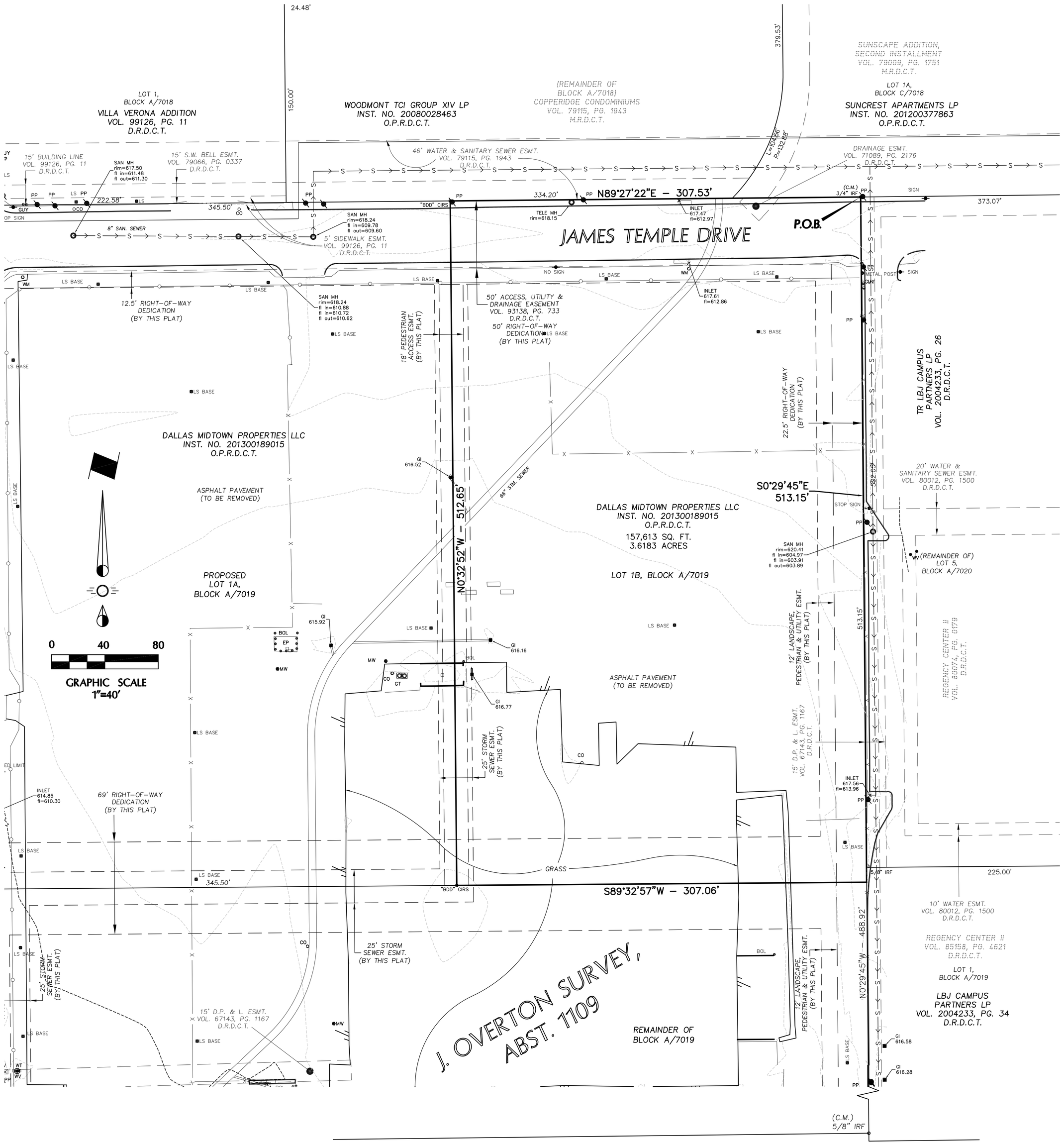

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M:\Data\Survey\2015\C15120 - DCP Whiteline Addition (Atlantic Hotels) - Dallas - Replat\Plat\Preliminary Plat\New\C15120 PP.dwg, 10/22/2015 12:49:26 PM, S.Dial

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

*That **DALLAS MIDTOWN PROPERTIES LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DCP WHITELINE 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 _____, 2015.

