

LINE TABLE				
LINE	BEARING	LENGTH		
L1	N 00°27'00" W	148.33'		
L2	S 43°26'06" W	172.35'		
L3	S 89*26'30" W	219.30'		
L4	N 46°33'54" W	137.63'		
L5	S 89*26'30" W	7.77'		
L6	N 46°33'54" W	97.75'		
L7	N 89°26'30" E	40.97		
L8	N 46'35'31" W	23.88'		
L9	S 19°23'17" W	17.64'		
L10	S 89°26'30" W	56.01'		
L11	N 68'43'31" W	21.53'		
L12	S 89°08'31" W	107.02		
L13	N 00°50'20" W	34.22'		
L14	S 89°09'40" W	10.00'		
L15	S 89°26'30" W	74.25'		
L16	N 46°33'54" W	44.63'		
L17	S 46'33'54" E	53.12'		

L18 S 00°33'30" E 24.00'

			CURVE	TABLE		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22'08'00"	300.00'	115.89'	58.68'	N 79°47'06" W	115.17'
C2	28'45'19"	181.00'	90.84'	46.40'	N 77°11'14" W	89.89'
С3	73°45'19"	119.00'	153.19'	89.28'	S 8018'46" W	142.83'
C4	46°00'24"	181.00'	145.34	76.84'	S 66°26'18" W	141.46'
C5	23°21'36"	115.50'	47.09'	23.88'	S 15'42'46" E	46.76'
C6	19*05'16"	184.50'	61.47'	31.02'	S 17°50'56" E	61.18'
C7	02°28'36"	184.50'	7.98'	3.99'	N 3°58'15" W	7.97'
C8	18*06'29"	119.00'	37.61'	18.96'	S 81°30'15" E	37.45'
C9	08°06'35"	215.50'	30.50'	15.28'	N 4°36'47" W	30.48'
C10	08°06'35"	284.50'	40.27'	20.17'	N 4°36'47" W	40.23'
C11	37*42'15"	115.50'	76.01'	39.44'	N 70°35'23" E	74.64'
C12	37°48'44"	184.50'	121.76'	63.19'	N 70°38'38" E	119.56'
C13	28'45'19"	150.00'	75.28'	38.45'	N 77°11'14" W	74.49'
C14	73°45'19"	150.00'	193.09'	112.53'	S 8018'46" W	180.03'
C15	46°00'24"	150.00'	120.45'	63.68'	S 66°26'18" W	117.24'
C16	27°07'31"	150.00'	71.01'	36.19'	N 56°59'52" E	70.35'
C17	46°37'47"	150.00'	122.08'	64.65'	N 86°07'29" W	118.74'
C18	23°24'54"	150.00'	61.30'	31.08'	S 1215'57" E	60.87'
C19	37°42'15"	150.00'	98.71'	51.22'	N 70°35'23" E	96.94'
C20	37*48'44"	150.00'	98.99'	51.37'	N 70°38'38" E	97.21'

	BLOCK DIMENSIONS				
	BLOCK No.	PERIMETER LENGTH (FT)	LONGEST BLOCK FACE (FT)		
	1	2225.81	652.32		
	2	1733.99	592.49		
SET	3	1317.73	416.50		
	4	1664.83	475.50		
	5	1789.47	617.50		
	6	1678.99	617.50		
	7	1410.97	386.36		
	8	1734.78	549.68		
	9	1208.11	321.51		
	10	1322.61	383.06		
	11	1325.49	624.00		

#### **GENERAL NOTES**

- I. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- 2. Lot-to-lot drainage will not be allowed without engineering section approval.
- 3. The purpose of this plat is to create multi-phase development from existing lots and an unplatted tract of land, and to dedicate public
- 4. All buildings to be demolished.

roadways to the City of Dallas.

- 5. At the time of Final Plat for Blocks I, 2, 4, 5, 6, 8 and II, a pedestrian passage complying with section 51A-13.502(b)(7), will be provided for each block exceeding 1600 LF in block perimeter and/or block faces exceeding 500 LF on any one side.
- 6. The portion of right-of-way for Peterson between Road 3 and Montfort that is located off-site shall be secured prior to final platting of this right-of-way.

