

LEGEND

P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE SET
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
BDF = BRASS TXDOT MONUMENT FOUND
ADF = ALUMINUM DISK STAMPED "PACHECO KOCH" FOUND
ADS = 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

NOTES:

- 1. The purpose of this plat is to create 6 lots from 2 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
3. The base of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners are a 5/8" iron rod with plastic cap stamped "KHA" cap set unless otherwise noted.
5. All structures are to remain on property.

LINE TABLE with columns: NO, BEARING, LENGTH. Rows L1 through L12.

LINE TABLE with columns: NO, BEARING, LENGTH. Rows L13 through L24.

LOT 1, BLOCK 2/1585
SMU BOULEVARD ADDITION
INST. NO. 20100033922
O.P.R.D.C.T.

U.S. HIGHWAY NO. 75
NORTH CENTRAL EXPRESSWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 60-80A 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 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 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 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. 20100033922 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 an 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 southerly direction, with said curve to the right, an arc distance of 392.57 feet to an 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 southerly 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 an 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 bears South 67°44'06" 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 for corner;
North 23°00'18" East, a distance of 594.58 feet to an aluminum disk stamped "T.S.A. NO. 3 BLOCK 1/5185 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 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 1.14 feet to a mag nail found for corner;
North 23°00'18" East, a distance of 594.58 feet to an aluminum disk stamped "T.S.A. NO. 3 BLOCK 1/5185 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 south 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 AND 6070 NCX LLC, acting by and through their duly authorized agents, does 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 roadway 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 _____, 2018.

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 _____, 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) and (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

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

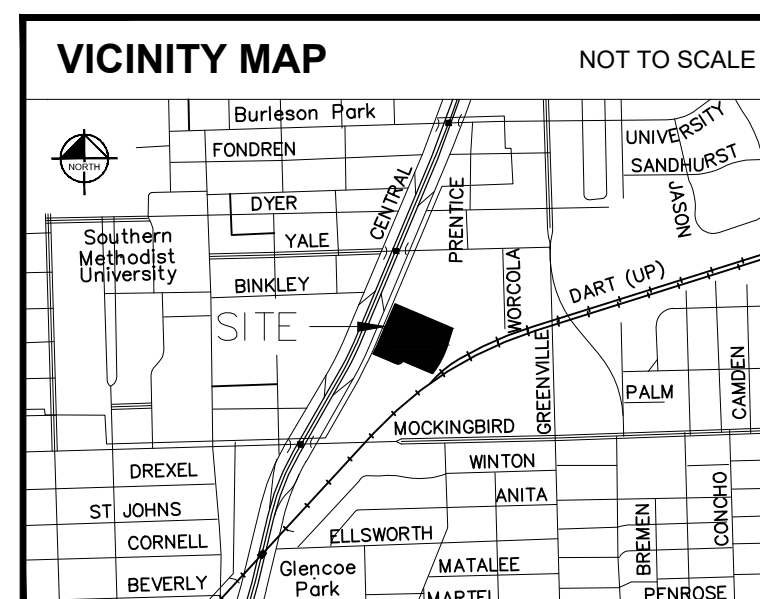
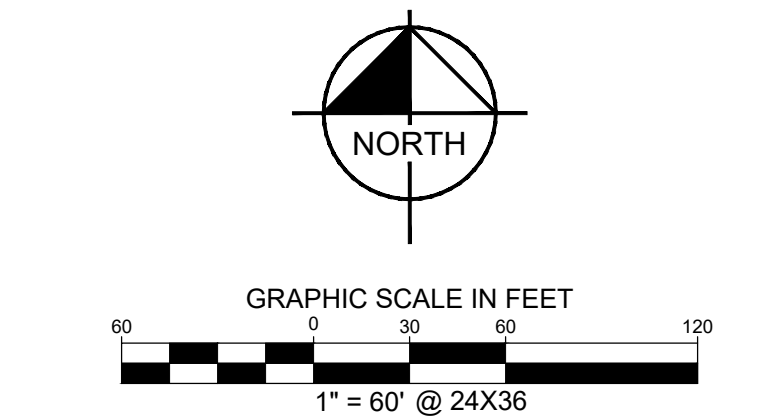
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: LAUREN NUFFER, P.E.
PHONE: 972-770-1300

OWNER/APPLICANT:
60-80A 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

Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 60', JBH, JAD, OCT. 2018, 063238302, 1 OF 1



LEGEND and LINE TYPE LEGEND tables listing symbols for various features like roof drains, cable TV, water lines, and easements.

PRELIMINARY PLAT
TWIN SIXTIES ADDITION
REVISED NO. 3
LOTS 1E-1H, 1J, AND 1K
BLOCK 13/2028
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. S189-003
ENGINEERING NO. 311T-