

LOCATION MAP
NOT TO SCALE

LOT 2, BLOCK 1/931
READING & RADIO RESOURCE
VOL. 2002166, PG. 8
D.R.D.C.T.

8' R.O.W. DEDICATION
VOL. 250, PG. 564
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

DALLAS II UPTOWN
PROP CO, LP
INST. NO. 201900219983
O.P.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

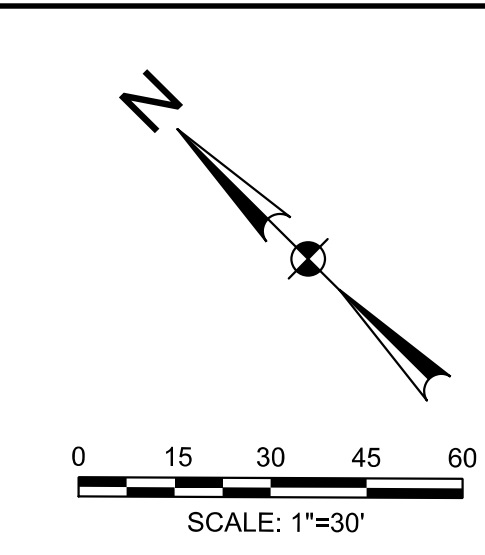
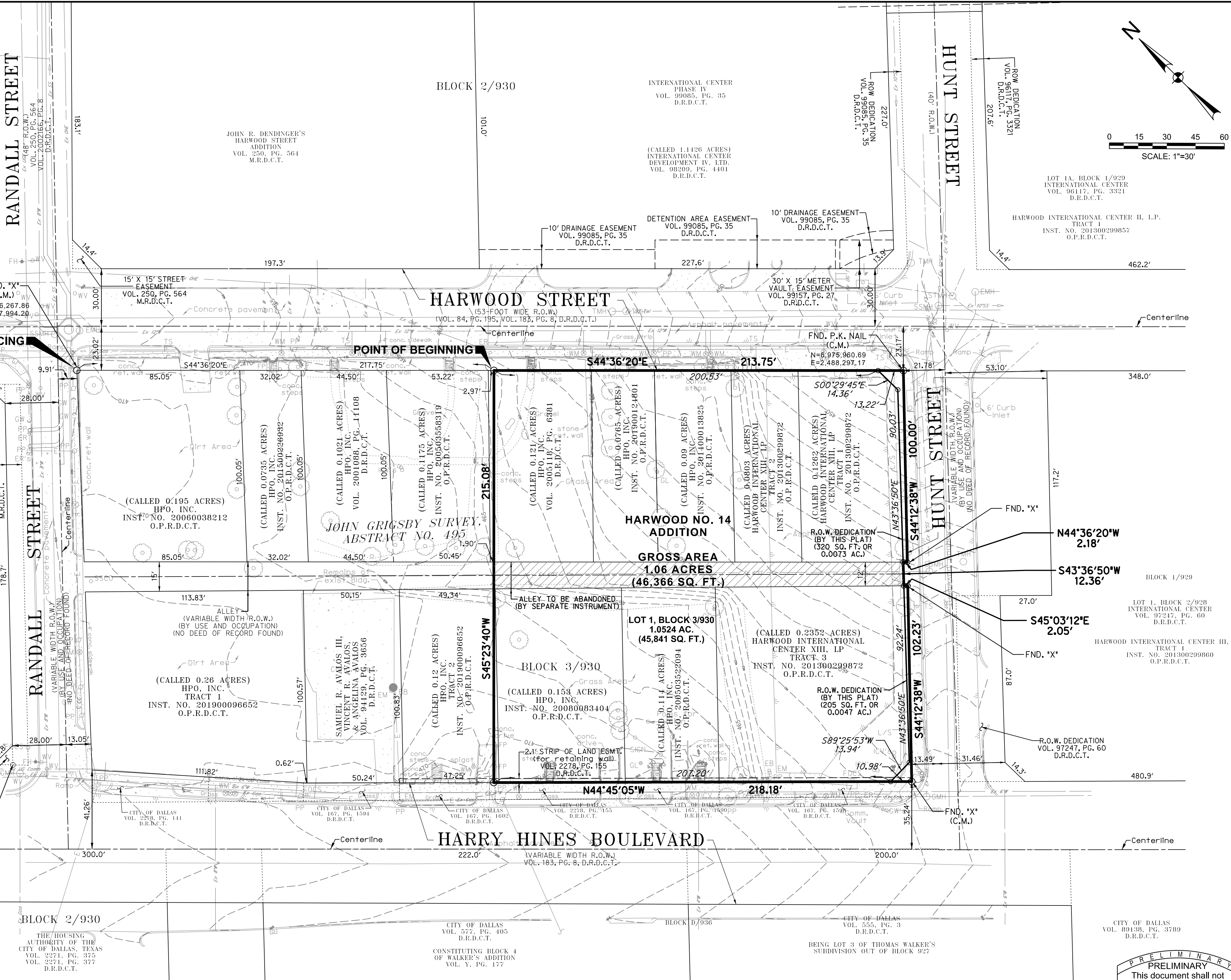
LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.

