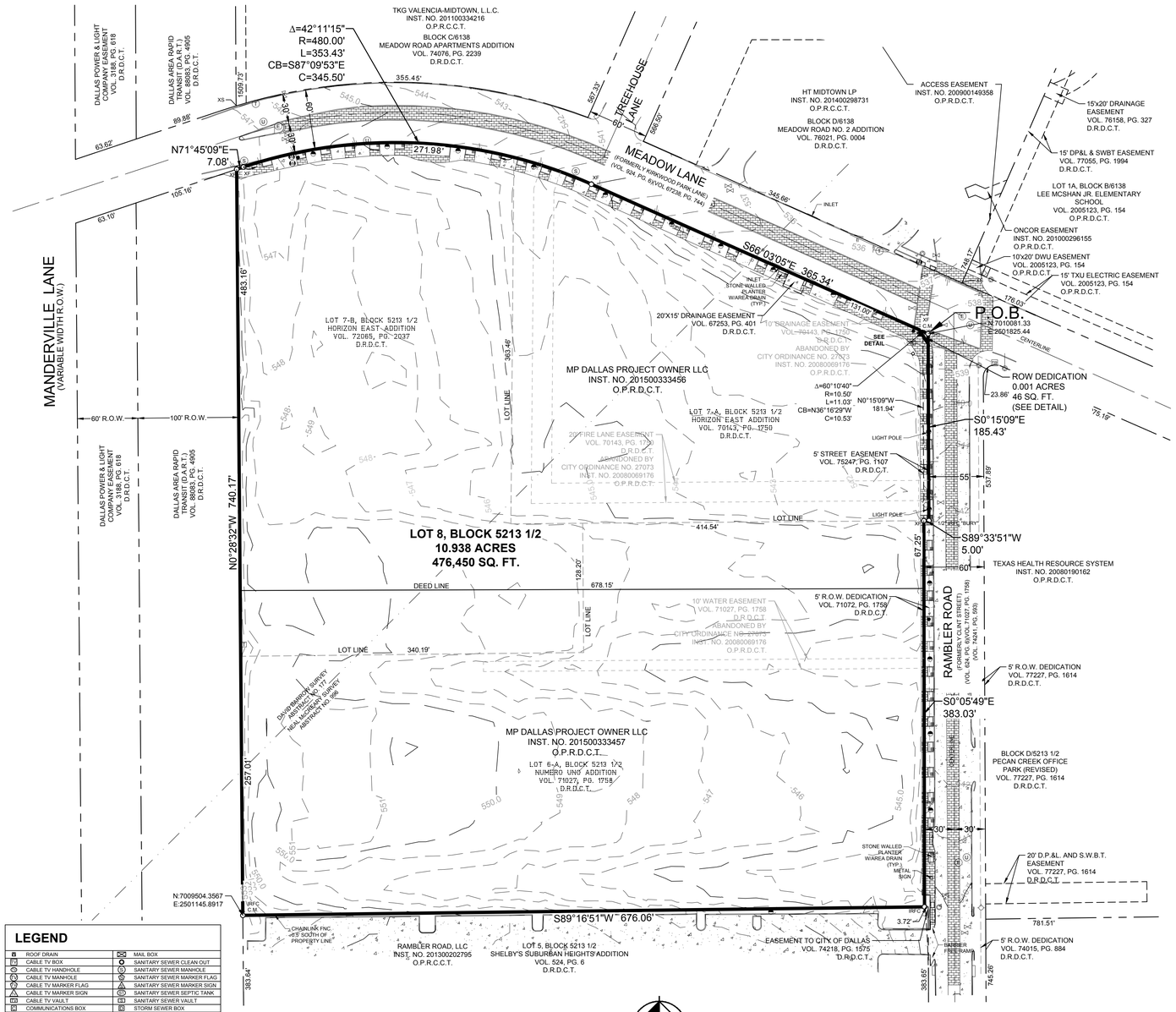
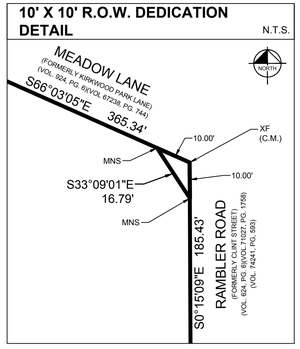


LEGEND

	ROOF DRAIN		MAIL BOX
CATV	CABLE TV BOX		SANITARY SEWER CLEAN OUT
CATV	CABLE TV HANDHOLE	S	SANITARY SEWER MANHOLE
CATV	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
CATV	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
CATV	CABLE TV MARKER SIGN	ST	SANITARY SEWER SEPTIC TANK
CATV	CABLE TV VAULT		SANITARY SEWER VAULT
COMM	COMMUNICATIONS BOX		STORM SEWER BOX
COMM	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
COMM	COMMUNICATIONS MANHOLE	D	STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
COMM	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
F	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
F	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
F	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
GAS	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
GAS	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX	W	WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
E	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
E	ELECTRIC METER	W	WATER WELL
E	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
E	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
E	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
	BORE LOCATION	P.O.B.	POINT OF BEGINNING
	FLAG POLE	P.O.C.	POINT OF COMMENCING
	GREASE TRAP		

10' X 10' R.O.W. DEDICATION DETAIL

N.T.S.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE PLATTED LOTS.
2. BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.
6. ALL MONUMENTS NOTED AS FOUND AND BEARING THE IDENTIFICATION CAP STAMPED "KHA" WERE SET BY THIS FIRM AS SURVEYOR OF RECORD IN THE PERFORMANCE OF A SURVEY DATED DECEMBER 9, 2011.