SURVEYOR / ENGINEER: PACHECO KOCH LLC 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TEXAS 75206 PH: 972-235-3031 CONTACT: KYLE COLEMAN HARRIS

13331 PRESTON RD, L.P. ALGODON I. L.P. 12222 MERIT DR, SUITE 120 DALLAS, TX 75251-2228 PH: 469-828-4277 CONTACT: SCOTT BECK

DRAWN BY

CHECKED BY

DALLAS MIDTOWN

# PHASES A-Q, BLOCK A/7409

BEING A REPLAT OF PART OF BLOCK 7409 VALLEY VIEW SHOPPING CENTER ADDITION, PART OF LOT 3, BLOCK A/7409 VALLEY VIEW CENTER, LOT 1A, BLOCK A/7409, CHUCK E. CHEESE ADDITION, LOT 8, BLOCK A/7409, ALPHA AT VALLEY VIEW ADDITION, AND LOT 7A, BLOCK A/7409 VALLEY VIEW SPORTS CENTER, AND BEING OUT OF THE H. WILBURN SURVEY, ABSTRACT NO. 1567, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-236 SHFFT 1 OF 3

SHEEL I OF 5				
	8350 N. CENTRAL EXPWY. SUITE 1000			
Pacheco Koch	B350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439			
donose Itesii	TX REG. ENGINEERING FIRM F-14439			
45550	TX REG. SURVEYING FIRM LS-10193805			

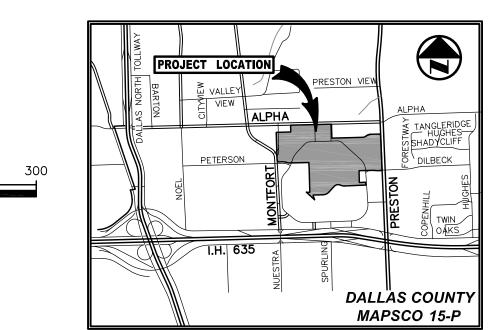
SCALE

1"=100'

DWG FILE: 3374-14.285-PP3.DWG XREF FILE: 3374-14 285-BA.DWG

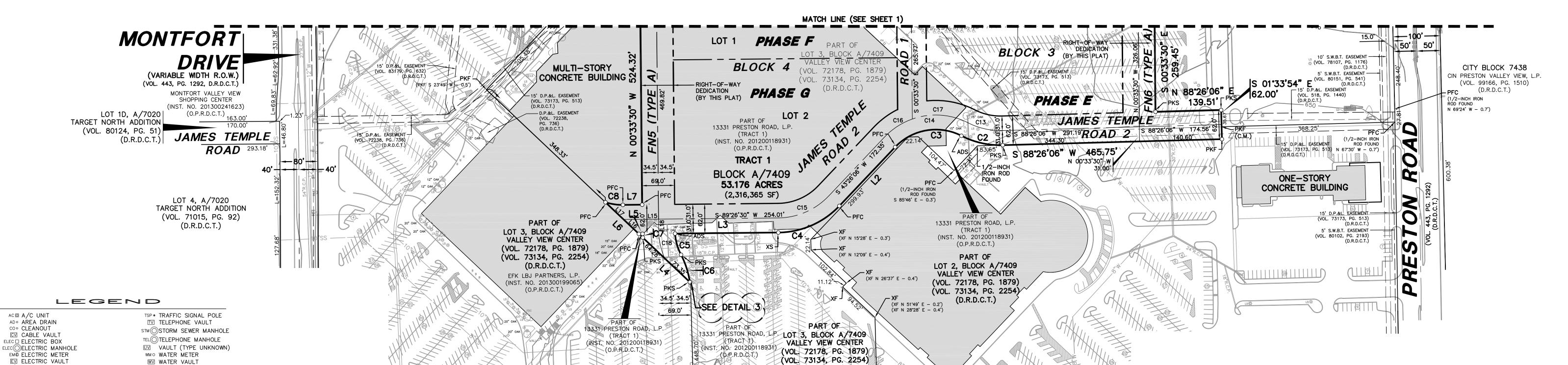
3374-14.285 JULY 2015

JOB NUMBER



GRAPHIC SCALE IN FEET

VICINITY MAP



(D.R.D.C.T.)

STATE OF TEXAS

(O.P.R.D.C.T.)

