

NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N66°53'29"W	43.40'
L4	S23°06'31"W	50.59'
L5	N66°53'29"W	14.84'
L6	S23°06'31"W	28.29'
L7	S23°06'31"W	106.97'
L8	N23°12'47"E	61.28'
L9	S23°06'31"W	151.74'
L10	S66°53'29"E	9.72'
L11	N66°53'29"W	2.38'
L12	S23°06'31"W	21.10'
L13	N23°06'31"E	12.50'
L14	N66°53'29"W	21.10'
L15	S23°06'31"W	42.42'
L16	N66°53'29"W	14.34'
L17	N66°53'29"W	13.20'
L18	S23°06'31"W	19.00'
L19	N66°53'29"W	3.00'
L20	S23°06'31"W	73.09'

NO.	BEARING	LENGTH
L21	N74°56'46"W	45.22'
L22	N23°06'31"E	9.11'
L23	N66°53'29"W	40.26'
L24	S66°46'31"E	173.51'
L25	N64°04'52"E	22.65'
L26	N23°06'31"E	80.85'
L27	S66°53'29"E	32.76'
L28	S23°06'31"W	36.70'
L29	N66°53'29"W	6.76'
L30	S23°06'31"W	60.06'
L31	S66°53'29"E	9.43'
L32	S23°06'31"W	36.70'
L33	N66°53'29"W	6.76'
L34	S23°06'31"W	60.06'
L35	S23°12'47"W	9.43'
L36	N66°47'13"W	26.03'
L37	S23°06'31"W	23.00'
L38	N66°53'29"W	20.00'
L39	N23°06'31"E	20.17'
L40	N74°56'46"W	22.64'
L41	N60°03'13"E	53.55'
L42	N60°03'13"E	38.55'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°13'48"	97.50'	22.51'	N66°40'07"E	22.46'
C2	3°15'52"	82.50'	5.56'	N61°59'09"E	5.56'

**LEGEND**

VOL. = VOLUME  
 PG. = PAGE  
 P.O.B. = POINT OF BEGINNING  
 INST. NO. = INSTRUMENT NUMBER  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 IRF = IRON ROD FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 BDF = BRASS TxDOT MONUMENT FOUND  
 ADF = 3-1/4" ALUMINUM DISK STAMPED "PACHECO KOCH" FOUND  
 ADS = 3-1/4" ALUMINUM DISK STAMPED "TWIN SIXTIES 3 KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**LEGEND**

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER SIGN		SANITARY SEWER MARKER SIGN
	CABLE TV VAULT		SANITARY SEWER SEPTIC TANK
	COMMUNICATIONS BOX		SANITARY SEWER VAULT
	COMMUNICATIONS HANDHOLE		STORM SEWER BOX
	COMMUNICATIONS MANHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MARKER FLAG		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER SIGN		STORM SEWER VAULT
	COMMUNICATIONS VAULT		TRAFFIC BARRIER
	ELEVATION BENCHMARK		TRAFFIC SIGNAL
	FIBER OPTIC BOX		TRAFFIC WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER SIGN		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	GAS HANDHOLE		UNDERSIDE BOX
	GAS METER		UNDERSIDE HANDHOLE
	GAS MANHOLE		UNDERSIDE MANHOLE
	GAS MARKER FLAG		UNDERSIDE MARKER FLAG
	GAS SIGN		UNDERSIDE MARKER SIGN
	GAS TANK		UNDERSIDE POLE
	GAS VAULT		UNDERSIDE TANK
	GAS VALVE		UNDERSIDE VALVE
	TELEPHONE BOX		TREE
	TELEPHONE HANDHOLE		WATER BOX
	TELEPHONE MANHOLE		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	ELECTRIC METER		AIR RELEASE VALVE
	ELECTRIC MARKER FLAG		WATER WELL
	ELECTRIC MARKER SIGN		IRFC - 3/8" IRON ROD WITH "MAG" CAP SET
	UTILITY POLE		IRFC - IRON ROD WITH CAP FOUND
	SIGN		MNS - MAG NAIL SET
	ELECTRIC TRANSFORMER		IPF - IRON NAIL FOUND
	ELECTRIC VAULT		IPF - IRON PIPE FOUND
	HANDICAPPED PARKING SIGN		ADF - ALUMINUM DISK FOUND
	SIGN		X - CUT IN CONCRETE SET
	MARQUEE/BILLBOARD SIGN		PKNF - PK NAIL FOUND
	BORE LOCATION		P.O.B. - POINT OF BEGINNING
	FLAG POLE		P.C.C. - POINT OF COMMENCING
	GREASE TRAP		