LOT 1, BLOCK 2
HARBOR DALLAS ADDITION
VOL. 98177, PG. 98
D.R.D.C.T.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS HPO, Inc., Harwood International Center XIII, LP, are the owner of a 1.06 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 3/930, and being all of a called 0.0735 acre tract, a called 0.1175 acre tract, a called 0.0765 acre tract, a called 0.09 acre tract, a called 0.114 acre tract, a called 0.153 acre tract, and 0.12 acre tract of land described as "Tract 1" and "Tract 2", and a called 0.121 acre tract of land described in Special Warranty Deed to HPO, Inc., Instrument Number 201500226932, Instrument Number 2005036558319, Instrument Number 201900124801, Instrument Number 201400013825, Instrument Number 200503522094, Instrument Number 20080083404, Instrument Number 20190096652 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and Volume 2005118, Page 11108 and Volume 2005118, Page 6381 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and all of a called 0.1262 acre tract, 0.0803 acre tract and 0.2352 acre tract of land described as "Tract 1", "Tract 2" and "Tract 3" in Special Warranty Deed to Harwood International Center XIII, LP, recorded in Instrument Number 20130029872, O.P.R.D.C.T., and part of an alley (variable width right-of-way, by use and occupation), and being more particularly described as follows:
COMMENCING at a found "X" cut (controlling monument) for the north corner of said 0.195 acre tract, said corner being at the intersection of the southeast right-of-way line of said Randall Street (variable width right-of-way, by use and occupation) and the southwest right-of-way line of said Harwood Street (a 53-foot wide right-of-way, Volume 84, Page 195 and Volume 183, Page 8);
THENCE South 44 degrees 36 minutes 20 seconds East, with the northeast line of said 0.195 acre tract, said 0.0735 acre tract, said 0.1021 acre tract, said 0.1175 acre tract, a distance of 217.75 feet to a 1/2-inch set iron rod with HALFF cap for the **POINT OF BEGINNING**;
THENCE South 44 degrees 36 minutes 20 seconds East, with the northeast said 0.121 acre tract, said 0.0765 acre tract, said 0.09 acre tract, said 0.0803 acre tract, said 0.1262 acre tract, and with the southwest right-of-way line of said Harwood Street, a distance of 213.75 feet to a found PK nail for the east corner of said 0.1262 acre tract, said corner being at the intersection of said southwest right-of-way line and the northeast right-of-way line of Hunt Street (variable width right-of-way, by use and occupation);
THENCE South 44 degrees 12 minutes 38 seconds West, with the southeast line of said 0.1262 acre tract and the northwest right-of-way line of said Hunt Street, a distance of 100.00 feet to a found "X" cut for the south corner of said 0.1262 acre tract, said corner being at the intersection of said southwest right-of-way line and the northeast right-of-way line of aforementioned alley;
THENCE North 44 degrees 36 minutes 20 seconds West, with the southwest line of said 0.1262 acre tract and with the northeast right-of-way line of said alley, a distance of 2.18 feet to a found "X" cut for the northeast corner of said 0.2352 acre tract stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner;
THENCE South 43 degrees 36 minutes 50 seconds West, departing said southwest and northeast lines, and over and across said alley, a distance of 12.36 feet to a 1/2-inch set iron rod with HALFF cap for corner on the southwest line of said alley and the northeast line of aforementioned 0.2352 acre tract;
THENCE South 45 degrees 03 minutes 12 seconds East, with the southwest line of said alley and the northeast line of said 0.2352 acre tract, a distance of 2.05 feet to a found "X" cut for the east corner of said 0.2352 acre tract, said corner being at the intersection of said southwest right-of-way line and the northeast right-of-way line of said Hunt Street;
THENCE South 44 degrees 12 minutes 38 seconds West, with the southeast line of said 0.2352 acre tract and the northwest right-of-way line of said Hunt Street, a distance of 102.23 feet to a found "X" cut for the south corner of said 0.2352 acre tract, said corner being at the intersection of said northwest right-of-way line and the northeast right-of-way line of Harry Hines Boulevard (variable width right-of-way, Volume 183, Page 8);
THENCE North 44 degrees 45 minutes 05 seconds West, with the southwest line of said 0.2352 acre tract, aforementioned 0.114 acre tract, 0.153 acre tract, 0.12 acre tract, and with the northeast right-of-way line of said Harry Hines Boulevard, a distance of 218.18 feet to a 1/2-inch set iron rod with HALFF cap for corner;
THENCE North 42 degrees 23 minutes 40 seconds East, over and across said 0.12 acre tract, 0.121 acre tract and Alley, a distance of 215.08 feet to the **POINT OF BEGINNING AND CONTAINING** 1.06 acres of land, more or less.

