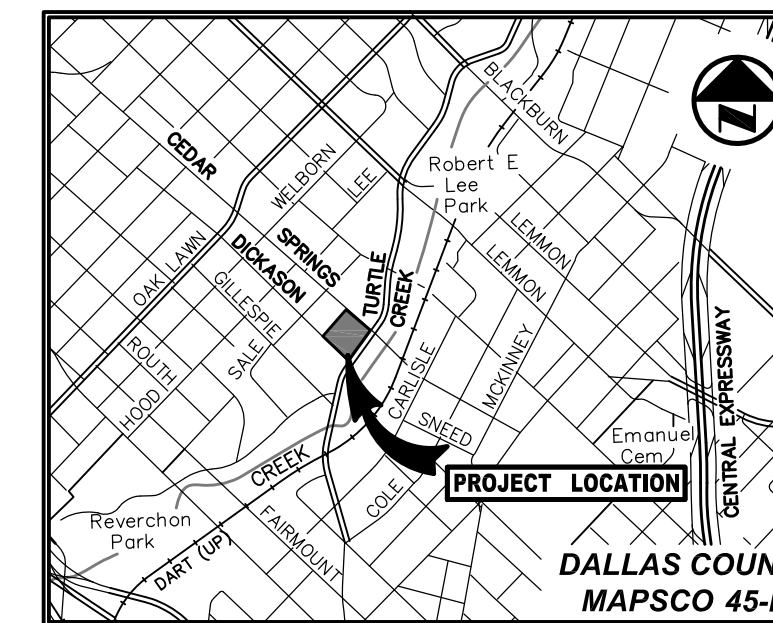


0 15 30 60 90  
GRAPHIC SCALE IN FEET  
1" = 30'

LOT 1A, BLOCK A/992  
SALE STREET ADDITION, NO. 2  
(VOL. 99192, PG. 15)  
(D.R.D.C.T.)  
TURTLE CREEK DEVELOPMENT, L.P.  
(VOL. 2002126, PG. 107)  
(O.P.R.D.C.T.)

BLOCK A/992  
PART OF CULLUMS'S SUBDIVISION OF BLOCK 992  
(VOL. 1, PG. 82)  
(M.R.D.C.T.)  
3131 CARDINAL TC INVESTMENTS LP  
(INST. NO. 201400266236)  
(O.P.R.D.C.T.)



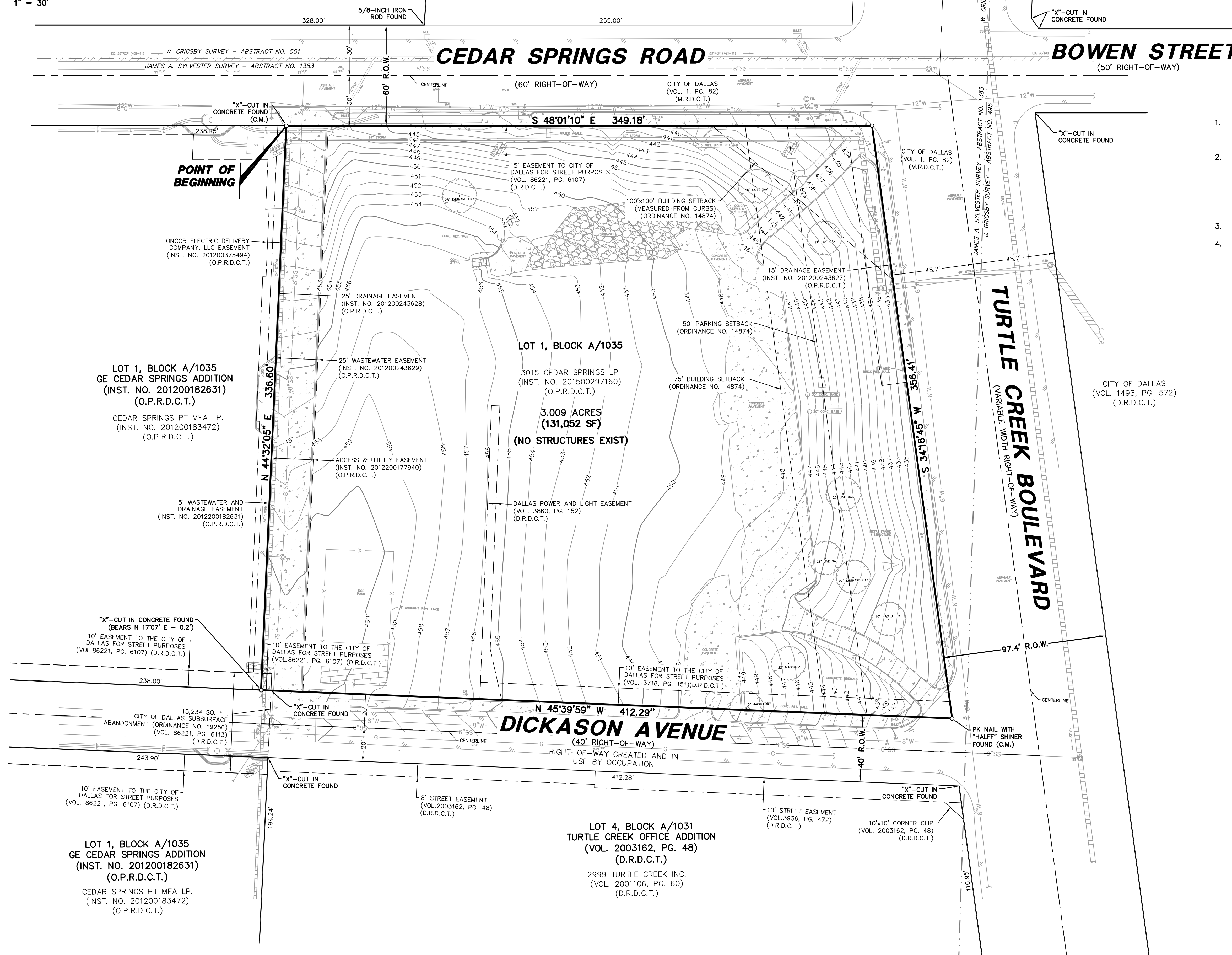
VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES

- 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 factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0345 J, Community-Panel No. 480171 0345 J, MAP REVISED: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from a previously unplatted property.

LEGEND

B	BOLLARD	(C.M.)	CONTROLLING MONUMENT
COV	CLEANOUT	---	PROPERTY LINE
ELEC	ELECTRIC BOX	---	EASEMENT LINE
EMH	ELECTRIC MANHOLE	---	SETBACK LINE
EM	ELECTRIC METER	---	SURVEY ABSTRACT LINE
FH	FIRE HYDRANT	---	FENCE
GV	GAS VALVE	---	UNDERGROUND ELECTRIC LINE
LS	LIGHT STANDARD	---	UNDERGROUND GAS LINE
PP	POWER POLE	---	STORM DRAIN LINE
TSB	TELEPHONE SAC BOX	---	WATER LINE
TS	TRAFFIC SIGN	---	SANITARY SEWER LINE
SM	SAN. SEWER MANHOLE	---	EXIST. CONTOUR
TEL	TELEPHONE BOX	D.R.D.C.T.	DEED RECORDS DALLAS, COUNTY, TEXAS
TS	TRAFFIC SIGNAL CONTROL	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
TS*	TRAFFIC SIGNAL POLE	M.R.D.C.T.	MAP RECORDS DALLAS, COUNTY, TEXAS
SM*	STORM SEWER MANHOLE	VOL	VOLUME
TEL*	TELEPHONE MANHOLE	PG.	PAGE
V	VAULT (TYPE UNKNOWN)		
WM	WATER METER		
WV	WATER VALVE		



LOT 1, BLOCK A/1035  
GE CEDAR SPRINGS ADDITION  
(INST. NO. 201200182631)  
(O.P.R.D.C.T.)  
CEDAR SPRINGS PT MFA LP.  
(INST. NO. 201200183472)  
(O.P.R.D.C.T.)

LOT 1, BLOCK A/1035  
3015 CEDAR SPRINGS LP  
(INST. NO. 201500297160)  
(O.P.R.D.C.T.)  
3.009 ACRES  
(131,052 SF)  
(NO STRUCTURES EXIST)

LOT 4, BLOCK A/1031  
TURTLE CREEK OFFICE ADDITION  
(VOL. 2003162, PG. 48)  
(D.R.D.C.T.)  
2999 TURTLE CREEK INC.  
(VOL. 2001106, PG. 60)  
(D.R.D.C.T.)