**LINE TYPE LEGEND**

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

**NOTES:**

- The purpose of this plat is to create 5 lots from 2 platted lots, and to dedicated right-of-way and additional easements.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
- The basis of bearings is based on grid north of the State Plane Coordinate System of 1983, Texas North Central Zone(4202), North American Datum of 1983 (2011).
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All corners are a 5/8" iron rod with plastic cap stamped "KHA" cap set unless otherwise noted.
- Abandonment authorized by Ordinance No. \_\_\_\_\_ recorded in Instrument No. \_\_\_\_\_ Utility easement retained, Real Estate release is required prior to recordation of plat.
- Buildings to remain.

OWNER/APPLICANT:  
 60-80A NCX LLC  
 540 WEST MADISON STREET, SUITE 2500  
 CHICAGO, ILLINOIS 60661  
 CONTACT: JEREMY KERMAN  
 PHONE: 312-542-1150

OWNER/APPLICANT:  
 60-80B NCX LLC  
 540 WEST MADISON STREET, SUITE 2500  
 CHICAGO, ILLINOIS 60661  
 CONTACT: JEREMY KERMAN  
 PHONE: 312-542-1150

OWNER/APPLICANT:  
 60-80C NCX LLC  
 540 WEST MADISON STREET, SUITE 2500  
 CHICAGO, ILLINOIS 60661  
 CONTACT: JEREMY KERMAN  
 PHONE: 312-542-1150

OWNER/APPLICANT:  
 6070 NCX LLC  
 540 WEST MADISON STREET, SUITE 2500  
 CHICAGO, ILLINOIS 60661  
 CONTACT: JEREMY KERMAN  
 PHONE: 312-542-1150

**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'	JBH/MTC	JAD	MAY 2020	063238302	1 OF 2

DWG NAME: \\D:\PROJECTS\PROJECTS\2020\6070 NCX THE CROSSING\DWG\6070 NCX THE CROSSING.dwg PLOTTED BY: CUEL MITCHELL 5/22/2020 8:59 AM LAST SAVED: 5/22/2020 8:59 AM

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, 60-80A NCX LLC, 60-80B NCX LLC, 60-80C NCX LLC AND 6070 NCX LLC are the owners of a tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being all of Lot 1C and Lot 1D, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being all of a remainder tract of a called 5,774 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167591, Official Public Records of Dallas County, Texas, and being all of a remainder tract of a called 1.891 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167592 of said Official Public Records, and being all of a called 3.2916 acre tract of land described in Special Warranty Deed to 6070 NCX LLC recorded in Instrument No. 201600336610 of said Official Public Records and being all of a called 1.227 acre tract of land described in Special Warranty Deed to 60-80C NCX LLC recorded in Instrument No. 201900104806 of said Official Public Records and being more particularly described as follows:

**BEGINNING** at an aluminum disk stamped "PACHECO KOCH" found in the northwest line of a tract of land described in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 92042, Page 3001 of said Deed Records, for the east corner of said Lot 1C, Block 1/5185, and being the southwest corner of Lot 1, Block 1/5185, SMU Boulevard Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201000239292 of said Official Public Records;

**THENCE** with said northwest line of Dallas Area Rapid Transit tract, and the west line of said Lot 1C, Block 1/5185, the following courses and distances:

South 18°01'02" West, a distance of 206.42 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set at the beginning of a non-tangent curve to the right having a central angle of 20°09'20", a radius of 1115.96 feet, a chord bearing and distance of South 27°35'30" West, 390.55 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 392.57 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set in the northeast right-of-way line of Twin Sixties Drive (60-foot wide right-of-way), for the south corner of said Lot 1C, Block 1/5185; from said point a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears South 54°39'35" East, a distance of 0.32 feet;