(INST. NO. 20080398902)

BLOCK No.         PERIMETER LENGTH (FT)         LONGEST BLOCK FACE (FT)           1         2225.81         652.32           2         1733.99         592.49           3         1317.73         416.50
2 1733.99 592.49
3 1317.73 416.50
4 1664.83 475.50
5 1789.47 617.50
6 1678.99 617.50
7 1410.97 386.36
8 1734.78 549.68
9 1208.11 321.51
10 1322.61 383.06
11 1325.49 624.00

PRELIMINARY	PLAT

# DALLAS MIDTOWN PHASES A-Q, BLOCK A/7409

BEING A REPLAT OF PART OF BLOCK 7409 VALLEY VIEW SHOPPING CENTER ADDITION, PART OF LOT 3, BLOCK A/7409 VALLEY VIEW CENTER, LOT 1A, BLOCK A/7409, CHUCK E. CHEESE ADDITION, LOT 8, BLOCK A/7409, ALPHA AT VALLEY VIEW ADDITION, AND LOT 7A, BLOCK A/7409 VALLEY VIEW SPORTS CENTER, AND BEING OUT OF THE H. WILBURN SURVEY, ABSTRACT NO. 1567, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-236 SHEET 2 OF 3

	<u>S</u>
Pacheco	

SHEEL Z UF 3						
Pa	achec	o Koch	DALLAS, TX 75206 TX REG. ENGINEER	EXPWY. SUITE 1000 972.235.3031 ING FIRM F-14439 G FIRM LS-10193805		
DRAWN BY	CHECKED BY KCH	SCALE 1"=100'	<i>DATE</i> JULY 2015	JOB NUMBER 3374-14.285		

100'	JUI	LY 2015	3374–1
	WG FILE:	3374-14.28	5-PP3.DWG

	LINE TABLE				
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L1	N 00°27'00" W	148.33'			
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L17	S 46°33'54" E	53.12'			
L18	S 00°33'30" E	24.00'			

FDCO FIRE DEPT. CONN.

HH HAND HOLE (TYPE UNKNOWN)

HE HAND HOLE ELECTRIC

HT HAND HOLE TELEPHONE

ICV® IRRIGATION CONTROL VALVE

MHOMANHOLE (TYPE UNKNOWN)

HO HAND HOLE CABLE

← PP W/ GUY ANCHOR

SS SAN. SEWER MANHOLE

TSC TRAFFIC SIGNAL CONTROL

PP POWER POLE

SIGN TRAFFIC SIGN

TRAFFIC SIGNAL

TEL - TELEPHONE BOX

→ FIRE HYDRAN

GI GRATE INLET

GM⊗ GAS METER GTS GAS TEST STATION

GV⊗ GAS VALVE ← GUY ANCHOR w∨⊗ WATER VALVE

PKF/PKS PK-NAIL FOUND/SET

PFC POINT FOR CORNER

PROPERTY LINE

OVERHEAD UTILITY LINE

-----G----- UNDERGROUND GAS LINE

STORM DRAIN LINE
WATER LINE

——6"SS—— SANITARY SEWER LINE

----613--- EXIST CONTOUR

----E---- UNDERGROUND ELECTRIC LINE

—— —— EASEMENT LINE

— — SETBACK LINE

——X—— FENCE

(C.M.) CONTROLLING MONUMENT

XF/XS "+" CUT IN CONCRETE FOUND/SET

ADS 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - MIDTOWN DALLAS" SET

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22'08'00"	300.00'	115.89'	58.68'	N 79°47'06" W	115.17'
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С9	08'06'35"	215.50'	30.50'	15.28'	N 4°36'47" W	30.48'
C10	08'06'35"	284.50'	40.27'	20.17'	N 4°36'47" W	40.23'
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C12	37*48'44"	184.50'	121.76'	63.19'	N 70°38'38" E	119.56'
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C14	73'45'19"	150.00'	193.09'	112.53'	S 8018'46" W	180.03'
C15	46'00'24"	150.00'	120.45'	63.68'	S 66°26'18" W	117.24'
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C18	23°24'54"	150.00'	61.30'	31.08'	S 12"15'57" E	60.87'
C19	37'42'15"	150.00'	98.71'	51.22'	N 70°35'23" E	96.94'

C20 37'48'44" 150.00' 98.99' 51.37' N 70'38'38" E 97.21'

PKS <sup>J</sup>

#### (O.P.R.D.C.T.) INTERSTATE HIGHWAY 635

(5/8-INCH IRON

(LYNDON B. JOHNSON FREEWAY) (VARIABLE WIDTH R.O.W.) (VOL. 189, PG. 75) (D.R.D.C.T.)

