:

- 1. BASIS OF BEARINGS: SOUTHWEST LINE (S44°28'03"E) OF MCKELL STREET PER PLAT OF AT&T TOLL RECORDED IN INSTRUMENT NUMBER 200900248318, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
2. CONTROLLING MONUMENTS: AS SHOWN
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PRELIMINARY PLAT
AT&T DTGS ADDITION
LOT 1, BLOCK 14/717
REPLAT
OF
McKELL'S SUBDIVISION
LOTS 25-30, 46-48, BLOCK 14/717
AND
AT&T TOLL
LOT 43B BLOCK 14/717
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-105
ENGINEERING PLAN NO. 3117-

SCALE: 1" = 30' DATE: JANUARY 31, 2017

OWNER: AT&T COMMUNICATIONS OF TEXAS, LTD. SURVEYOR: RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX 75202
214-759-8100
rlg@rlginc.com
TX PR REC #F-493
TBPLS REC #100341-00 SHEET 2 OF 2