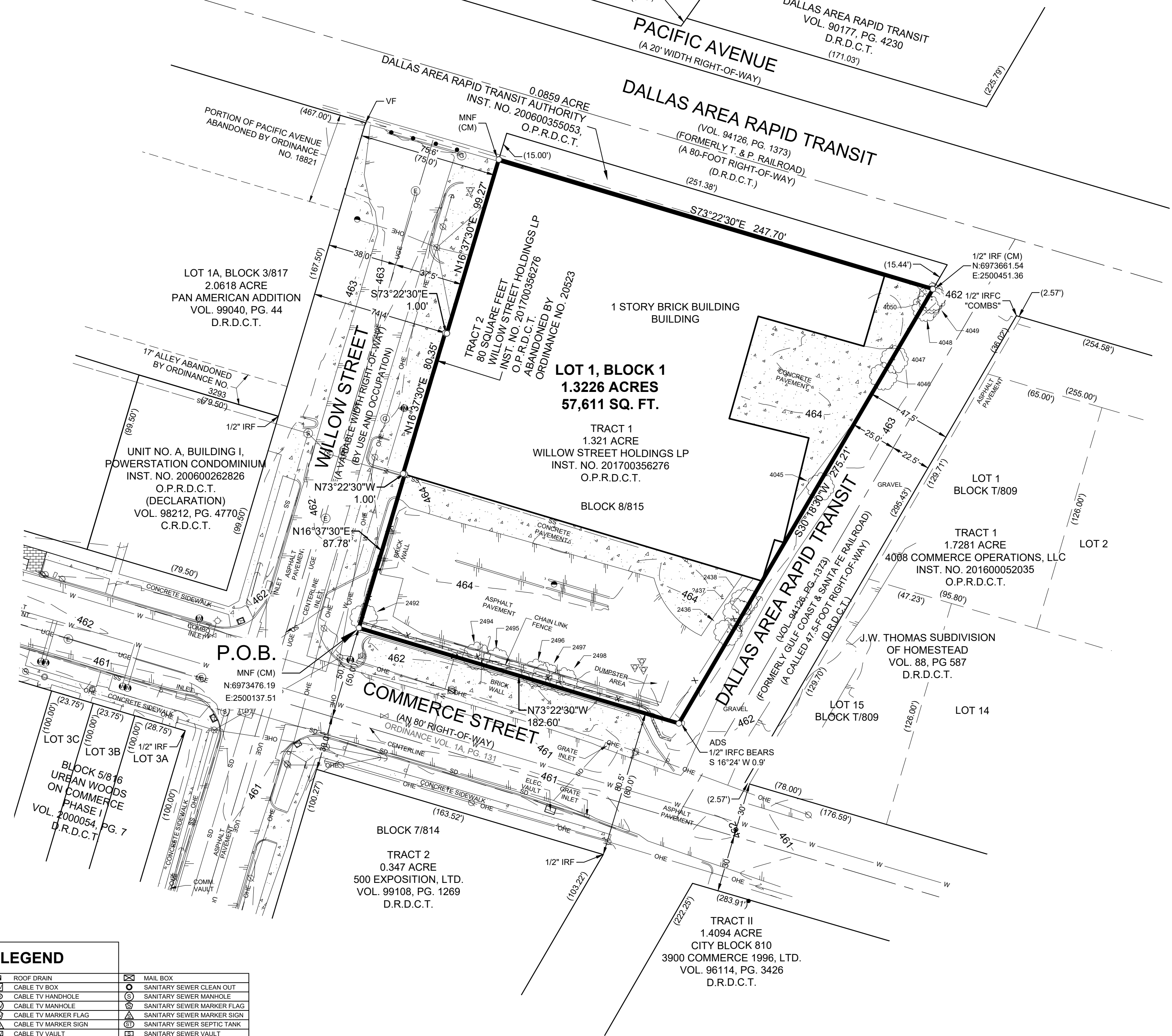


GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40' @ 24X36



LEGEND

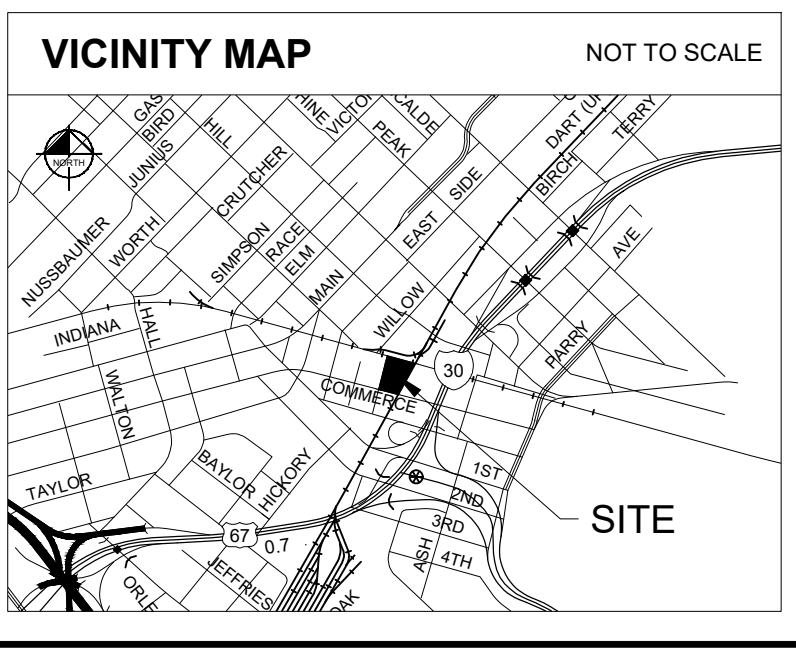
[Symbol]	ROOF DRAIN	[Symbol]	MAIL BOX
[Symbol]	CABLE TV BOX	[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	CABLE TV HANDHOLE	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	CABLE TV MANHOLE	[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	CABLE TV MARKER FLAG	[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	CABLE TV MARKER SIGN	[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	CABLE TV VAULT	[Symbol]	SANITARY SEWER VAULT
[Symbol]	COMMUNICATIONS BOX	[Symbol]	STORM SEWER BOX
[Symbol]	COMMUNICATIONS HANDHOLE	[Symbol]	STORM SEWER DRAIN
[Symbol]	COMMUNICATIONS MANHOLE	[Symbol]	STORM SEWER MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG	[Symbol]	STORM SEWER VAULT
[Symbol]	COMMUNICATIONS MARKER SIGN	[Symbol]	TRAFFIC BARRIER
[Symbol]	COMMUNICATIONS VAULT	[Symbol]	TRAFFIC SIGNAL JARD
[Symbol]	ELEVATION BENCHMARK	[Symbol]	TRAFFIC BOX
[Symbol]	FIBER OPTIC BOX	[Symbol]	CROSS WALK SIGNAL
[Symbol]	FIBER OPTIC HANDHOLE	[Symbol]	TRAFFIC HANDHOLE
[Symbol]	FIBER OPTIC MANHOLE	[Symbol]	TRAFFIC MANHOLE
[Symbol]	FIBER OPTIC MARKER FLAG	[Symbol]	TRAFFIC MARKER SIGN
[Symbol]	FIBER OPTIC MARKER SIGN	[Symbol]	TRAFFIC SIGNAL
[Symbol]	FIBER OPTIC VAULT	[Symbol]	TRAFFIC VAULT
[Symbol]	MONITORING WELL	[Symbol]	UNIDENTIFIED BOX
[Symbol]	GAS HANDHOLE	[Symbol]	UNIDENTIFIED HANDHOLE
[Symbol]	GAS METER	[Symbol]	UNIDENTIFIED METER
[Symbol]	GAS MANHOLE	[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	GAS MARKER FLAG	[Symbol]	UNIDENTIFIED MARKER FLAG
