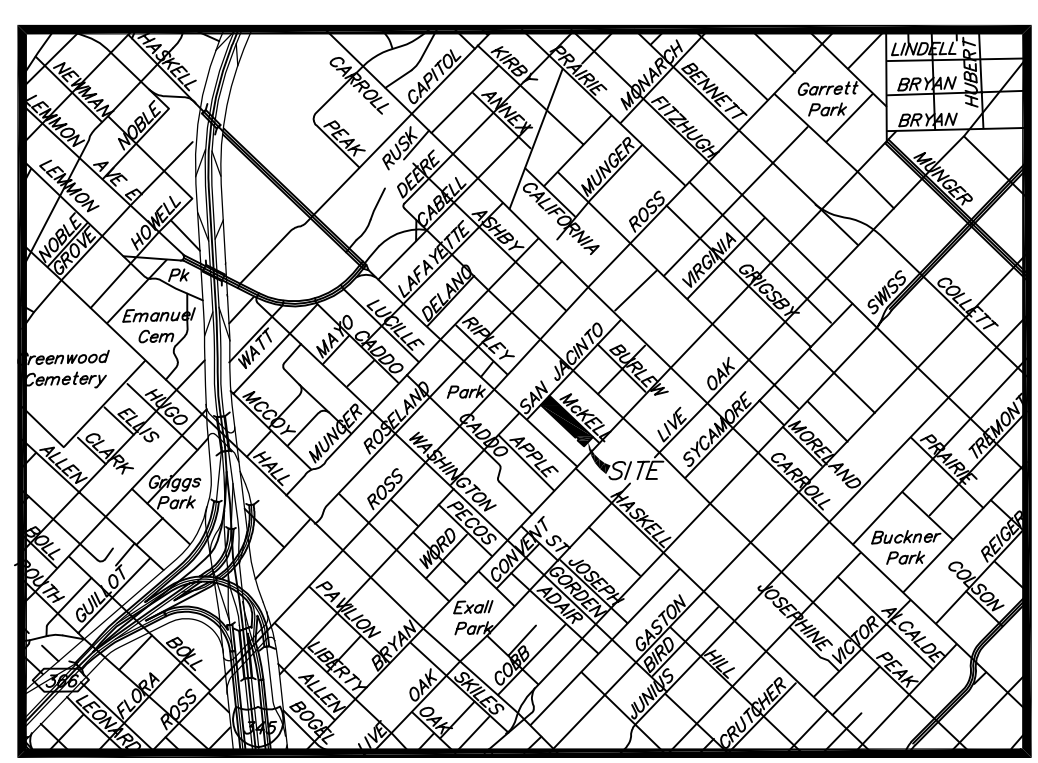


**REVISED PLAT
AT&T DTGS
LOT 25A, BLOCK 14/717
REPLAT**
OF
MCKELL'S SUBDIVISION
LOTS 25-30, 46-48, BLOCK 14/717
AND
AT&T TOLL
LOTS 43A & 43B, BLOCK 14/717
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-105R
ENGINEERING PLAN NO. 3117-9361



- GENERAL NOTES:**
1. BASIS OF BEARINGS: SOUTHWEST LINE (S44°28'03"E) OF MCKELL STREET PER PLAT OF AT&T TOLL RECORDED IN INSTRUMENT NUMBER 200900248318, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 2. CONTROLLING MONUMENTS: AS SHOWN
 3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. EXISTING BUILDINGS TO REMAIN
 5. PURPOSE OF PLAT: TO REVISE PRELIMINARY PLAT S167-105 BY ADDING LOT 43A TO CREATE ONE BUILDING SITE.

