

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 FLAG	SANITARY SEWER MARKER SIGN
CABLE TV VALVE	SANITARY SEWER SEPTIC TANK
COMMUNICATIONS BOX	SANITARY SEWER VALVE
COMMUNICATIONS HANDHOLE	STORM SEWER BOX
COMMUNICATIONS MANHOLE	STORM SEWER CLEAN OUT
COMMUNICATIONS MARKER FLAG	STORM SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	STORM SEWER MARKER FLAG
ELEVATION BENCHMARK	STORM SEWER MARKER SIGN
FIBER OPTIC BOX	TRAFFIC BARRIER
FIBER OPTIC HANDHOLE	TRAFFIC BOLLARD
FIBER OPTIC MANHOLE	TRAFFIC SIGN
FIBER OPTIC MARKER FLAG	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL SIGN
FIBER OPTIC VALVE	TRAFFIC VAULT
GAS HANDHOLE	UNIDENTIFIED BOX
GAS MANHOLE	UNIDENTIFIED HANDHOLE
GAS MARKER FLAG	UNIDENTIFIED MANHOLE
GAS MARKER SIGN	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	UNIDENTIFIED VALVE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
ELECTRIC BOX	WATER MANHOLE
FLOOR LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
ELECTRIC HANDHOLE	WATER VALVE
ELECTRIC MANHOLE	AIR RELEASE VALVE
ELECTRIC MARKER FLAG	WATER WELL
ELECTRIC MARKER SIGN	IRFC 5/8" IRON ROD W/ "X" CAP SET
UTILITY POLE	IRFC IRON ROD WITH CAP FOUND
ELECTRIC TRANSFORMER	PKF PK NAIL FOUND
ELECTRIC VAULT	IRFC IRON PIPE FOUND
HANDCAPPED PARKING SIGN	ADP ALUMINUM DISK FOUND
MARQUEE/BILLBOARD SIGN	XS "X" CUT IN CONCRETE FOUND
BORE LOCATION	XF "X" CUT IN CONCRETE FOUND
FLAG POLE	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

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

TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME
81918	16" LIVE OAK	Quercus virginiana
81919	16" LIVE OAK	Quercus virginiana
81920	18" LIVE OAK	Quercus virginiana
81921	17" LIVE OAK	Quercus virginiana
81922	13" LIVE OAK	Quercus virginiana
81923	14" LIVE OAK	Quercus virginiana
81924	8" COTTONWOOD	Populus deltoides
81925	8" COTTONWOOD	Populus deltoides
81928	38" COTTONWOOD	Populus deltoides
81927	14" CHINABERRY	Melia azedarach
81928	22" COTTONWOOD	Populus deltoides
81929	8" COTTONWOOD	Populus deltoides
81930	6" COTTONWOOD	Populus deltoides

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS DALLAS MIDTOWN PROPERTIES LLC is the owner of a tract of land situated in the J. Overton Survey, Abstract No. 1109, City of Dallas Block 7019, Dallas County, Texas and being part of a 15.0032 acre tract of land described in Special Warranty Deed to Dallas Midtown Properties LLC, recorded in Instrument No. 201300189015, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found at the intersection of the north right-of-way line of LBJ Freeway (Interstate Highway No. 635, a variable width right-of-way, State of Texas, Volume 189, Page 75, Deed Records of Dallas County, Texas) and the east right-of-way line of Noel Road (a 65-foot wide right-of-way, formerly County Road No. 227) and being the southwest corner of said 15.0032 acre tract;

THENCE with said east right-of-way line and the west line of said 15.0032 acre tract, North 0°31'55" West, a distance of 457.51 feet to a "X" cut in concrete found at the southernmost end of a circular right-of-way corner clip at the intersection of said east right-of-way line and the south right-of-way line of Bryce Lane (a 34.5-foot wide right-of-way, City of Dallas, Instrument No. 201800016334, Official Public Records of Dallas County, Texas) and at the beginning of a tangent curve to the right having a central angle of 90°05'49", a radius of 20.00 feet, a chord bearing and distance of North 44°30'58" East, 28.31 feet;

THENCE with said circular right-of-way corner clip, in a northeasterly direction, with said curve to the right, an arc distance of 31.45 feet to a "X" cut in concrete found at the northernmost end of said circular right-of-way corner clip;

THENCE with said south right-of-way line of Bryce Lane, North 89°33'50" East, a distance of 290.96 feet to a "PK" nail found at the northwest corner of a tract of land described in Special Warranty Deed to Dallas Midtown Venture LLC, recorded in Instrument No. 201800136126, Official Public Records of Dallas County, Texas;

