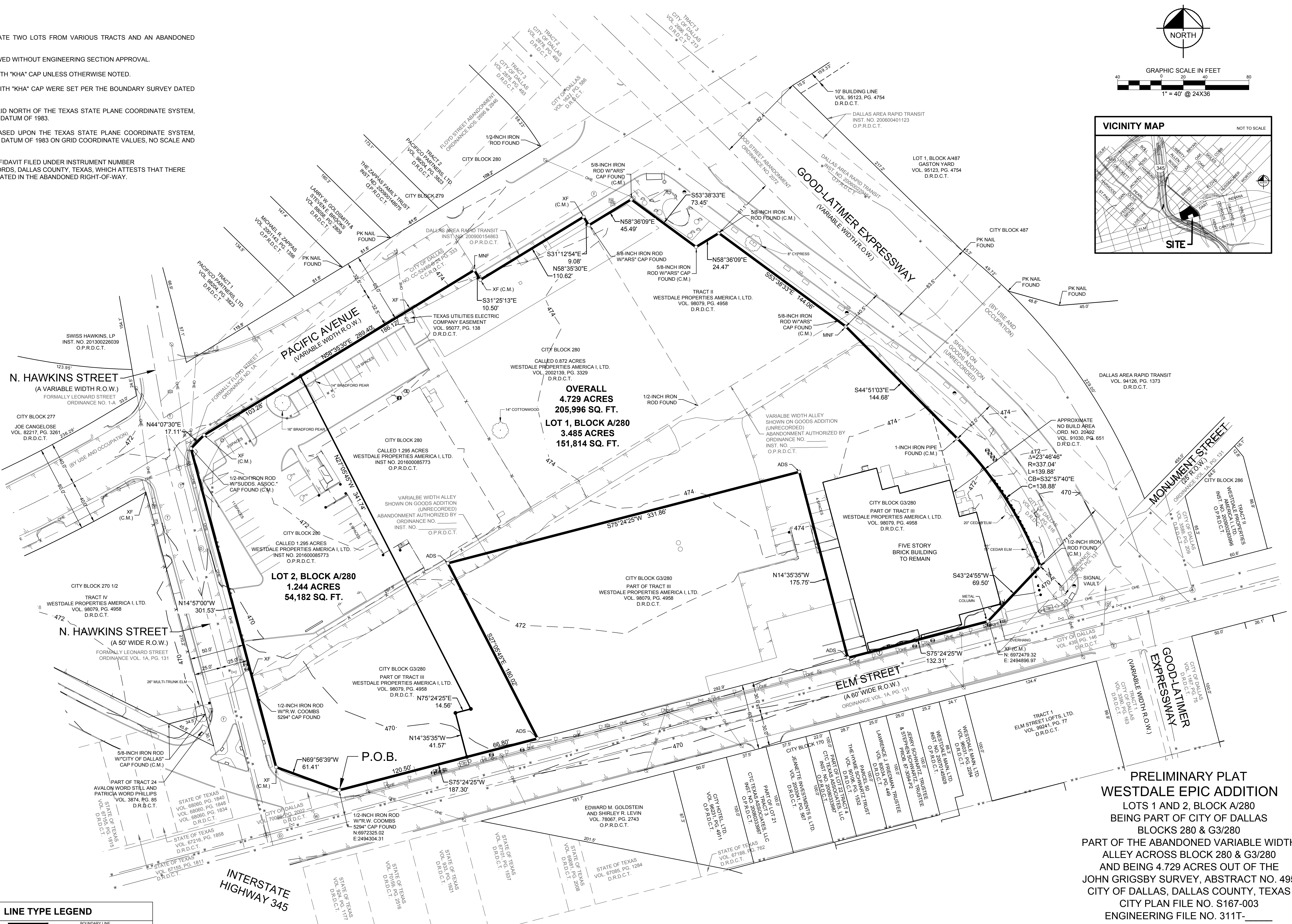
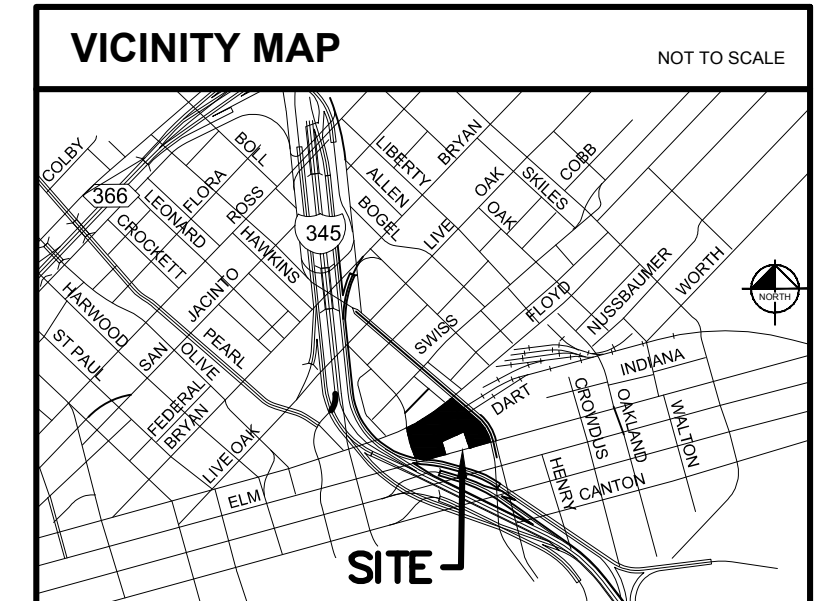
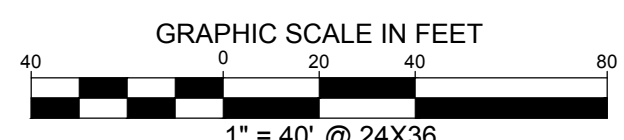
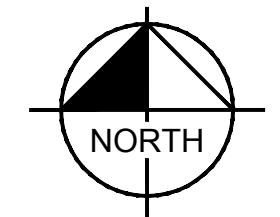


