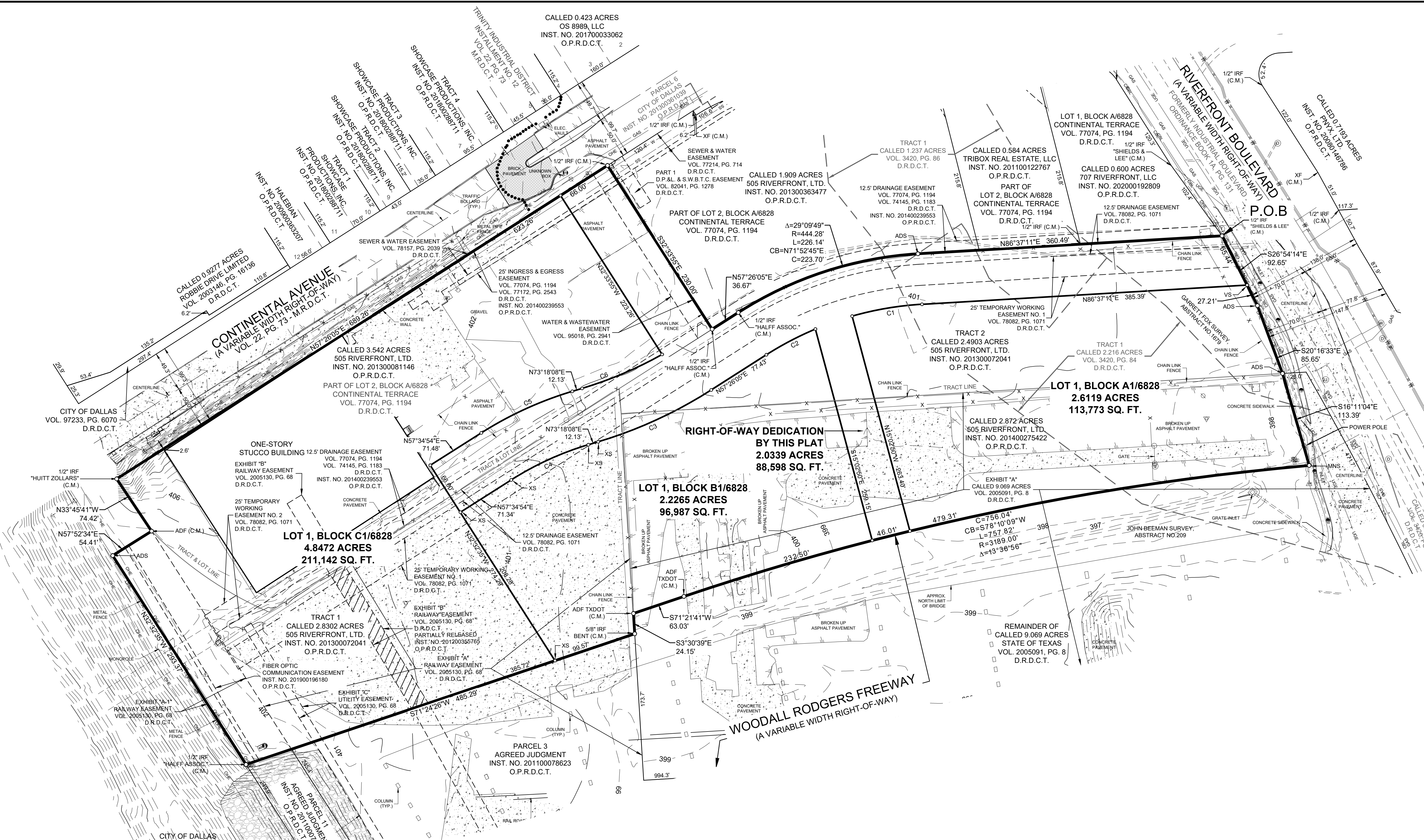


LEGEND	
⊠	ROOF DRAIN
⊠	CABLE TV BOX
⊠	CABLE TV HANDHOLE
⊠	CABLE TV MANHOLE
⊠	CABLE TV MARKER FLAG
⊠	CABLE TV MARKER SIGN
⊠	CABLE TV VAULT
⊠	COMMUNICATIONS BOX
⊠	COMMUNICATIONS HANDHOLE
⊠	COMMUNICATIONS MANHOLE
⊠	COMMUNICATIONS MARKER FLAG
⊠	COMMUNICATIONS MARKER SIGN
⊠	COMMUNICATIONS VAULT
⊠	ELEVATION BENCHMARK
⊠	FIBER OPTIC BOX
⊠	FIBER OPTIC HANDHOLE
⊠	FIBER OPTIC MANHOLE
⊠	FIBER OPTIC MARKER FLAG
⊠	FIBER OPTIC MARKER SIGN
⊠	FIBER OPTIC VAULT
⊠	MONITORING WELL
⊠	GAS HANDHOLE
⊠	GAS MANHOLE
⊠	GAS MARKER FLAG
⊠	GAS SIGN
⊠	GAS TANK
⊠	GAS VAULT
⊠	GAS VALVE
⊠	TELEPHONE BOX
⊠	TELEPHONE HANDHOLE
⊠	TELEPHONE MANHOLE
⊠	TELEPHONE MARKER FLAG
⊠	TELEPHONE MARKER SIGN
⊠	TELEPHONE VAULT
⊠	PIPELINE MARKER SIGN
⊠	ELECTRIC BOX
⊠	FLOOD LIGHT
⊠	GUY ANCHOR
⊠	GUY ANCHOR POLE
⊠	ELECTRIC HANDHOLE
⊠	LIGHT STANDARD
⊠	ELECTRIC METER
⊠	ELECTRIC MANHOLE
⊠	ELECTRIC MARKER FLAG
⊠	ELECTRIC MARKER SIGN
⊠	UTILITY POLE
⊠	ELECTRIC TRANSFORMER
⊠	ELECTRIC VAULT
⊠	HANDICAPPED PARKING
⊠	SIGN
⊠	MARQUEE/BILLBOARD
⊠	BORE LOCATION
⊠	FLAG POLE
⊠	GREASE TRAP
⊠	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
⊠	D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
⊠	MAIL BOX
⊠	SANITARY SEWER CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	SANITARY SEWER MARKER FLAG
⊠	SANITARY SEWER MARKER SIGN
⊠	SANITARY SEWER SEPTIC TANK
⊠	SANITARY SEWER VAULT
⊠	STORM SEWER BOX
⊠	STORM SEWER DRAIN
⊠	STORM SEWER MANHOLE
⊠	STORM SEWER VAULT
⊠	TRAFFIC BARRIER
⊠	TRAFFIC BOLLARD
⊠	CROSS WALK SIGNAL