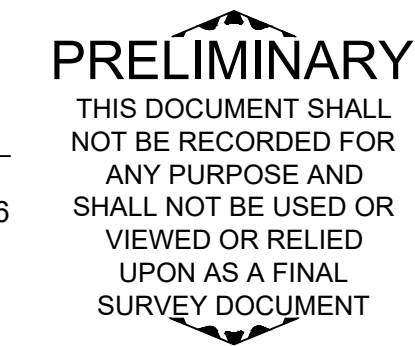
THENCE departing said south right-of-way line and with the west line of said Dallas Midtown Venture LLC tract, South 0°33'54" East, a distance of 490.42 feet to a 5/8" iron rod with plastic cap stamped "BGE" found in said north right-of-way line of LBJ Freeway and the south line of said 15.0032 acre tract at the southwest corner of said Dallas Midtown Venture LLC tract;

THENCE with said north right-of-way line and the south line of said 15.0032 acre tract, the following courses and distances:
South 89°19'32" West, a distance of 169.37 feet to a 5/8" iron rod found for corner;
North 84°58'15" West, a distance of 142.58 feet to the **POINT OF BEGINNING** and containing 3.4825 acres or 151,697 square feet of land.

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 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.



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 _____ day of _____, 2019.

Notary Public in and for the State of Texas

OWNER:
DALLAS MIDTOWN PROPERTIES, LLC
325 N. ST. PAUL, SUITE 3350
DALLAS, TX 75201
PH: 214-234-7979
CONTACT: JOHN GILBERT

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: KEVIN GRAHAM, P.E.
kevin.graham@kimley-horn.com

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS DALLAS MIDTOWN PROPERTIES LLC, acting by and through its duly authorized agents, does hereby dedicate this plat, designating the herein described property as **ZOM GALLERIA 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 Dallas, Texas, this the _____ day of _____, 2019.

DALLAS MIDTOWN PROPERTIES LLC, a Texas limited liability company

By: DCP Donahue, LLC, a Texas limited liability company, its Managing Member

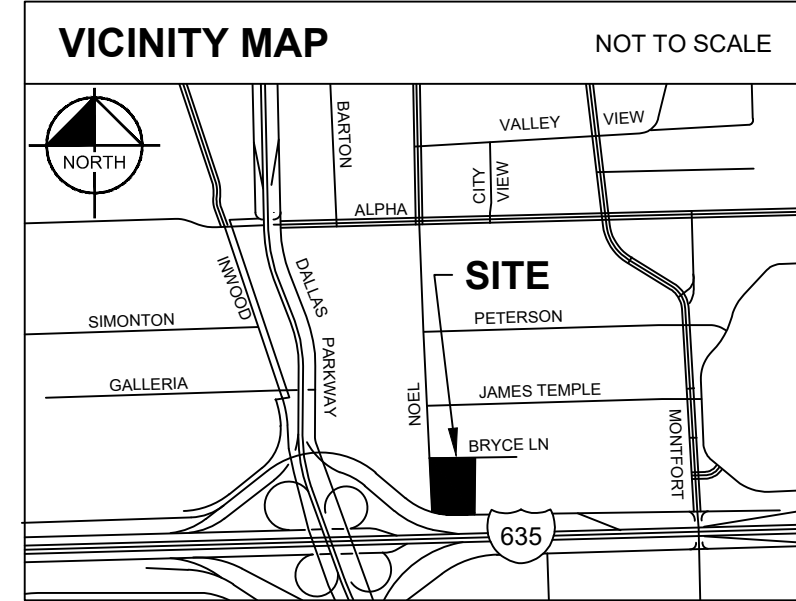
By: John C. Gilbert, Manager

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 John C. Gilbert, Manager of DCP Donahue, LLC, a Texas limited liability company, Managing Member of Dallas Midtown Properties, LLC, a Texas limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas



GENERAL NOTES

- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.
- NO PERMANENT BUILDINGS EXISTING ON THIS SITE.

LEGEND

- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- R.O.W. = RIGHT-OF-WAY
- VOL. PG. = VOLUME PAGE
- PKF = PK NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRF = IRON ROD FOUND
- IRFC = IRON ROD WITH PLASTIC CAP FOUND
- ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "DCP WHITESIDE ADDN 4, KHA, BLOCK C/7019" SET

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" = 40'	SRD	JAD	AUG. 2019	067780204	1 OF 1