

LEGEND

P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 R.O.W. = RIGHT-OF-WAY
 C.M. = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 60DNF = 60D NAIL FOUND
 XF = "X" CUT IN CONCRETE FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
 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

NOTES:

- The purpose of this plat is to create 1 lot from 4 platted lots.
- All structures are to be removed.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage 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).
- All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary survey dated September 13, 2018.

TREE TABLE	
NO.	DESCRIPTION
8452	5" MULTI-TRUNK CREPE MYRTLE
8453	5" MULTI-TRUNK MISC. TREE
8454	12" CEDAR
8455	53" ELM
8456	10" MULTI-TRUNK CREPE MYRTLE
8457	12" OAK

OWNER:
 DON V LEWIS
 4234 HARVEST HILL ROAD
 DALLAS, TEXAS 75205
 CONTACT: DON V LEWIS
 PHONE: 214-559-0878

OWNER:
 RL INVESTMENTS, LLP
 4845 NORTH CENTRAL EXPRESSWAY, SUITE B
 DALLAS, TEXAS 75205
 CONTACT: DON LEWIS
 PHONE: 214-557-2079

OWNER:
 J. HERBERT HORN AND MICHAEL B. FRANKLIN
 600 EAST LAS COLINAS BOULEVARD, SUITE 2100
 DALLAS, TEXAS 75209
 CONTACT: J. HERBERT HORN
 PHONE: 214-528-8787

APPLICANT:
 GREYSTAR GP II, LLC
 600 EAST LAS COLINAS BOULEVARD, SUITE 2100
 IRVING, TEXAS 75039
 CONTACT: LAIRD SPARKS
 PHONE: 972-444-8521

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, GREYSTAR GP II, LLC is the owner of a tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 13/2028, and being part of Lot 1, and all of Lots 2-4, Block 13/2028, University Place Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 37, Map Records of Dallas County, Texas, and being all of the tract of land described in General Warranty Deed (In Lieu of Foreclosure) to J. Herbert Horn and M. B. Franklin recorded in Volume 8817, Page 520, Deed Records of Dallas County, Texas, and being all of the tract of land described in Special Warranty Deed to J. Herbert Horn and Michael B. Franklin recorded in Volume 99193, Page 586 of said Deed Records, and being all of the tract of land described in Warranty Deed to Don V Lewis recorded in Volume 2003162, Page 19006 of said Deed Records, and being all of the tract of land described in General Warranty Deed to RL Investments, LLP recorded in instrument No. 200900096117, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 5199" found in the north right-of-way line of Herschel Avenue (60-foot wide right-of-way), for the southeast corner of Lot 1A, Block 13/2028, Lexington Herschel Phase Two Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 99147, Page 15 of said Deed Records;

THENCE departing said north right-of-way line of Herschel Avenue and with the east line of said Lexington Herschel Phase Two Addition, North 0°42'12" West, a distance of 143.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south right-of-way line of a 15-foot wide alley, for the northeast corner of Lot 1B, Block 13/2028 of said Lexington Herschel Phase Two Addition;

THENCE with the south right-of-way line of said 15-foot wide alley, North 89°17'48" East, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 4;

THENCE departing said south right-of-way line of the 15-foot wide alley and with the east line of said Lot 4, South 0°42'12" East, a distance of 143.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in said north right-of-way line of Herschel Avenue, for the southeast corner of said Lot 4; from said point a 1/2-inch iron rod found bears South 15°47'07" East, a distance of 0.21 feet;

THENCE with said north right-of-way line of Herschel Avenue, South 89°17'48" West, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 28,700 square feet or 0.6589 acres of land.

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

That, GREYSTAR GP II, LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as GREYSTAR HERSCHEL, 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 _____, 2018.

GREYSTAR GP II, 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 _____, 2018.

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 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 _____, 2018.

