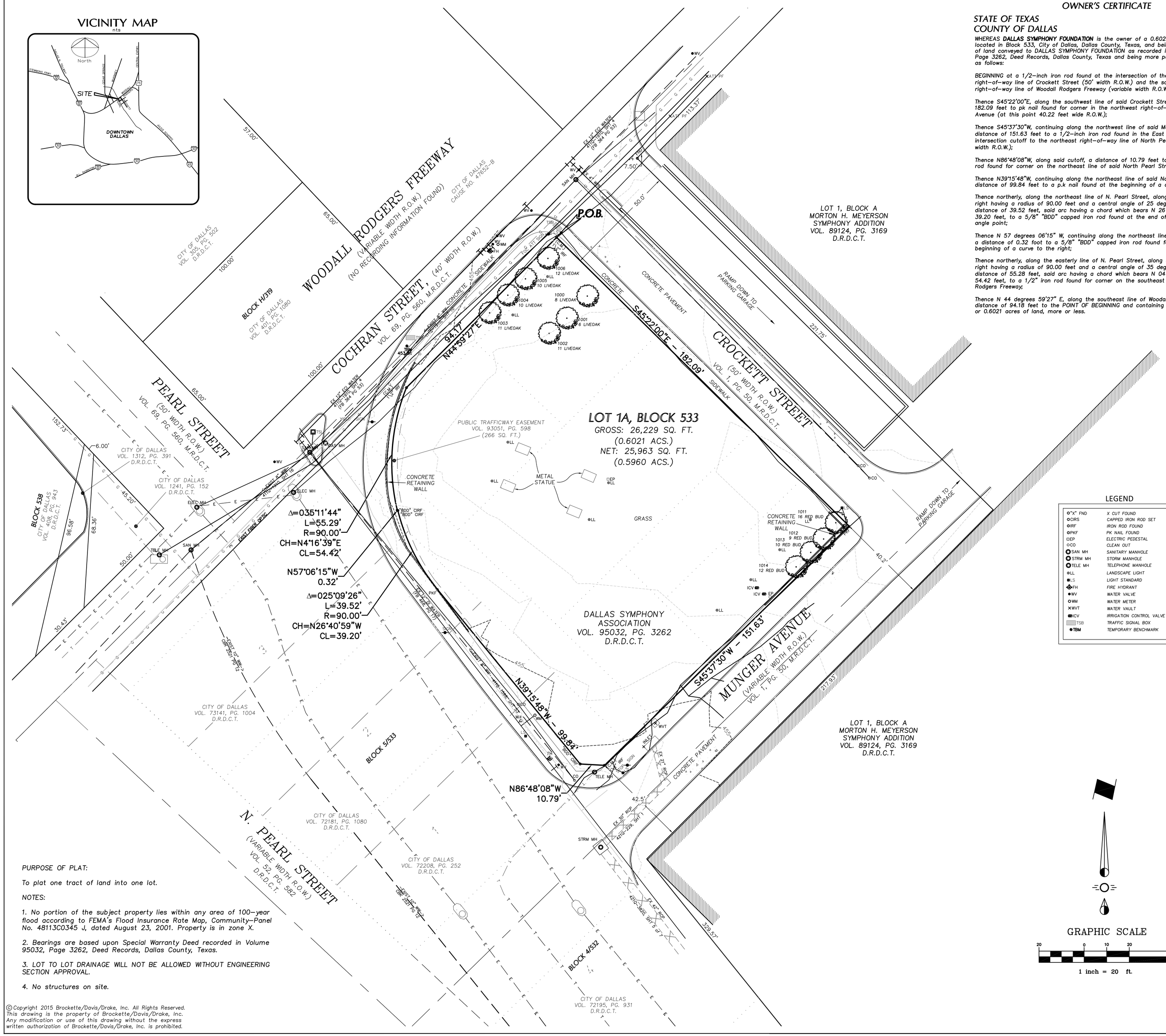
VICINITY MAP

nts



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS ***DALLAS SYMPHONY FOUNDATION*** *is the owner of a 0.6021 acre tract of land located in Block 533, City of Dallas, Dallas County, Texas, and being that certain tract of land conveyed to DALLAS SYMPHONY FOUNDATION as recorded in Volume 95032, Page 3262, Deed Records, Dallas County, Texas and being more particularly described as follows:*