OWNER:
AT&T COMMUNICATIONS OF TEXAS, LTD.
308 S. AKARD STREET
DALLAS, TX 75202
972-839-1574
C/O CORY PLUNK

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 NORTH CENTRAL EXPWY, SUITE 300
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX FE REC #F-493
TDEPLS REC #100341-00

SCALE: 1" = 30' DATE: JULY 31, 2017

LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
YORS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "0.2 INCH SET"
BDF	BRASS DISK STAMPED "SOUTHWESTERN BELL TEL. CO." FOUND
ADF	3-1/4" ALUMINUM DISK SET STAMPED "AT&T TOLL" AND "RLG INC" ON 1/2" IRON ROD FOUND
ADS	3-1/4" ALUMINUM DISK SET STAMPED "AT&T DTGS" AND "RLG INC" ON 1/2" IRON ROD FOUND
IRF	IRON ROD FOUND
MNS / MNF	MAG NAL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS AT&T, COMMUNICATION OF TEXAS, LTD. is the sole owner a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, as conveyed by Deed and Bill of Sale with Limited Warranty recorded in Volume 2000095, Page 1261, Deed Records, Dallas County, Texas, being all of Lots 25, 26, 27, 28, 29, 30, 46, 47 and 48, Block 14/717, McKell's Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 241, Page 96, Deed Records, Dallas County, Texas, being all of Lots 43A and 43B, Block 14/717, AT&T Toll, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 200900248318, Official Public Records, Dallas County, Texas, being part of a 20' alley abandoned by City Ordinance Number _____, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the southwest right-of-way line of McKell Street (variable width right-of-way created by said McKell's Subdivision and said AT&T Toll Addition, 53.0' wide at this point) and the cut-off line between the southwest right-of-way line of said McKell Street and the northwest right-of-way line of Bryan Street (80' right-of-way created by Volume 45, Page 56, Map Records, Dallas County, Texas), said point being the northerly east corner of said Lot 43A, Block 14/717, said AT&T Toll Addition;

THENCE South 00° 15' 59" West along the west line of said Lot 43A and said cut-off line a distance of 13.00 feet to a point for corner at the intersection of the northwest right-of-way line of said Bryan Street and said cut-off line, said point being the southerly east corner of said Lot 43A, Block 14/717, from which a found aluminum disk stamped "AT&T TOLL" and "RAYMOND L. GOODSON JR. INC." bears North 45° 00' 00" East a distance of 13.00 feet;

THENCE South 45° 00' 00" West along the northwest right-of-way line of said Bryan Street and the southeast line of said Lot 43A, a distance of 136.00 feet to a 3-1/4" aluminum disk stamped "AT&T TOLL" and "RLG INC" on a 1/2" iron rod found for corner at the southerly common corner of said Lot 43A and a tract of land conveyed to 2016 BRYAN, LLC (Tract 2) by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201600124008, Official Public Records, Dallas County, Texas, from which a found brass disk stamped "SOUTHWESTERN BELL TEL. CO." bears South 46° 48' 06" West a distance of 1.02 feet;

THENCE North 44° 28' 03" West, departing the northwest right-of-way line of said Bryan Street, along the common line between said Lot 43A and said 2016 BRYAN, LLC tract, passing at a distance of 49.50 feet the southerly common corner between said Lot 43A and said Lot 43B, continuing along the common line between said Lot 43B and said 2016 BRYAN, LLC tract a total distance of 151.50 feet to a chiseled "X" in concrete found for corner on the southeast right-of-way line of a 20' alley (by use and occupation, no deed found), said "X" being the west corner of said Lot 43B and the north corner of said 2016 BRYAN, LLC tract;

THENCE North 45° 00' 00" East along the southeast right-of-way line of said 20' alley and the northwest line of said Lot 43B a distance of 22.50 feet to a MAG nail with washer found for corner, said nail being the south corner of said 20' alley abandonment;

THENCE North 44° 28' 03" West, departing the southeast right-of-way line of said 20' alley and along the southwest line of said 20' alley abandonment, passing at 20.00 feet a chiseled "X" in concrete found at the west corner of said 20' alley abandonment and the east corner of an alley right-of-way dedication recorded in Instrument No. _____, continuing along the northeast line of said dedication a total distance of 52.00 feet to a point for corner;