GENERAL NOTES
1) The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202) as derived by GPS measurements. All distances and/or coordinates shown hereon are surface and may be converted by the published TXDOT Surface Adjustment Scale Factor: 1.000136506.
2) By graphical plotting, this property lies within Zone "X" based on the Dallas County, Texas, Flood Insurance Rate Map, Panel No. 481, dated August 23, 2001, published by the Federal Emergency Management Agency. Zone "X" is defined therein as "Areas determined to be outside 500-year floodplain." The surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3) Lot-to-lot drainage will not be allowed without City of Dallas paving & drainage Engineering section approval.
4) The purpose of this plat is to create one lot from an unplatted tract.
5) Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Getsy J. Suthan, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Dallas, Texas.

Getsy J. Suthan
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6449
TBPELS FIRM NO. 10029600

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 Getsy J. Suthan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2020.

Notary Public in and for the State of Texas

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.
Release date: 08/21/2020
Getsy J. Suthan
RPLS No. 6449
FOR REVIEW & COMMENT

PRELIMINARY PLAT
OF
HARWOOD NO. 14 ADDITION
LOT 1, BLOCK 3/930
OF A
1.06 ACRE TRACT
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-220
FOR
HARWOOD
BY

DEVELOPER/OWNER
HPO, INC.
C/O HARWOOD INTERNATIONAL
2501 N. HARWOOD, SUITE 1400
DALLAS, TEXAS 75201
CONTACT: DAVID O. ROEHM
PHONE: 214-965-1017

ENGINEER
HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: BRIAN SATAGAJ
TEL: 214-346-6200
FAX: 214-739-0095
TBPE FIRM NO: F-312
EMAIL: bsatagaj@halff.com

SURVEYOR
HALFF ASSOCIATES, INC.
1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
CONTACT: GETSY J. SUTHAN
TEL: 214-217-8418
FAX: 214-739-0095
TBPELS FIRM NO: 10029600
EMAIL: gsuthan@halff.com

LEGEND
○ EXISTING TREE
GMH GAS MANHOLE
FOCS FIBER OPTIC CABLE SIGN
PP POWER POLE
TS TRAFFIC SIGN
LP LIGHT POLE
L/S LANDSCAPED
COMM COMMUNICATION VAULT
GL GROUND LIGHT
EB ELECTRICAL BOX
EM ELECTRICAL METER
FENCE POST
SSM SANITARY SEWER MANHOLE
TMH TELEPHONE MANHOLE
EMH ELECTRICAL MANHOLE
ER ELECTRICAL RISER
WV WATER VALVE
WM WATER METER
ICV IRRIGATION CONTROL VALVE
FH FIRE HYDRANT
STMH STORM MANHOLE
GW GUY WIRE
E ELECTRICAL OVERHEAD LINES
○ 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
○ 1/2-INCH FOUND IRON ROD
○ INSTRUMENT NUMBER
○ RIGHT-OF-WAY
○ COUNTY CLERK'S NUMBER
○ (C.M.) CONTROLLING MONUMENT
○ VOL. PG. DEED RECORDS DALLAS COUNTY, TEXAS
○ O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
-470- EXISTING CONTOUR LINES
-G- UNDERGROUND GAS LINES
-W- UNDERGROUND WATER LINES
-SS- UNDERGROUND SANITARY SEWER LINES

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That HPO, INC., and HARWOOD INTERNATIONAL CENTER XIII, LP, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein above described property as **HARWOOD NO. 14 ADDITION, LOT 1, BLOCK 3/930**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 _____, 2020.
HPO, INC.
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 _____ day of _____, 2020.

Notary Public in and for the State of Texas

HARWOOD INTERNATIONAL CENTER XIII, LP.
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 _____ day of _____, 2020.

Notary Public in and for the State of Texas