BEGINNING at a 1/2–inch iron rod found at the intersection of the southwest right–of–way line of Crockett Street (50' width R.O.W.) and the southeast right–of–way line of Woodall Rodgers Freeway (variable width R.O.W.);

Thence S45°22'00"E, along the southwest line of said Crockett Street, a distance of 182.09 feet to pk nail found for corner in the northwest right–of–way line of Munger Avenue (at this point 40.22 feet wide R.O.W.);

Thence S45°37'30"W, continuing along the northwest line of said Munger Avenue, a distance of 151.63 feet to a 1/2–inch iron rod found in the East end of the intersection cutoff to the northeast right–of–way line of North Pearl Street (variable width R.O.W.);

Thence N86°48'08"W, along said cutoff, a distance of 10.79 feet to a 5/8–inch iron rod found for corner on the northeast line of said North Pearl Street;

Thence N39°15'48"W, continuing along the northeast line of said North Pearl Street, a distance of 99.84 feet to a p.k nail found at the beginning of a curve to the right;

Thence northerly, along the northeast line of N. Pearl Street, along said curve to the right having a radius of 90.00 feet and a central angle of 25 degrees 09'38", an arc distance of 39.52 feet, said arc having a chord which bears N 26 degrees 40'59" W 39.20 feet, to a 5/8" "BDD" capped iron rod found at the end of said curve and an angle point;

Thence N 57 degrees 06'15" W, continuing along the northeast line of N. Pearl Street, a distance of 0.32 foot to a 5/8" "BDD" capped iron rod found for corner and at the beginning of a curve to the right;

Thence northerly, along the easterly line of N. Pearl Street, along said curve to the right having a radius of 90.00 feet and a central angle of 35 degrees 11'35", an arc distance of 55.28 feet, said arc having a chord which bears N 04 degrees 16'39" E 54.42 feet, to a 1/2" iron rod found for corner on the southeast line of Woodall Rodgers Freeway;

Thence N 44 degrees 59'27" E, along the southeast line of Woodall Rodgers Freeway, a distance of 94.18 feet to the POINT OF BEGINNING and containing 26,229 square feet or 0.6021 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ***DALLAS SYMPHONY FOUNDATION****, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as* ***1900 PEARL 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 _____, 2015.

DALLAS SYMPHONY FOUNDATION

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

Notary Public in and for the State of Texas

LEGEND

"X" FND	X CUT FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
EP	ELECTRIC PEDESTAL
CO	CLEAN OUT
SAN MH	SANITARY MANHOLE
STRM MH	STORM MANHOLE
TELE MH	TELEPHONE MANHOLE
LL	LANDSCAPE LIGHT
LS	LIGHT STANDARD
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WVT	WATER VAULT
ICV	IRRIGATION CONTROL VALVE
TSB	TRAFFIC SIGNAL BOX
TBM	TEMPORARY BENCHMARK

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 _____, 2015

PRELIMINARY

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

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

1900 PEARL ADDITION

LOT 1A, BLOCK 533

SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
A BEING ALL OF TRACT OF LAND
VOLUME 95032, PAGE 3262, D.R.D.C.T.

CITY PLAN FILE NO. S145–221

OWNER:

DALLAS SYMPHONY FOUNDATION
2301 FLORA ST., STE 300
DALLAS, TX 75201–2413

SURVEYORS:

BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
(214) 824–3647,
fax (214) 824–7064

June, 2015 C15046 PP S____–____.dwg

PURPOSE OF PLAT:

To plat one tract of land into one lot.

NOTES:

1. No portion of the subject property lies within any area of 100–year flood according to FEMA's Flood Insurance Rate Map, Community–Panel No. 48113C0345 J, dated August 23, 2001. Property is in zone X.

2. Bearings are based upon Special Warranty Deed recorded in Volume 95032, Page 3262, Deed Records, Dallas County, Texas.

3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4. No structures on site.

©Copyright 2015 Brockette/Davis/Drake, Inc. All Rights Reserved. This drawing is the property of Brockette/Davis/Drake, Inc. Any modification or use of this drawing without the express written authorization of Brockette/Davis/Drake, Inc. is prohibited.

M:\Data\Survey\2015\C15046 - Woodall-Pearl OBD - Dallas (plat)\Plat\Preliminary Plat\New\C15046 PP.dwg, 6/24/2015 11:23:20 AM, S.Dal