⊠	TRAFFIC HANDHOLE
⊠	TRAFFIC MANHOLE
⊠	TRAFFIC MARKER SIGN
⊠	TRAFFIC SIGNAL
⊠	UNIDENTIFIED BOX
⊠	UNIDENTIFIED HANDHOLE
⊠	UNIDENTIFIED MANHOLE
⊠	UNIDENTIFIED MARKER FLAG
⊠	UNIDENTIFIED MARKER SIGN
⊠	UNIDENTIFIED POLE
⊠	UNIDENTIFIED TANK
⊠	UNIDENTIFIED VAULT
⊠	UNIDENTIFIED VALVE
⊠	WATER BOX
⊠	WATER CONNECTION
⊠	WATER HAND HOLE
⊠	WATER HYDRANT
⊠	WATER METER
⊠	WATER MANHOLE
⊠	WATER MARKER FLAG
⊠	WATER MARKER SIGN
⊠	WATER VAULT
⊠	WATER VALVE
⊠	WATER WELL
⊠	IRISC - 5/8" IRON ROD WITH CAP SET
⊠	IRISC - IRON ROD WITH CAP FOUND
⊠	MNS - MAG NAIL SET
⊠	PKF - PK NAIL FOUND
⊠	IRF - IRON PIPE FOUND
⊠	IRF - IRON PIPE FOUND
⊠	XS - "X" CUT IN CONCRETE SET
⊠	XS - "X" CUT IN CONCRETE FOUND
⊠	XS - "X" CUT IN CONCRETE FOUND
⊠	P.O.B. - POINT OF BEGINNING
⊠	P.O.C. - POINT OF COMMENCING
⊠	VS - "V" CUT IN CONCRETE SET

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°30'59"	384.28'	83.95'	N80°21'41"E	83.78'
C2	9°47'11"	384.28'	65.64'	N62°19'41"E	65.56'
C3	15°52'03"	533.00'	147.61'	N65°22'07"E	147.14'
C4	15°43'14"	367.00'	100.70'	N65°26'31"E	100.38'
C5	15°43'14"	433.00'	118.80'	N65°26'31"E	118.43'
C6	12°38'21"	467.00'	103.02'	N66°58'57"E	102.81'

**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND DEDICATE EASEMENTS FOR DEVELOPMENT FROM PART OF ONE EXISTING LOT AND 3 UNPLATTED TRACTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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.
- BUILDING TO BE REMOVED.
- ALL CORNERS ARE A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET UNLESS OTHERWISE NOTED.