THENCE North 74° 28' 03" West along the northerly line of said right-of-way dedication a distance of 30.00 feet to a point for corner at the intersection said of northerly line and the northeast right-of-way line of a 15' alley created by said McKell's Subdivision, said point being the west corner of said right-of-way dedication;

THENCE North 44° 28' 03" West along the northeast right-of-way line of said 15' alley and the southwest line of Lots 47, 48, and 30-25 a distance of 413.38 feet to a brass disk stamped "SOUTHWESTERN BELL TEL. CO." found for corner at the intersection of the northeast right-of-way line of said 15' alley and the southeast right-of-way line of San Jacinto Street (80' right-of-way) as created by said McKell's Subdivision, said disk being the west corner of said Lot 25;

THENCE North 45° 00' 00" East along the southeast right-of-way line of said San Jacinto Street and the northwest line of said Lot 25 a distance of 141.50 feet to a brass disk stamped "Southwestern Bell Tel. Co." found for corner at the intersection of the southeast right-of-way line of said San Jacinto Street and the southwest right-of-way line of said McKell Street, said disk being the north corner of said Lot 25;

THENCE South 44° 28' 03" East along the southwest right-of-way line of said McKell Street and the northeast line of said Lots 25-30, 48, 47 and 46 a distance of 471.50 feet to a point for corner at the intersection of the southwest right-of-way line of said McKell Street and the northwest right-of-way line of said 20' alley, said point being the east corner of said Lot 46, from which a found 3-1/4" aluminum disk stamped "AT&T TOLL" and "RLG INC" (Instrument Number 200900248318) bears South 44° 28' 03" East a distance of 20.00 feet;

THENCE South 45° 00' 00" West along the southwest line of said Lot 46 and the northwest right-of-way line of said 20' alley a distance of 3.00 feet to a chiseled "V" in concrete found for corner, said "V" being the north corner of said 20' alley abandonment;

THENCE South 44° 28' 03" East along the northwest line of said 20' alley abandonment, passing at a distance of 20.00 feet a chiseled "X" in concrete found at the north corner of said Lot 43B, continuing along the northeast line of said Lots 43B and 43A and the southwest right-of-way line of said McKell Street a total distance of 161.50 feet to the POINT OF BEGINNING, containing 90,576 square feet or 2.079 acres more or less.

SURVEYOR'S STATEMENT

I, Dale R. White, 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 _____, 2017

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2017

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AT&T COMMUNICATIONS OF TEXAS, LTD., acting by and through its duly authorized agent, J. Stephen Sundby, does hereby adopt this plat, designating the herein described property as **AT&T DTGS, LOT 25A, BLOCK 14/717**, 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 _____, 2017.

Signature: _____

Name: J. Stephen Sundby
Title: Dir. Corp Real Estate Portfolio Mgmt

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 Cory Plunk, 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 _____, 2017.

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

**REVISED PLAT
AT&T DTGS
LOT 25A, BLOCK 14/717
REPLAT**

OF
McKELL'S SUBDIVISION
LOTS 25-30, 46-48, BLOCK 14/717
AND
AT&T TOLL
LOTS 43A & 43B, BLOCK 14/717
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-105R
ENGINEERING PLAN NO. 3117-9361

SCALE: 1" = 30' DATE: JULY 31, 2017

OWNER: AT&T COMMUNICATIONS OF TEXAS, LTD.
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C/O CORY PLUNK

SURVEYOR: RAYMOND L. GOODSON JR., INC.
12001 NORTH CENTRAL EXPWY, SUITE 300
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPLS REG #100341-00

RECORDED	INST#	JOB NO.	16115	E-FILE	16115fp.dwg	SHEET	2 OF 2
						DWG NO.	26,523W

GENERAL NOTES:

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- EXISTING BUILDINGS TO REMAIN
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