LEGEND:

P.O.B. = POINT OF BEGINNING
MNS = MAG NAIL SET W/WASHER STAMPED "RPLS 5336" "BLOCK 5213 1/2"
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
ESMT. = EASEMENT
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
(C.M.) = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
CONTACT: Jamie Ploetzner, P.E.
jamie.ploetzner@kimley-horn.com

OWNER
MP DALLAS PROJECT OWNER LLC
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057
TEL. NO. 713-267-2100
CONTACT: Kathy Binford
kbinford@hanoverco.com

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MP Dallas Project Owner LLC is the owner of a tract of land situated in the David Barrow Survey, Abstract No. 177 and the Neal McReary Survey, Abstract No. 996, City of Dallas, Dallas County, Texas and being all of Lot 6-A, Block 5213 1/2 of the Numero Uno Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 71027, Page 1758, Deed Records of Dallas County, Texas, all of Lot 7-A, Block 5213 1/2 of the Horizon East Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 70143, Page 1750, Deed Records of Dallas County, Texas, and all of Lot 7-B, Block 5213 1/2 of the Horizon East Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 72065, Page 2037, Deed Records of Dallas County, Texas; also being all of those tracts of land described in Special Warranty Deeds to MP Dallas Project Owner, LLC,. recorded in Instrument No. 201500333456 and Instrument No. 201500333457, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner at the intersection of the south right-of-way line of Meadow Lane (a variable width right-of-way; 60-feet wide at this point) and the west right-of-way line of Rambler Road (a variable width right-of-way; 55-feet wide at this point);

THENCE with the said west right-of-way line of Rambler Road and east line of said Lot 7-A, South 00°15'09" East, a distance of 185.43 feet to an 1/2" iron rod with plastic cap stamped "Bury" found for the southeast corner of said Lot 7-A;

THENCE continuing with said west right-of-way line, and the south line of said Lot 7-A, South 89°33'51" West, a distance of 5.00 feet to a "X" cut in concrete found for the northeast corner of said Lot 6-A;

THENCE departing said south line and continuing with said west right-of-way line (60' right-of-way at this point), South 00°05'49" East, feet a distance of 383.03 feet to a 5/8" iron rod with "KHA" cap found for corner in the north line of Lot 5, Block 5213 1/2 of Shelby's Suburban Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 524, Page 6 of the Deed Records of Dallas County, Texas;

THENCE departing said west right-of-way line and with the said north line of Lot 5 and south line of said Lot 6-A, South 89°16'51" West, a distance of 676.06 feet to a 5/8" iron rod with "KHA" cap found for corner in the east line of a 100-foot wide Dallas Area Rapid Transit (D.A.R.T.) right-of-way recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas;

THENCE with said east D.A.R.T. right-of-way line and west line of said Lot 6-A, North 00°28'32" West, passing at a distance of 257.01 feet the northwest corner of said Lot 6-A and continuing with the west line of said Lot 7-B a total distance of 740.17 feet to an "X" cut in concrete found at the intersection of the said east right-of-way line with the said south right-of-way line of Meadow Lane;

THENCE with the said south right-of-way line of Meadow Lane and north lines of said Lots 7-A & 7-B, the following courses and distances:
North 71°45'10" East, a distance of 7.08 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 42°11'15", a radius of 480.00 feet, a chord bearing and distance of South 87°09'53" East, 345.50 feet;
In an easterly direction, with said curve to the right, passing at an arc distance of 271.98 feet the northeast corner of said Lot 7-B and continuing with the north line of said Lot 7-A a total arc distance of 353.43 feet to an "X" cut in concrete found at the end of said curve;
South 66°03'05" East, a distance of 365.34 feet to the **POINT OF BEGINNING** and containing 10.939 acres or 476,496 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **MP Dallas Project Owner LLC,** a Delaware limited liability company, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **MIDTOWN-RAMBLER 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 _____, this the ____ day of _____, 2015.

MP Dallas Project Owner LLC,
a Delaware limited liability company

By: MP Dallas Development Holdings LLC, a Delaware limited liability company, its sole member

By: THC Dallas Midtown Park LLC,
a Delaware limited liability company,
its managing member

By:_____
Kathy K. Binford, Vice President

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 Kathy K. Binford, 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.

_____
Notary Public in and for the State of _____

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Dana Brown, 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 _____, 2015.

_____
Dana Brown
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
dana.brown@kimley-horn.com

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

STATE OF TEXAS §

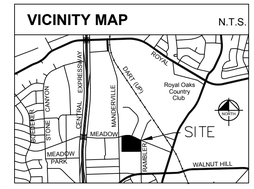
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown, 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.

_____
Notary Public in and for the State of Texas

VICINITY MAP N.T.S.



PRELIMINARY PLAT
MIDTOWN-RAMBLER ADDITION
LOT 8, BLOCK 5213 1/2

LOT 7-A & 7-B, BLOCK 5213 1/2
HORIZON EAST ADDITION AND
LOT 6-A, BLOCK 5213 1/2
NUMERO UNO ADDITION
DAVID BARROW SURVEY, ABSTRACT NO. 177
& NEAL McCREARY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-076
CITY ENGINEERING PLAN FILE NO. _____

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP/SRD	DAB	JAN. 2016	067986005	1 OF 1

DWG NAME: K:\DAL_SURVEY\067986005-MIDTOWN RAMBLER\DWG\067986005-MIDTOWN RAMBLER_PP.DWG PLOTTED BY PATRICK, DAVID 1/8/2016 8:33 AM LAST SAVED 1/6/2016 9:40 AM