**FLOOD STATEMENT:**

According to Map No. 48113C0340 J, Community Panel No. 480711 0340 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within "Zone X Shaded". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 SQ. FT. = SQUARE FEET  
 VOL. , PG. = VOLUME , PAGE  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 XF = "X" CUT IN CONCRETE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 MNF = MAG NAIL FOUND  
 IRF = IRON ROD FOUND  
 IRISC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET  
 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 OF DALLAS COUNTY, TEXAS

**OWNER:**  
 505 Riverfront, Ltd.  
 1425 LAKE FRONT CIRCLE  
 THE WOODLANDS, TEXAS 77380  
 CONTACT: LISA ROSENZWEIG  
 PHONE: 713-816-3676  
 EMAIL: lkr@missarkcompanies.com

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
 CONTACT: CALLIE AAKER, P. E.  
 PHONE: 972-770-1300  
 EMAIL: callie.aker@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 972-770-1300  
 EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT  
**RIVERFRONT NORTH ADDITION**  
 LOT 1, BLOCK A1/6828  
 LOT 1, BLOCK B1/6828  
 LOT 1, BLOCK C1/6828  
 BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A/6828,  
 CONTINENTAL TERRACE,  
 AND BEING 11.7195 ACRES OUT OF THE  
 JOHN BEEMAN SURVEY, ABSTRACT NO. 209  
 GARRETT FOX SURVEY, ABSTRACT NO. 1679  
 CITY PLAN FILE NO. S201-623  
 WASTEWATER NO. \_\_\_\_\_  
 PAVING AND DRAINAGE NO. \_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB/MTC	JAD	MAR. 2021	064316029	1 OF 2

DWG NAME: C:\DWG\SURVEY\160616029\MISSARK RIVERFRONT PH1\_T1\_PFDWG1.PLOTTED BY: C:\DWG\MITCHELL 3/25/2021 12:02 PM

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, **505 Riverfront, Ltd.**, is the owner of a tract of land situated in the John Beeman Survey, Abstract No. 209 and Garret Fox Survey, Abstract No. 1679, City of Dallas, Dallas County, Texas and being all of a called 2.8302 acre tract of land described as "Tract 1" and called 2.4903 acre tract of land described as "Tract 2" in Special Warranty Deed to 505 Riverfront, Ltd. recorded in Instrument No. 201300072041 of Official Public Records, Dallas County, Texas and being all of a called 3.542 acre tract of land described in Special Warranty Deed to 505 Riverfront, Ltd. recorded in Instrument No. 201300081146 of said Official Public Records and being all of a called 2.872 acre tract of land described in Special Warranty Deed to 505 Riverfront, Ltd. recorded in Instrument No. 201400275422 of said Official Public Records and being more particularly described as follows:

**BEGINNING** at 1/2" iron rod with plastic cap stamped "SHIELDS & LEE" found in the west right-of-way line of Industrial Boulevard (a variable width right-of-way) described in Ordinance Book 1A, Page 131 for the southeast corner of Lot 1, Block A/6828 of said Continental Terrace;

**THENCE** with said west right-of-way line of N. Riverfront Boulevard, the following courses and distances:

South 26°54'14" East, a distance of 92.65 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "RIVERFRONT KHA" set for corner;  
South 20°16'33" East, a distance of 85.65 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "RIVERFRONT KHA" set for corner;  
South 16°11'04" East, a distance of 113.39 feet to a mag nail with washer stamped "RIVERFRONT KHA" set at the intersection of said west right-of-way line of Industrial Boulevard with the north right-of-way line of Woodall Rodgers Freeway (a variable width right-of-way) described in Deed to the State of Texas recorded in Volume 2005091, Page 8 of said Deed Records and Parcel 3 of Agreed Judgment to the State of Texas, recorded in Instrument No. 201100078623 of said Official Public Records for the southeast corner of said 2.872 acre tract and being at the beginning of a non-tangent curve to the left having a central angle of 13°36'56", a radius of 3189.00 feet, a chord bearing and distance of South 78°10'09" West, 756.04 feet;