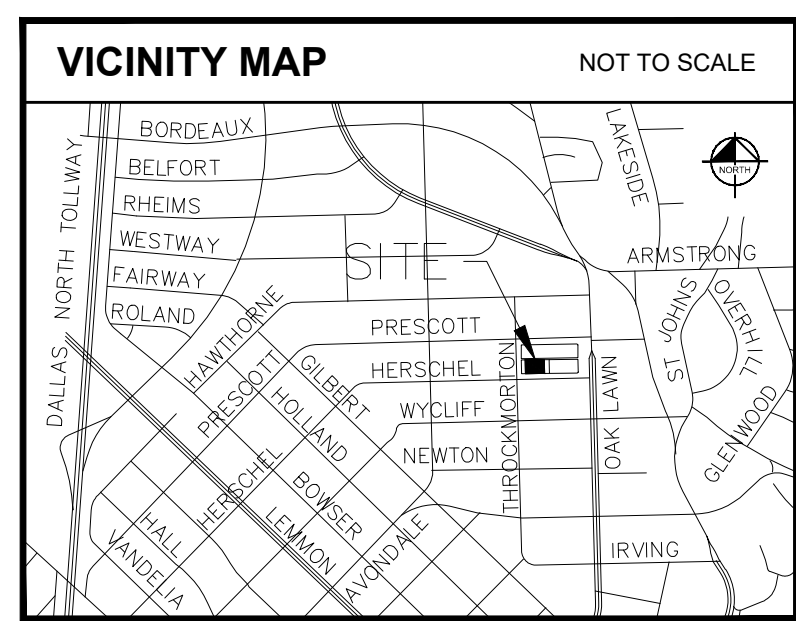
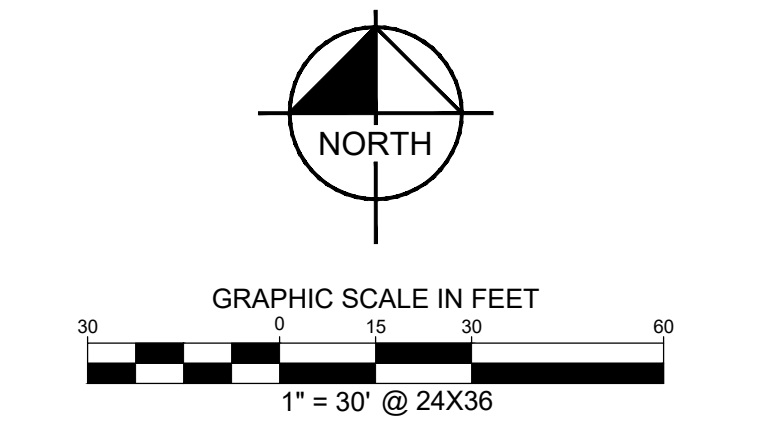
J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Ph. 972-770-1300
 andy.dobbs@kimley-horn.com

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 _____, 2018.

Notary Public in and for the State of Texas



LEGEND

ROOF DRAIN	MAIL BOX	SANITARY SEWER CLEAN OUT
CABLE TV BOX	SANITARY SEWER MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MANHOLE	SANITARY SEWER MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV MARKER FLAG	SEPTIC TANK	STORM SEWER BOX
CABLE TV MARKER SIGN	STORM SEWER CLEAN OUT	STORM SEWER MANHOLE
COMMUNICATIONS BOX	STORM SEWER MARKER FLAG	STORM SEWER MARKER SIGN
COMMUNICATIONS HANDHOLE	STORM SEWER VENT	TRAFFIC BARRIER
COMMUNICATIONS MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
COMMUNICATIONS VENT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELEVATION BENCHMARK	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FIBER OPTIC VENT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
MONITORING WELL	UNIDENTIFIED BOX	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VALVE	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	WATER BOX	WATER BOX
TELEPHONE MARKER	WATER DEPT. CONNECTION	WATER DEPT. CONNECTION
TELEPHONE MARKER FLAG	WATER HAND HOLE	WATER HAND HOLE
TELEPHONE MARKER SIGN	WATER MANHOLE	WATER MANHOLE
TELEPHONE VENT	WATER MARKER FLAG	WATER MARKER FLAG
PIPELINE MARKER SIGN	WATER MARKER SIGN	WATER MARKER SIGN
ELECTRIC BOX	WATER VALVE	WATER VALVE
FLOOD LIGHT	WATER VALVE	WATER VALVE
GUY ANCHOR	WATER VALVE	WATER VALVE
GUY ANCHOR POLE	WATER VALVE	WATER VALVE
ELECTRIC HANDHOLE	WATER VALVE	WATER VALVE
ELECTRIC MARKER	AIR RELEASE VALVE	AIR RELEASE VALVE
ELECTRIC MARKER FLAG	AIR RELEASE VALVE	AIR RELEASE VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE	AIR RELEASE VALVE
UTILITY POLE	IRON ROD WITH CAP FOUND	IRON ROD WITH CAP FOUND
ELECTRIC TRANSFORMER	IRON ROD FOUND	IRON ROD FOUND
ELECTRIC VENT	IRON PIPE FOUND	IRON PIPE FOUND
HANDICAPPED PARKING	ALUMINUM DISK FOUND	ALUMINUM DISK FOUND
SIGN	"X" CUT IN CONCRETE SET	"X" CUT IN CONCRETE SET
MARQUEE/BILLBOARD	"X" CUT IN CONCRETE FOUND	"X" CUT IN CONCRETE FOUND
BONE LOCATION	P.O.B. POINT OF BEGINNING	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING	P.O.C. POINT OF COMMENCING
GREASE TRAP		

LINE TYPE LEGEND

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

PRELIMINARY PLAT
GREYSTAR HERSCHEL
 LOT 1, BLOCK 13/2028
 BEING A REPLAT OF LOTS 2-4, AND
 PART OF LOT 1, BLOCK 13/2028
 UNIVERSITY PLACE ADDITION
 WILLIAM GRIGSBY SURVEY
 ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 178-333
 ENGINEERING 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	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JBH	JAD	SEP. 2018	067771653	1 OF 1

D:\NAME\FCD\ SURVEY\067771653-GREYSTAR HERSCHEL\DWG\067771653-GREYSTAR HERSCHEL.PLDWG PLOTTED BY: DOBBS, ANDY 10/20/18 2:55 PM LAST SAVED: 9/25/18 1:54 PM