STATE OF TEXAS

(INST. NO. 20070224648)\_

(INST. NO. 20070085630)

(INST. NO. 200900239962)

#### GENERAL NOTES

IŔON ROD

STATE OF TEXAS

(O.P.R.D.C.T.)

(INST. NO. 20070261557)

- I. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- 2. Lot-to-lot drainage will not be allowed without engineering section approval.
- 3. The purpose of this plat is to create multi-phase development from existing lots and an unplatted tract of land, and to dedicate public roadways to the City of Dallas.
- 4. All buildings to be demolished.
- 5. At the time of Final Plat for Blocks I, 2, 4, 5, 6, 8 and II, a pedestrian passage complying with section 51A-13.502(b)(7), will be provided for each block exceeding 1600 LF in block perimeter and/or block faces exceeding 500 LF on any one side.
- 6. The portion of right-of-way for Peterson between Road 3 and Montfort that is located off-site shall be secured prior to final platting of this right-of-way.

SURVEYOR / ENGINEER: PACHECO KOCH LLC 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TEXAS 75206 PH: 972-235-3031 CONTACT: KYLE COLEMAN HARRIS

13331 PRESTON RD, L.P. ALGODON I, L.P. 12222 MERIT DR, SUITE 120 DALLAS, TX 75251-2228 PH: 469-828-4277 CONTACT: SCOTT BECK

XREF FILE: 3374-14 285-BA.DWG

WHEREAS, 13331 Preston Road, L.P. and Algodon I, L.P. are the owners of a 53.176 acre tract of land situated in the H. Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Block 7014, Official Block Numbers of the City of Dallas, Texas; part of Block 7409, Valley View Shopping Center Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 443, Page 1292; part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879, as affected by Certificate of Error recorded in Volume 73134, Page 2254; all of Lot IA, Block A/7409, Chuck E. Cheese Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001221, Page 1; all of Lot 8, Block A/7409, Alpha at Valley View Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002082, Page 14; and all of Lot 7A, Block A/7409, Valley View Sports Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004167, Page 155, all of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described as "Tract I" and all of those tracts of land described as "Tract 3", "Tract 4" and "Tract 5" in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200118931; all of those tracts of land described as "Tract I" and "Tract 2" in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200326375; all of that tract of land described in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201300120236; and part of that tract of land described in Special Warranty Deed to Algodon I, L.P. recorded in Instrument No. 201400020902, all of the Official Public Records of Dallas County, Texas; said 53.176 acre tract being more particularly described as follows:

BEGINNING, at a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set in the east right-of-way line of Montfort Place, (a variable width right-of-way, 60-feet wide at this point); said point being the westernmost northwest corner of said Lot 7A and the southwest corner of Lot 6, Block A/7409, Valley View Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 79236, Page 2307 of said Deed Records; from said point a "+" cut in concrete found bears North 07 degrees, 48 minutes East, a distance of 1.2 feet;

THENCE, North 89 degrees, 09 minutes, 40 seconds East, departing the said east line of Montfort Place and along the south line of said Lot 6 and Lot 5, Block A/7409 of said Valley View Subdivision, at a distance of 230.87 feet passing a 1/2-inch iron rod found at the southeast corner of said Lot 5 and the southwest corner of Lot 4, Block A/7409, Charles H. Wilkerson Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 77123, Page 2767 of said Deed Records, continuing along the south line of said Lot 4 in all a total distance of 319.86 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for the southeast corner of said Lot 4;

THENCE, North OO degrees, 27 minutes, OO seconds West, along the east line of said Lot 4, at a distance of I38.93 feet passing the northeast corner of said Lot 4 and an angle point of the south right-of-way line of Alpha Road (a variable width right-of-way), continuing along the south line of said Alpha Road in all a total distance of 148.33 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for the northernmost northwest corner of said Lot 7A;

THENCE, North 89 degrees, 33 minutes, OO seconds East, continuing along the said south line of Alpha Road, a distance of 898.09 feet to a "+" cut in concrete set for the northeast corner of said Lot 7A;

