



LEGEND	
MB	MAIL BOX
BL	BUILDING LIGHT
TS	TRAFFIC SIGN
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
ER	ELECTRICAL RISER
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
FOCS	FIBER OPTIC CABLE SIGN
SCAM	SECURITY CAMERA
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
GM	GAS METER
GPLS	GAS PIPELINE SIGN
TPED	TELEPHONE PEDESTAL
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
E	ELECTRICAL OVERHEAD LINES
1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
1/2" FIR	1/2-INCH FOUND IRON ROD
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT
FND.	FOUND
A.D.	ALUMINUM DISK
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS
	EXISTING CONTOUR LINES

- GENERAL NOTES:
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
 - Coordinate values shown hereon are grid values, the combined surface adjustment factor for the project is defined as 1.000136506.
 - By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded) as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48 113C0345J, map effective date of August 23, 2001, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
 - This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
 - Existing structures to be removed.
 - The purpose of this plat is to create 1 lot from all of five tracts of unplatted land.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.

SURVEYOR'S STATEMENT:

I, Andrew J. Shafer, 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 _____ day of _____, 2015

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Andrew J. Shafer
Texas Registered Professional Land Surveyor No. 5017

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 _____, 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 _____, 2015.

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

DEVELOPER/OWNER:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE., SUITE 800
DALLAS, TEXAS 75201
TELE. 214-863-3649
ATTN: SCOTT KRKORIAN

ENGINEER-SURVEYOR:
HALFF ASSOCIATES, INC.
1201 N. BOWSER
RICHARDSON, TX. 75081
TELE. 214-346-6208
ATTN: ANDREW J. SHAFER, RPLS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, TC UPTOWN Associates, LLC is the owner of a 2.9780 acre tract (129,723 square feet) of land situated in the John Grigsby Survey, Abstract No. 495, and being part of Block 539, City of Dallas, Dallas County, Texas, and being all of that tract of land described as Tracts 1, 2 and 3 in deed to TC UPTOWN Associates, LLC, as recorded in Instrument Number 201300351202 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of that called 0.4662 acre tract of land described in deed to TC UPTOWN Associates, LLC, as recorded in Instrument Number 201400132487, O.P.R.D.C.T., and being all of that called 1.553 acre tract of land described in deed to TC UPTOWN Associates, LLC, as recorded in Instrument Number 201400132485, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a found crows foot at the intersection of the southwest right-of-way line of Pearl Street (a variable width right-of-way) with the southeast right-of-way line of Colby Street (a variable width right-of-way) and having NAD83 Grid coordinates of N = 6,975,132.7542, E = 2,490,376.3386;

THENCE with the southwest right-of-way line of said Pearl Street, the following bearings and distances:

South 42 degrees 21 minutes 18 seconds East, a distance of 179.01 feet to a 1/2-inch found iron rod with "yellow plastic cap stamped HALFF" (hereinafter referred to as "with cap" for corner;

South 44 degrees 29 minutes 37 seconds West, a distance of 6.73 feet to a corner, from which a found monument bears South 36 degrees 38 minutes 22 seconds East, a distance of 0.19 feet;

South 36 degrees 38 minutes 22 seconds East, a distance of 56.31 feet to a found monument for corner;

South 42 degrees 18 minutes 34 seconds East, a distance of 82.94 feet to a found monument for corner, said corner being the point of beginning of a circular curve to the right having a radius of 64.67 feet and a chord that bears South 23 degrees 59 minutes 43 seconds East, a distance of 40.64 feet;

Southeasterly, with said curve, through a central angle of 36 degrees 37 minutes 35 seconds, an arc distance of 41.34 feet, to a found "X" cut for corner, said corner being the point of compound curvature of a non-tangent circular curve to the right having a radius of 90.00 feet and a chord that bears South 12 degrees 14 minutes 55 seconds West, a distance of 37.89 feet;

Southerly, with said curve, through a central angle of 24 degrees 18 minutes 08 seconds, an arc distance of 38.17 feet to a found monument for corner, said corner being at the intersection of the southwest right-of-way line of U.S. Highway Spur 366 (Woodall Rodgers Freeway, a variable width right-of-way) with the southwest right-of-way line of said Pearl Street;

THENCE South 43 degrees 34 minutes 53 seconds West, with the northwest right-of-way line of said U.S. Highway Spur 366, a distance of 294.92 feet to a found "X" cut for corner at the intersection of the northwest right-of-way line of said U.S. Highway Spur 366, with the northeast right-of-way line of Olive Street (a variable width right-of-way);

THENCE North 42 degrees 49 minutes 10 seconds West, departing the northwest right-of-way line of said U.S. Highway Spur 366, and with the northeast right-of-way line of said Olive Street, a distance of 206.46 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 42 degrees 24 minutes 10 seconds West, continuing with the northeast right-of-way line of said Olive Street, a distance of 125.35 feet to a found "X" cut for corner;

THENCE North 42 degrees 37 minutes 18 seconds West, continuing with the northeast right-of-way line of said Olive Street, a distance of 46.97 feet to a found "X" cut for corner at the intersection of the northeast right-of-way line of said Olive Street and the southwest right-of-way line of said Colby Street;

THENCE North 43 degrees 54 minutes 57 seconds East, departing said northeast right-of-way line of said Olive Street and with the southwest right-of-way line of said Colby Street, a distance of 163.89 feet to a corner (not monumented);

THENCE North 44 degrees 30 minutes 37 seconds East, continuing with southwest right-of-way line of Colby Street, a distance of 189.00 feet to the POINT OF BEGINNING AND CONTAINING 2.9780 acres (129,723 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Trammell Crow Company, acting through its duly authorized agent, _____, does hereby adopt this plat, designating the herein above described property as **PARK DISTRICT ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys shown thereon. The easements shown hereon 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 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 _____, 2015.

Trammell Crow Company
By: _____
Scott Krikorian

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 _____, 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 _____, 2015.

PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

PRELIMINARY PLAT
OF
LOT 1, BLOCK A/539
PARK DISTRICT ADDITION
BEING A
2.9780 ACRE TRACT
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PREPARED BY
CITY PLAN FILE NO. S145-214

HALFF
HALFF ASSOCIATES INC. ENGINEERS ~ SURVEYORS
1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=40' AVO. 30287 JUNE, 2015