PRELIMINARY PLAT  
**TURTLE CREEK CAMPUS ADDITION**  
**LOT 1, BLOCK A/1035**  
LOCATED IN THE CITY OF DALLAS, TEXAS  
PART OF CITY OF DALLAS BLOCK 1035  
AND BEING OUT OF THE  
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-238  
SHEET 1 OF 2

SURVEYOR / ENGINEER:  
PACHECO KOCH LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-5523  
CONTACT: JONATHAN E. COOPER

OWNER:  
TURTLE CREEK CAMPUS, LP  
3090 OLIVE STREET, STE. 300  
DALLAS, TX 75219  
PH: 214-303-5523  
CONTACT: KEN REESE

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY CM	CHECKED BY JEC	SCALE 1"=30'	DATE 07/08/2016
		JOB NUMBER 2127-16.058	

TURTLE CREEK CAMPUS ADDITION - PRELIMINARY PLAT

CMENDCZA 8:23 AM  
M:\WORK\21\2127-16.058\DWG\SURVEY\_C3D\_2015\2127\_16.058PP.DWG

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

DESCRIPTION, of a 3.009 acre tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas; City of Dallas Block No. 1035; said tract being all of that certain tract of land described in Deed to Turtle Creek Campus, LP in Instrument No. \_\_\_\_\_; said tract also being all of that certain tract of land described in Special Warranty Deed to 3015 Cedar Springs LP in Instrument No. 201500297160 of the Official Public Records of Dallas County, Texas; said 3.009 acre tract being more particularly described as follows:

BEGINNING, at an "X"-cut in concrete found in the southwest right-of-way line of Cedar Springs Road (a 60-foot wide right-of-way); said point being the most easterly southeast corner of Lot 1, Block A/1035 of GE Cedar Springs Addition an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201200182631 of said Official Public Records and the most northerly northeast corner of said 3015 Cedar Springs tract;

THENCE, South 48 degrees, 01 minutes, 10 seconds East, along the said southwest line of Cedar Springs Road and the northeast line of said 3015 Cedar Springs tract, a distance of 349.18 feet to a point for corner at the intersection of said southeast line of Cedar Springs Road and the northwest right-of-way line of Turtle Creek Boulevard (a variable width right-of-way); said point being the most easterly southeast corner of said 3015 Cedar Springs tract;

THENCE, South 34 degrees, 16 minutes, 45 seconds West, along said northwest line of Turtle Creek Boulevard and the southeast line of said 3015 Cedar Springs tract; a distance of 356.41 feet to a PK-Nail with "HALFF" washer found at the intersection of said northwest line of Turtle Creek Boulevard and the northeast right-of-way line of Dickason Avenue (a 40-foot wide right-of-way); said point being the most southerly southwest corner of said 3015 Cedar Springs tract;

THENCE, North 45 degrees, 39 minutes, 59 seconds West, along said northeast line of Dickason Avenue and the southwest line of said 3015 Cedar Springs tract, at a distance of 406.34 feet passing an "X"-cut in concrete found, continuing in all a total distance of 412.29 feet to a point for corner from which an "X"-cut in concrete found bears North 17 degrees, 07 minutes East a distance of 0.2 feet; said point being the most southerly southwest corner of said Lot 1, Block A/1035 and the most westerly northwest corner of said 3015 Cedar Springs tract;

THENCE, North 44 degrees, 32 minutes, 05 seconds East, departing the said northeast line of Dickason Avenue, along the southeast line of said Lot 1, Block A/1035 and the northwest line of said 3015 Cedar Springs tract, at a distance of 336.60 feet to the POINT OF BEGINNING;

CONTAINING: 131,052 square feet or 3.009 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Jonathan E. Cooper, 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 8th day of July, 2016.

**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. RELEASED 7/8/16.

Jonathan E. Cooper  
Registered Professional Land Surveyor  
No. 5369

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 Jonathan E. Cooper, 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 \_\_\_\_\_, 2016.

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

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Turtle Creek Campus, LP, acting by and through its duly authorized agent, Ken Reese does hereby adopt this plat, designating the herein described property as **TURTLE CREEK CAMPUS 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 systems 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Ken Reese  
Executive Vice President, for the sole general partner

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 Ken Reese, 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 \_\_\_\_\_, 2016.

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

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**TURTLE CREEK CAMPUS ADDITION**  
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PART OF CITY OF DALLAS BLOCK 1035  
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JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,  
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CITY PLAN FILE NO. S156-238  
SHEET 2 OF 2

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DRAWN BY CM	CHECKED BY JEC	SCALE 1"=30'	DATE 07/08/2016
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SURVEYOR / ENGINEER:  
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PH: 214-303-5523  
CONTACT: KEN REESE

TURTLE CREEK CAMPUS ADDITION - PRELIMINARY PLAT

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