THENCE, South OO degrees, 26 minutes, OO seconds East, continuing along the said south line of Alpha Road, at a distance of 20.00 feet passing an angle point in the said south line of Alpha Road and the westernmost northwest corner of Lot IA. Block 7014, Adams 239, an addition to the City of Dallas, Texas according to the plat recorded in Volume 99209, Page 4089 of said Deed Records, continuing along the west line of said Lot IA in all a total distance of 242.20 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for an angle point;

THENCE, SouthOI degrees, 18 minutes, 30 seconds East, a distance of 63.00 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for the southwest corner of said Lot IA;

THENCE, North 89 degrees, 33 minutes, OO seconds East, along the south line of said Lot IA, a distance of 675.70 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for the southeast corner of said Lot IA; said point being the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 37 degrees, 42 minutes, 15 seconds, a radius of 115.50 feet, a chord bearing and distance of North 70 degrees, 35 minutes, 23 seconds East, 74.64 feet, an arc distance of 76.01 feet to a point at the end of said curve and the beginning of a reverse curve to the right;

THENCE, in a northeasterly direction along said curve to the right, having a central angle of 37 degrees, 48 minutes, 44 seconds, a radius of 184.50 feet, a chord bearing and distance of North 70 degrees, 38 minutes, 38 seconds East, 119.56 feet, an arc distance of 121.76 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set in the south line of Lot 4, Block 7014, Crow-Coker Property Company Addition No. 3, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76102, Page 732 of said Deed Records and being the end of said curve;

THENCE, North 89 degrees, 33 minutes, 00 seconds East, along the said south line of Lot 4, at a distance of 41.29 feet passing the southeast corner of said Lot 4 and the southwest corner of Lot 6, Block 7014, Crow-Coker Properties Company, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76218, Page 1677 of said Deed Records, continuing along the south line of said Lot 6 in all a total distance of 207.83 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set for corner in the west right-of-way line of Preston Road (a variable width right-of-way); said point being the southwest corner of said Lot 6 and being in a non-tangent curve to the right;

THENCE, in a southerly direction, along the said west line of Preston Road, the following four (4) calls:

Along said curve to the right, having a central angle of 00 degrees, 34 minutes, 23 seconds, a radius of 5,591.67 feet, a chord bearing and distance of South 02 degrees, 15 minutes, 45 seconds East, 55.92 feet, an arc distance of 55.92 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set at the end of said curve;

South 03 degrees, 57 minutes, 42 seconds East, a distance of 84.48 feet to a PK-nail set at the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 00 degrees, 45 minutes, O5 seconds, a radius of 5,679.58 feet, a chord bearing and distance of South 00 degrees, 47 minutes, 25 seconds East, 74.47 feet, an arc distance of 74.47 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" set at the end of said curve;

SouthOI degrees, 18 minutes, 30 seconds East, a distance of 586.60 feet to an angle point; from said point a 1/2-inch iron rod found bears North 69 degrees, 24 minutes West, a distance of 0.7 feet;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, departing the said west line of Preston Road, a distance of 100.44 feet to a "+" cut in concrete set for corner;

THENCE, North 84 degrees, 49 minutes, 09 seconds West, a distance of 100.00 feet to a PK-nail set for corner;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 304.95 feet to a PK-nail set for corner;

OWNER'S CERTIFICATE (continued)

a PK-nail set point for corner;

THENCE, North 88 degrees, 26 minutes, 06 seconds East, a distance of 139.51 feet to a PK-nail set for corner;

THENCE, SouthOI degrees, 33 minutes, 54 seconds East, at a distance of 35.67 feet passing a PK-nail found for a north corner of Lot 2, Block A/7409 of said Valley View Center, continuing along the north line of said Lot 2 in all a total distance of 62.00 feet to a PK-nail found for corner;

THENCE, South 88 degrees, 26 minutes, 06 seconds West, along the said north line of Lot 2, a distance of 465.75 feet to a PK nail set at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, departing the said north line of Lot 2 and along said curve to the right, having a central angle of 28 degrees, 45 minutes, 19 seconds, a radius of 181.00 feet, a chord bearing and distance of North 77 degrees, II minutes, 14 seconds West, 89.89 feet, an arc distance of 90.84 feet to a a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" at the end of said curve and the beginning of a reverse curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, having a central angle of 73 degrees, 45 minutes, 19 seconds, a radius of 119.00 feet, a chord bearing and distance of South 80 degrees, 18 minutes, 46 seconds West, 142.83 feet, an arc distance of 153.19 feet to a point at the end of said curve;