**THENCE** with said north right-of-way line of Woodall Rodgers Freeway, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 757.82 feet to an aluminum TxDOT disk found for corner;  
South 71°21'41" West, a distance of 63.03 feet to an aluminum TxDOT disk found in the east line of said 2.8302 acre tract for the southwest corner of said 2.872 acre tract;  
South 3°30'39" East, a distance of 24.15 feet to a bent 5/8" iron rod found for the southeast corner of said 2.8302 acre tract;  
South 71°24'26" West, a distance of 485.29 feet to a 1/2" iron rod with "Half Assoc." cap found in the northeast line of the City of Dallas Trinity River Floodway tract for the southwest corner of said 2.8302 acre tract;

**THENCE** with said northeast line of the City of Dallas Trinity River Floodway tract, the following courses and distances:

North 32°32'35" West, a distance of 293.37 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "RIVERFRONT KHA" set for corner;  
North 57°52'34" East, a distance of 54.41 feet to an aluminum disk found for corner;  
North 33°45'41" West, a distance of 74.42 feet to a 1/2" iron rod with "Huilt Zollars" cap found for corner at the intersection of said northeast line of the City of Dallas Trinity River Floodway tract with the southeast right-of-way line of Continental Avenue (a variable width right-of-way) described in Volume 22, Page 73 of the Map Records of Dallas County, Texas;

**THENCE** with said southeast right-of-way line of Continental Avenue, North 57°26'05" East, a distance of 689.26 feet to a 1/2" iron rod found for the north corner of said 3.542 acre tract and being the northwest corner of a called 1.909 acre tract of land described in Special Warranty Deed to 505 Riverfront, Ltd. recorded in Instrument No. 201300363477 of said Official Public Records;

**THENCE** departing said southeast right-of-way line of Continental Avenue and with the west and south lines of said 1.909 acre tract, the following courses and distances:

South 32°33'55" East, a distance of 230.00 feet to a 1/2" iron rod with "Half Assoc." cap found for corner;  
North 57°26'05" East, a distance of 36.67 feet to a 1/2" iron rod with "Half Assoc." cap found at the beginning of a non-tangent curve to the right having a central angle of 29°09'49", a radius of 444.28 feet, a chord bearing and distance of North 71°52'45" East, 223.70 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 226.14 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "RIVERFRONT KHA" set for corner;  
North 86°37'11" East, a distance of 360.49 feet to the **POINT OF BEGINNING** and containing 11.7195 acres or 510,500 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).

**OWNER'S DEDICATION**

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

That, **505 Riverfront, Ltd.**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **RIVERFRONT NORTH 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 \_\_\_\_\_, 20\_\_.

By: **505 Riverfront, Ltd.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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 the \_\_\_ day of \_\_\_\_\_, 20\_\_.

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

**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 Engineers and Land Surveyors, 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\_\_.

**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

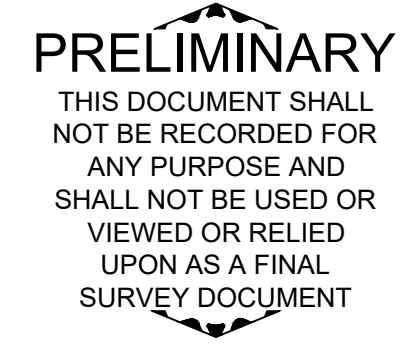
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph: 972-770-1300  
andy.dobbs@kimley-horn.com

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 the \_\_\_ day of \_\_\_\_\_, 20\_\_.

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



PRELIMINARY PLAT  
**RIVERFRONT NORTH ADDITION**  
LOT 1, BLOCK A1/6828  
LOT 1, BLOCK B1/6828  
LOT 1, BLOCK C1/6828  
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A/6828,  
CONTINENTAL TERRACE,  
AND BEING 11.7195 ACRES OUT OF THE  
JOHN BEEMAN SURVEY, ABSTRACT NO. 209  
GARRETT FOX SURVEY, ABSTRACT NO. 1679  
CITY PLAN FILE NO. S201-623  
WASTEWATER NO. \_\_\_\_-\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_-\_\_\_\_

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620  
Scale: N/A Drawn by: MGB/MTC Checked by: JAD Date: MAR. 2021 Project No: 064316029 Sheet No: 2 OF 2

OWNER:  
505 Riverfront, Ltd.  
1425 LAKE FRONT CIRCLE  
THE WOODLANDS, TEXAS 77380  
CONTACT: LISA ROSENZWEIG  
PHONE: 713-816-3676  
EMAIL: lkr@missarkcompanies.com

ENGINEER:  
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CONTACT: CALLIE AAKER, P. E.  
PHONE: 972-770-1300  
EMAIL: callie.aker@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
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CONTACT: ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
EMAIL: andy.dobbs@kimley-horn.com