**THENCE** departing said northwest line of Dallas Area Rapid Transit tract and with said northeast right-of-way line of Twin Sixties Drive, North 66°44'53" West, a distance of 394.28 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a non-tangent curve to the right having a central angle of 95°12'58", a radius of 55.00 feet, a chord bearing and distance of South 65°38'38" West, 81.24 feet;

**THENCE** in a southwesterly direction, with the west terminus of said Twin Sixties Drive and with said curve to the right, an arc distance of 91.40 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set for corner in the northeast line of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5910 of said Deed Records; from said point a 1/2-inch iron rod found bears South 67°46'06" East, a distance of 0.34 feet;

**THENCE** with said northeast line of said Lot 2, Block 1/5185, North 66°44'53" West, a distance of 297.92 feet to a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway (a variable width right-of-way) described in Right-of-Way Deed to the State of Texas recorded in Volume 3090, Page 334 and in Special Warranty Donation Deed to the State of Texas recorded in Volume 89062, Page 2693 of said Deed Records, for the west corner of said Lot 1C, Block 1/5185, and being the north corner of said Lot 2, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, and the northwest line of said Twin Sixties Addition Revised No. 2, the following courses and distances:

North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;  
South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;  
North 23°30'18" East, a distance of 593.11 feet to a 3-1/4" aluminum disk stamped "TWIN SIXTIES 3 KHA" set for the north corner of said Lot 1D, Block 1/5185, and being the southwest corner of said Lot 1, Block 1/5185;

**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, with the southwest line of said Lot 1, Block 1/5185, and with the northeast line of said Twin Sixties Addition Revised No. 2, South 66°53'29" East, a distance of 754.07 feet to the **POINT OF BEGINNING** and containing 10.9566 acres or 477,267 square feet of land.

**OWNER'S DEDICATION**

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

That, 60-80A NCX LLC, 60-80B NCX LLC, 60-80C NCX LLC AND 6070 NCX LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **TWIN SIXTIES ADDITION REVISED NO. 3**, 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 \_\_\_\_\_, 2020.

**60-80A NCX LLC**

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2020.

**60-80B NCX LLC**

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2020.

**60-80C NCX LLC**

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2020.

**60-70 NCX LLC**

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

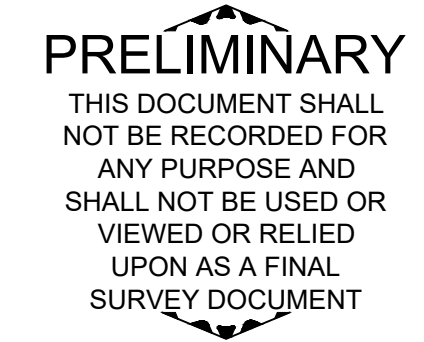
**SURVEYOR'S STATEMENT**

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 & 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 \_\_\_\_\_, 2020.

**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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**TWIN SIXTIES ADDITION REVISED NO. 3**  
**LOTS 1E-1H AND 1J, BLOCK 1/5185**  
**BEING A REPLAT OF LOT 1C AND LOT 1D, BLOCK 1/5185**  
**TWIN SIXTIES ADDITION REVISED NO. 2**  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-003R  
WASTEWATER NO. WW20-\_\_\_\_\_  
PAVING AND DRAINAGE NO. PD20-\_\_\_\_\_

**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 JBM/MTC Checked by JAD Date MAY 2020 Project No. 063238302 Sheet No. 2 OF 2

OWNER/APPLICANT:  
60-80A NCX LLC  
540 WEST MADISON STREET, SUITE 2500  
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OWNER/APPLICANT:  
60-80C NCX LLC  
540 WEST MADISON STREET, SUITE 2500  
CHICAGO, ILLINOIS 60661  
CONTACT: JEREMY KERMAN  
PHONE: 312-542-1150

OWNER/APPLICANT:  
6070 NCX LLC  
540 WEST MADISON STREET, SUITE 2500  
CHICAGO, ILLINOIS 60661  
CONTACT: JEREMY KERMAN  
PHONE: 312-542-1150

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: LAUREN NUFFER, P.E.  
PHONE: 972-770-1300