THENCE, South 43 degrees, 26 minutes, 06 seconds West, a distance of 172.35 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 46 degrees, 00 minutes, 24 seconds, a radius of 181.00 feet, a chord bearing and distance of South 66 degrees, 26 minutes, 18 seconds West, 141.46 feet, an arc distance of 145.34 feet to a "+" cut in concrete set at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 219.30 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DALLAS MIDTOWN" for corner at the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, along said curve to the left, having a central angle of 23 degrees, 21 minutes, 36 seconds, a radius of 115.50 feet, a chord bearing and distance of South 15 degrees, 42 minutes, 46 seconds East, 46.76 feet, an arc distance of 47.09 feet to a PK-nail set at the end of said curve and the beginning of a reverse curve to the right;

THENCE, in a southeasterly direction, along said curve to the right, having a central angle of 19 degrees, 05 minutes, 16 seconds, a radius of 184.50 feet, a chord bearing and distance of South 17 degrees, 50 minutes, 56 seconds East, 61.18 feet, an arc distance of 61.47 feet to a PK-nail found at the end of said curve in the northeast line of a tract of land described in Special Warranty Deed to EFK LBJ Partners, L.P. recorded in Instrument No. 201300199065 of said Official Public

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said northeast line of the EFK LBJ Partners, L.P. tract, a distance of 137.63 feet to a PK-nail set for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, departing the said northeast line of the EFK LBJ Partners, L.P. tract and along said curve to the right, having a central angle of O2 degrees, 28 minutes, 36 seconds, a radius of 184.50 feet, a chord bearing and distance of NorthO3 degrees, 58 minutes, 15 seconds West, 7.97 feet, an arc distance of 7.98 feet to a point at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 7.77 feet to a point for corner in the said northeast line of the EFK LBJ Partners, L.P. tract;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said northeast line of the EFK LBJ Partners, L.P. tract, a distance of 97.75 feet to a point for corner at the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, departing the said northeast line of the EFK LBJ Partners, L.P. tract and along said curve to the left, having a central angle of 18 degrees, 06 minutes, 29 seconds, a radius of 119.00 feet, a chord bearing and distance of South 81 degrees, 30 minutes, 15 seconds East, 37.45 feet, an arc distance of 37.61 feet to a point at the end of said curve;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 40.97 feet to a point for corner;

THENCE, North OO degrees, 33 minutes, 30 seconds West, a distance of 524.32 feet

to a point at the beginning of a tangent curve to the left;

THENCE, in a northerly direction, along said curve to the left, having a central angle of 08 degrees, 06 minutes, 35 seconds, a radius of 215.50 feet, a chord bearing and distance of North 04 degrees, 36 minutes, 47 seconds West, 30.48 feet, an arc distance of 30.50 feet to a point at the end of said curve and the beginning of a reverse curve to the right:

THENCE, in a northerly direction, along said curve to the right, having a central angle of 08 degrees, 06 minutes, 35 seconds, a radius of 284.50 feet, a chord bearing and distance of North 04 degrees, 36 minutes, 47 seconds West, 40.23 feet, an arc distance of 40.27 feet to a point at the end of said curve;

THENCE, NorthOO degrees, 33 minutes, 30 seconds West, a distance of 59.60 feet to a point for corner:

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 366.09 feet to a PK Nail set for corner in the north line of said EFK LBJ Partners, L.P.

THENCE, in a westerly direction, along the said north line of the EFK LBJ Partners, L.P. tract, the following two (2) calls:

North 46 degrees, 35 minutes, 31 seconds West, a distance of 23.88 feet to a PK-nail found for corner;

South 19 degrees, 23 minutes, 17 seconds West, a distance of 17.64 feet to a PK-nail set for corner;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, departing the said north line of the EFK LBJ Partners, L.P. tract, a distance of 56.01 feet to a PK-nail set for corner in the said north line of the EFK LBJ Partners, L.P. tract;

THENCE, in a westerly direction, along the said north line of the EFK LBJ Partners, L.P. tract, the following three (3) calls:

North 68 degrees, 43 minutes, 31 seconds West, a distance of 21.53 feet to a PK-nail found for corner at the beginning of a non-tangent curve to the left;

Along said curve to the left, having a central angle of 22 degrees, 08 minutes, 00 seconds, a radius of 300.00 feet, a chord bearing and distance of North 79 degrees, 47 minutes, 06 seconds West, 115.17 feet, an arc distance of 115.89 feet to a PK-nail found at the end of said curve;

South 89 degrees, 08 minutes, 31 seconds West, a distance of 107.02 feet to a point for corner in the east line of Montfort Drive (a variable width right-of-way);

OWNER'S CERTIFICATE (continued)

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 259.45 feet to THENCE, a northerly direction, along the said east line of Montfort Drive, the following two (2) calls:

> North OO degrees, 50 minutes, 20 seconds West, along the said east line of Montfort Drive, a distance of 34.22 feet to a "+" cut in concrete found for

> South 89 degrees, 09 minutes, 40 seconds West, a distance of 10.00 feet to a PK-nail found for corner in the said east line of Montfort Place;

THENCE, North 00 degrees, 50 minutes, 20 seconds West, along the said east line of Montfort Place, a distance of 616.00 feet to the POINT OF BEGINNING;

CONTAINING: 2,316,365 square feet or 53.176 acres of land, more or less.

#### SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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\_\_\_\_\_, 2015.

#### **PRELIMINARY**

RELEASED 7/14/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Kyle Coleman Harris Registered Professional Land Surveyor No. 6266

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 Kyle Coleman Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public in and for the State of Texas

### **GENERAL NOTES**

- I. Bearing system for this survey is based on the State Plane Coordinate Notary Public in and for the State of Texas System. North American Datum of 1983 (2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- 2. Lot-to-lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create multi-phase development from existing lots and an unplatted tract of land, and to dedicate public roadways to the City of Dallas.
- 4. All buildings to be demolished.
- 5. At the time of Final Plat for Blocks I, 2, 4, 5, 6, 8 and II, a pedestrian passage complying with section 51A-13.502(b)(7), will be provided for each block exceeding 1600 LF in block perimeter and/or block faces exceeding 500 LF on any one side.
- 6. The portion of right-of-way for Peterson between Road 3 and Montfort that is located off-site shall be secured prior to final platting of this right-of-way.

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 13331 PRESTON ROAD, L.P. and ALGODON I, L.P., acting by and through their duly authorized agent, \_\_\_\_\_\_, do hereby adopt this plat, designating the herein described property as DALLAS MIDTOWN, PHASES A-Q, BLOCK A/7409, 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).

OWNER'S DEDICATION

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, Texas.

WITNESS my 2015.	hand at	Dallas,	Texas,	this	the	day	of
Ву:							

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, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of\_\_\_\_\_

PRELIMINARY PLAT

## DALLAS MIDTOWN PHASES A-Q, BLOCK A/7409

BEING A REPLAT OF PART OF BLOCK 7409 VALLEY VIEW SHOPPING CENTER ADDITION, PART OF LOT 3, BLOCK A/7409 VALLEY VIEW CENTER. LOT 1A, BLOCK A/7409, CHUCK E. CHEESE ADDITION, LOT 8, BLOCK A/7409, ALPHA AT VALLEY VIEW ADDITION, AND LOT 7A, BLOCK A/7409 VALLEY VIEW SPORTS CENTER. AND BEING OUT OF THE H. WILBURN SURVEY, ABSTRACT NO. 1567,

CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-236 SHEET 3 OF 3

8350 N. CENTRAL EXPWY. SUITE 1000 Pacheco Koch DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805 DRAWN BY | CHECKED BY SCALE

JOB NUMBER NONE JULY 2015 3374-14.285 DWG FILE: 3374-14.285-PP3.DWG XREF FILE: 3374-14 285-BA.DWG

SURVEYOR / ENGINEER: PACHECO KOCH LLC 13331 PRESTON RD, L.P. ALGODON I, L.P. 12222 MERIT DR, SUITE 120 DALLAS, TX 75251-2228 PH: 469-828-4277

CONTACT: SCOTT BECK

8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TEXAS 75206 PH: 972-235-3031 CONTACT: KYLE COLEMAN HARRIS