**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM VARIOUS TRACTS AND AN ABANDONED ALLEY.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL LOT CORNERS ARE A 5/8" IRON ROD WITH "KHA" CAP UNLESS OTHERWISE NOTED.
4. CORNERS MARKED WITH 5/8" IRON ROD WITH "KHA" CAP WERE SET PER THE BOUNDARY SURVEY DATED DECEMBER 11, 2014.
5. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
6. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
7. ALLEY ABANDONMENT IS AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAY.

**LEGEND**

Δ = DELTA ANGLE OR CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING  
 ADS = 5/8" IRON ROD W/ALUMINUM DISK STAMPED "WESTDALE KHA" SET  
 MNS = MAG NAIL W/WASHER STAMPED "WESTDALE KHA" SET  
 MNF = MAG NAIL FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 IRFC = IRON ROD W/ CAP FOUND  
 IRF = IRON ROD FOUND  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 VOL. = VOLUME  
 PG. = PAGE  
 INST. NO. = INSTRUMENT NUMBER



LEGEND	
[Symbol]	ROOF DRAIN
[Symbol]	CABLE TV BOX
[Symbol]	CABLE TV HANDHOLE
[Symbol]	CABLE TV MANHOLE
[Symbol]	CABLE TV MARKER FLAG
[Symbol]	CABLE TV MARKER SIGN
[Symbol]	CABLE TV VAULT
[Symbol]	COMMUNICATIONS BOX
[Symbol]	COMMUNICATIONS HANDHOLE
[Symbol]	COMMUNICATIONS MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG
[Symbol]	COMMUNICATIONS MARKER SIGN
[Symbol]	COMMUNICATIONS VAULT
[Symbol]	ELEVATION BENCHMARK
[Symbol]	FIBER OPTIC BOX
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[Symbol]	FIBER OPTIC MANHOLE
[Symbol]	FIBER OPTIC MARKER FLAG
[Symbol]	FIBER OPTIC MARKER SIGN
[Symbol]	FIBER OPTIC VAULT
[Symbol]	MONITORING WELL
[Symbol]	GAS HANDHOLE
[Symbol]	GAS METER
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[Symbol]	TELEPHONE VAULT
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[Symbol]	GUY ANCHOR POLE
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[Symbol]	AIR RELEASE VALVE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING LINE
[Symbol]	W
[Symbol]	SS
[Symbol]	SANITARY SEWER LINE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]	FENCE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT

LINE TYPE LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING LINE
[Symbol]	W
[Symbol]	SS
[Symbol]	SANITARY SEWER LINE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]	FENCE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT

**PRELIMINARY PLAT  
 WESTDALE EPIC ADDITION**  
 LOTS 1 AND 2, BLOCK A/280  
 BEING PART OF CITY OF DALLAS  
 BLOCKS 280 & G3/280  
 PART OF THE ABANDONED VARIABLE WIDTH  
 ALLEY ACROSS BLOCK 280 & G3/280  
 AND BEING 4.729 ACRES OUT OF THE  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-003  
 ENGINEERING FILE NO. 311T-

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 CONTACT: NICK SULKOWSKI, P.E.  
 972-770-1300

**APPLICANT:**  
 WESTDALE PROPERTIES AMERICA I, LTD.  
 3100 MONTICELLO AVENUE, SUITE 100  
 DALLAS, TEXAS 75205  
 CONTACT: DENNIS M. TRIMARCHI  
 PHONE: 214-515-7000

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	DAB	OCT. 2016	064405602	1 OF 2

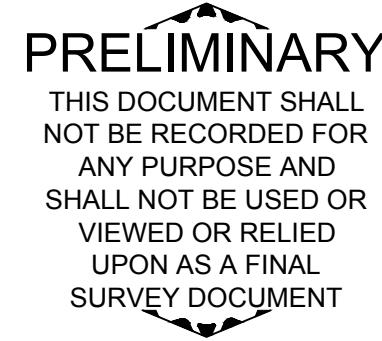
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**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land  
Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
972-770-1300



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 J. Andy Dobbs 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 \_\_\_\_\_, 20\_\_.

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

**GENERAL NOTES:**

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7. ALLEY ABANDONMENT IS AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAY.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS, WESTDALE PROPERTIES AMERICA I, LTD.** is the owner of a tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block Nos. 280 and G3/280; and part of the abandoned variable width alley across said Blocks 280 and G3/280 shown on Goods Addition found unrecorded in Block Book 280 of the Murphy & Bolanz Block and Addition Book Records of Dallas County, Texas and abandoned by Ordinance No. \_\_\_\_\_, recorded in Instrument No. \_\_\_\_\_, Official Public Records of Dallas County, Texas; and being all of that called 0.872 acre tract described in Texas Special Warranty Deed to Westdale Properties America I, LTD. recorded in Volume 2002139, Page 3329 of the Deed Records of Dallas County, Texas; and being part of that tract of land described as "Tract II" and "Tract III" in Special Warranty Deed to Westdale Properties America I, Ltd. recorded in Volume 98079, Page 4958 of said Deed Records; and being all of that tract of land described in Special Warranty Deed to Westdale Properties America I, Ltd. recorded in Instrument No. 201600085773 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with "R. W. Coombs 5294" cap found at the intersection of the north right-of-way line of Elm Street (a 60-foot wide right-of-way) and the northeast right-of-way line of Interstate Highway No. 345 (a variable width right-of-way);

**THENCE** with said northeast right-of-way line of Interstate Highway No. 345, North 69°56'39" West, a distance of 61.41 feet to an "X" cut in concrete found at the intersection of said northeast right-of-way line of Interstate Highway No. 345 and the east right-of-way line of N. Hawkins Street (a variable width right-of-way);

**THENCE** with said east right-of-way line of N. Hawkins Street, North 14°57'00" West, a distance of 301.53 feet to a 1/2-inch iron rod with "SUDDS. ASSOC." cap found at the intersection of said east right-of-way line of N. Hawkins Street and the south right-of-way line of Pacific Avenue (a variable width right-of-way);

