

DALLAS AREA RAPID TRANSIT (D.A.R.T.) VOL. 88083, PG. 4905 D.R.D.C.T.

DALLAS POWER & LIGHT COMPANY EASEMENT VOL. 3186, PG. 618 D.R.D.C.T.

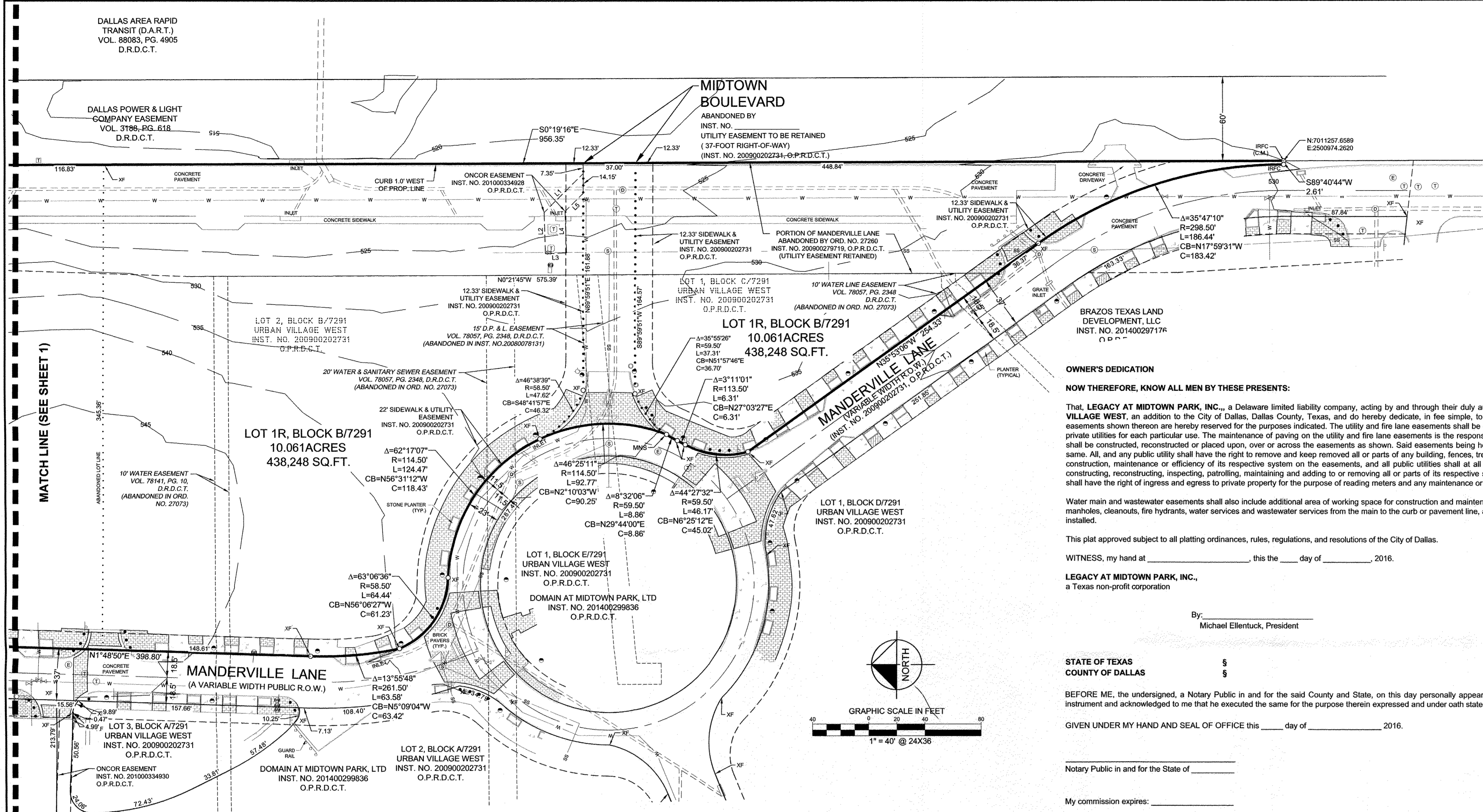
MIDTOWN BOULEVARD ABANDONED BY INST. NO. UTILITY EASEMENT TO BE RETAINED (37-FOOT RIGHT-OF-WAY) (INST. NO. 20090202734-O.P.R.D.C.T.)

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM FOUR PLATTED LOTS AND A PORTION OF ABANDONED MIDTOWN BOULEVARD.
2. BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202 USING TEXAS DEPARTMENT OF TRANSPORTATION CONTROL MONUMENTS FOR CENTRAL EXPRESSWAY.
3. THE 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.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.

LEGEND:

P.O.B. = POINT OF BEGINNING
MNS = MAG NAIL SET W/WASHER STAMPED
"RPLS 5336" BLOCK B/7291
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
ESMT. = EASEMENT
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
(C.M.) = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LEGACY AT MIDTOWN PARK, INC., a Delaware limited liability company, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as URBAN VILLAGE WEST, 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.

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 \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

LEGACY AT MIDTOWN PARK, INC., a Texas non-profit corporation

By: Michael Ellentuck, President

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 Michael Ellentuck, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT:

I, Dana Brown, 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 no 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.

PRELIMINARY

Dana Brown KIMLEY-HORN AND ASSOC., INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 972-770-1300 dana.brown@kimley-horn.com

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

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 Dana Brown, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

ENGINEER KIMLEY-HORN AND ASSOC., INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TEXAS 75251 TEL. NO. (972) 770-1300 CONTACT: Jamie Plotzner, P.E. jamie.plotzner@kimley-horn.com

OWNER LEGACY AT MIDTOWN PARK, INC 6101 OHIO DRIVE, SUITE 100 PLANO, TX 75024 TEL. NO. 972-468-6166 CONTACT: Michael Ellentuck

PRELIMINARY PLAT URBAN VILLAGE WEST LOT 1R, BLOCK B/7291 BEING A REPLAT OF URBAN VILLAGE WEST LOTS 1-3, BLOCK B/7291 & LOT 1, BLOCK C/7291 AND A OF PORTION OF MIDTOWN BOULEVARD BEING 10.061 ACRES OUT OF DAVID BARROW SURVEY, ABSTRACT NO. 177 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. CITY ENGINEERING PLAN FILE NO.

Kimley Horn logo

Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 40', DWP, DAB, JUNE 2016, 064478000, 2 OF 2

Vertical text on the right edge: PATRICK, DAVID 06/20/16 8:15 AM LAST SAVED