[Symbol]	GAS SIGN	[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	GAS TANK	[Symbol]	UNIDENTIFIED POLE
[Symbol]	GAS VAULT	[Symbol]	UNIDENTIFIED TANK
[Symbol]	GAS VALVE	[Symbol]	UNIDENTIFIED VAULT
[Symbol]	TELEPHONE BOX	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE HANDHOLE	[Symbol]	TREE
[Symbol]	TELEPHONE MANHOLE	[Symbol]	WATER BOX
[Symbol]	TELEPHONE MARKER FLAG	[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	TELEPHONE MARKER SIGN	[Symbol]	WATER HAND HOLE
[Symbol]	TELEPHONE VAULT	[Symbol]	WATER MARKER SIGN
[Symbol]	PIPELINE MARKER SIGN	[Symbol]	WATER METER
[Symbol]	ELECTRIC BOX	[Symbol]	WATER MANHOLE
[Symbol]	FLOOD LIGHT	[Symbol]	WATER MARKER FLAG
[Symbol]	GUY ANCHOR	[Symbol]	WATER MARKER SIGN
[Symbol]	GUY ANCHOR POLE	[Symbol]	WATER VAULT
[Symbol]	ELECTRIC HANDHOLE	[Symbol]	WATER VALVE
[Symbol]	ELECTRIC MANHOLE	[Symbol]	AIR RELEASE VALVE
[Symbol]	LIGHT STANDARD	[Symbol]	WATER WELL
[Symbol]	ELECTRIC METER	[Symbol]	BOUNDARY LINE
[Symbol]	ELECTRIC MANHOLE	[Symbol]	EASEMENT LINE
[Symbol]	ELECTRIC MARKER FLAG	[Symbol]	BUILDING LINE
[Symbol]	ELECTRIC MARKER SIGN	[Symbol]	WATER LINE
[Symbol]	UTILITY POLE	[Symbol]	SANITARY SEWER LINE
[Symbol]	ELECTRIC TRANSFORMER	[Symbol]	STORM SEWER LINE
[Symbol]	ELECTRIC VAULT	[Symbol]	GAS UNDERGROUND GAS LINE
[Symbol]	HANDICAPPED PARKING	[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	ALUMINUM DISK FOUND	[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	"X" CUT IN CONCRETE SET	[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]	"X" CUT IN CONCRETE FOUND	[Symbol]	FENCE
[Symbol]	BORE LOCATION	[Symbol]	CONCRETE PAVEMENT
[Symbol]	FLAG POLE	[Symbol]	ASPHALT PAVEMENT
[Symbol]	GREASE TRAP	[Symbol]	