**THENCE** with said south right-of-way line of Pacific Avenue, the following courses and distances:

- North 44°07'30" East, a distance of 17.11 feet to an "X" cut in concrete found for corner;
- North 58°35'30" East, a distance of 289.40 feet to a MAG nail found for corner;
- South 31°25'13" East, a distance of 10.50 feet to an "X" cut in concrete found for corner;
- North 58°35'30" East, a distance of 110.62 feet to an "X" cut in concrete found for corner;
- South 31°12'54" East, a distance of 9.08 feet to a 5/8-inch iron rod with "ARS" cap found for corner;
- North 58°36'09" East, a distance of 45.49 feet to a 5/8-inch iron rod with "ARS" cap found for corner at the intersection of said south right-of-way line of Pacific Avenue and the west right-of-way line of Good-Latimer Expressway (a variable width right-of-way);

**THENCE** with said west right-of-way line of Good-Latimer Expressway, the following courses and distances:

- South 53°38'33" East, a distance of 73.45 feet to a 5/8-inch iron rod with "ARS" cap found for corner;
- North 58°36'09" East, a distance of 24.47 feet to a 5/8-inch iron rod found for corner;
- South 53°38'33" East, a distance of 144.06 feet to MAG nail found for corner;
- South 44°51'03" East, a distance of 144.68 feet to a 1-inch iron pipe found at the beginning of a tangent curve to the right having a central angle of 23°46'46", a radius of 337.04 feet, a chord bearing and distance of South 32°57'40" East, 138.88 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 139.88 feet to a 1/2-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of said west right-of-way line of Good-Latimer Expressway and said north right-of-way line of Elm Street;

**THENCE** with said right-of-way corner clip, South 43°24'55" West, a distance of 69.50 feet to a "X" cut in concrete found for corner in the west end of said corner clip and in said north right-of-way line of Elm Street;

**THENCE** with said north right-of-way line of Elm Street, South 75°24'25" West, a distance of 132.31 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner;

**THENCE** departing said north right-of-way line of Elm Street, the following courses and distances:

- North 14°35'35" West, a distance of 175.75 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner;
- South 75°24'25" West, a distance of 331.86 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner;
- South 27°05'45" East, a distance of 180.02 feet to a 5/8-inch iron rod with 3-14-inch aluminum disk stamped "WESTDALE KHA" set for corner in said north right-of-way line of Elm Street;

**THENCE** with said north right-of-way line of Elm Street, South 75°24'25" West, a distance of 187.30 feet to the **POINT OF BEGINNING** and containing 4.729 acres or 205,996 square feet of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **WESTDALE PROPERTIES AMERICA I, LTD.**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **WESTDALE EPIC 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**WESTDALE PROPERTIES AMERICA I, LTD.**

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

**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 \_\_\_\_\_, 20\_\_.

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

**PRELIMINARY PLAT  
WESTDALE EPIC ADDITION  
LOTS 1 AND 2, BLOCK A/280  
BEING PART OF CITY OF DALLAS  
BLOCKS 280 & G3/280  
PART OF THE ABANDONED VARIABLE WIDTH  
ALLEY ACROSS BLOCK 280 & G3/280  
AND BEING 4.729 ACRES OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-003  
ENGINEERING FILE NO. 311T-\_\_\_\_\_**

**ENGINEER AND SURVEYOR:**  
KIMLEY-HORN AND ASSOC., INC.  
12700 PARK CENTRAL DRIVE, SUITE 1800  
DALLAS, TEXAS 75251  
CONTACT: NICK SULKOWSKI, P.E.  
972-770-1300

**APPLICANT:**  
WESTDALE PROPERTIES AMERICA I, LTD.  
3100 MONTICELLO AVENUE, SUITE 100  
DALLAS, TEXAS 75205  
CONTACT: DENNIS M. TRIMARCHI  
PHONE: 214-515-7000

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	OCT. 2016	064405602	2 OF 2