LEGEND

P.O.B. = POINT OF BEGINNING
ADS = 5/8" IRON ROD W/ALUMINUM DISK STAMPED "TOW" "KHA" SET
MNF = MAG NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD W/ CAP FOUND
IRM = IRON ROD FOUND
CM = 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

LINE TYPE LEGEND

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



TREE TABLE

NO.	DESCRIPTION
2436	32" LIVE OAK
2437	26" LIVE OAK
2438	12" LIVE OAK
2492	38" OAK
2494	18" OAK
2495	16" OAK
2496	19" OAK
2497	7" OAK
2498	42" OAK
4045	42" LIVE OAK
4046	26" CEDAR ELM
4047	30" CEDAR ELM
4048	14" CEDAR ELM
4049	24" CEDAR ELM
4050	16" CEDAR ELM

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

WHEREAS, WILLOW STREET HOLDINGS LP., 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 No. 8/815, and being all of those tracts of land described as Tracts 1 and 2, in the Special Warranty Deed to Willow Street Holdings LP., recorded in Instrument No. 201700356276 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a mag nail found at the intersection of the northeast right-of-way line of Commerce Street (an 80-foot right-of-way) as described in Ordinance Book 1A, Page 131, with the southeast right-of-way line of Willow Street (a variable width right-of-way) and being the southwest corner of said Tract 1;

THENCE with said southeast right-of-way line and the west line of said Tracts 1 and 2, the following courses and distances:

- North 16°37'30" East, a distance of 87.78 feet to a point for the southeast corner of said Tract 2;
- North 73°22'30" West, a distance of 1.00 feet to a point for the southwest corner of said Tract 2;
- North 16°37'30" East, a distance of 80.35 feet to point for the the northwest corner of said Tract 2;
- South 73°22'30" East, a distance of 1.00 feet to a point for the northeast corner of said Tract 2;
- North 16°37'30" East, a distance of 99.27 feet to a mag nail found for the northwest corner of said Tract 1 and being the southwest corner of a called 0.0859 acre tract of land described in the General Warranty Deed to Dallas Area Rapid Transit Authority, recorded in Instrument No. 200600355053, Official Public Records, Dallas County, Texas;

THENCE leaving said southeast right-of-way line and with the south line of said 0.0859 acre tract and the north line of said Tract 1, South 73°22'30" East, a distance of 247.70 feet to a 1/2-inch iron rod found for the northeast corner of said Tract 1 and being the southeast corner of said 0.0859 acre tract and being in the west right-of-way line of the Dallas Area Rapid Transit a called 47.5-foot right-of-way, (formerly Gulf Coast and Santa Fe Rail Road), recorded in Volume 94126, Page 1373, Deed Records, Dallas County, Texas;

THENCE with said west right-of-way line and the east line of said Tract 1, South 30°18'30" West, a distance of 275.21 feet to a mag nail found for the southeast corner of said Tract 1 and being at the intersection of said west right-of-way line with said northeast right-of-way line of Commerce Street from said corner a 1/2-inch iron rod with plastic cap found bears South 16°24' West, 0.9 feet;

THENCE with said northeast right-of-way line and the south line of said Tract 1, North 73°22'30" West, a distance of 182.60 feet to the **POINT OF BEGINNING** and containing 1.3226 acres or 57,611 square feet of land.

GENERAL NOTES:

- BUILDINGS TO BE DEMOLISHED
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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.
- 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.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **WILLOW STREET HOLDINGS LP.**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **THRILLA ON WILLA**, 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_____.

WILLOW STREET HOLDINGS LP.

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 _____

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 _____, 2019.

David J. De Weirtd
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
dave.deweirtd@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 David J. DeWeirtd 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 _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
THRILLA ON WILLA
LOT 1, BLOCK A
BEING PART OF CITY OF DALLAS
BLOCK 8/815
AND BEING 1.3226 ACRES OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-256
ENGINEERING FILE NO. 311T-_____

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 1" = 40' Drawn by DWP Checked by DJW Date JULY 2019 Project No. 064547200 Sheet No. 1 OF 1