DALLAS MIDTOWN PROPERTIES LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Jason Perry, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 _____, 2015

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

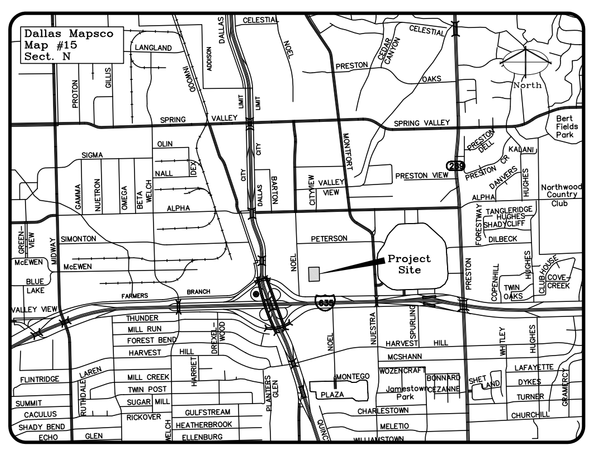
Stanley Ray Felts, R.P.L.S.
Registration No. 4625

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

*WHEREAS **DALLAS MIDTOWN PROPERTIES LLC**, are the owner of a 3.6183 acre tract of land situated in the J. Overton Survey, Abstract Number 1109 and being a portion of a tract of land as conveyed to Dallas Midtown Properties LLC in Special Warranty Deed, recorded in Instrument Number 201300189015, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:*

BEGINNING at a 3/4–inch iron rod found for corner in the North line of James Temple Drive (50' width Private R.O.W.) recorded in Volume 93138, Page 733 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said corner being in the South line of a tract of land conveyed to Suncrest Apartments LP by Special Warranty Deed, recorded in Instrument Number 201200377863 (O.P.R.D.C.T.) and Lot 1A, Block C/7018 of the Sunscape Addition, Second Installment, an addition to the City of Dallas, recorded in Volume 79009, Page 1751 of the Map Records, Dallas County, Texas (M.R.D.C.T.), same being the northwest corner of a tract of land conveyed to TR LBJ Campus Partners LP, by Warranty Deed, recorded in Volume 2004233, Page 26 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and the northwest corner of the remainder of Lot 5, Block A/7020 of the Regency Center II, an addition to the City of Dallas, recorded in Volume 80074, Page 0179, (D.R.D.C.T.);

THENCE S 00°29'45" E, departing the North line of said James Temple Drive and along the West line of said TR LBJ Campus Partners LP tract, passing at a distance of 502.05 feet to a 5/8–inch iron rod found for the southwest corner of said TR LBJ Campus Partners LP tract, same being the northwest corner of Lot 1, Block A/7019 of the Regency Center II, an addition to the City of Dallas, recorded in Volume 85158, Page 4621, (D.R.D.C.T.) and being conveyed to LBJ Campus Partners LP by Special Warranty Deed recorded in Volume 2004233, Page 34 (D.R.D.C.T.), continuing for a total distance of 513.15 feet to a 3–1/2 inch aluminum monument stamped "DCP WHITELINE ADDITION" and "BDD" set for corner;

THENCE S 89°32'57" W, departing the West line of said LBJ Campus Partners LP tract, a distance of 307.06 feet to a 5/8–inch steel rebar with yellow plastic cap stamped "BDD" set for corner;

THENCE N 00°32'52" W, a distance of 512.65 feet to a 3–1/2 inch aluminum monument stamped "DCP WHITELINE ADDITION" and "BDD" set for corner in the North line of said James Temple Drive, said corner being in the South line of a tract of land conveyed to Woodmont TCI Group XIV LP by Special Warranty Deed, recorded in Instrument Number 20080028463 (O.P.R.D.C.T.);

THENCE N 89°27'22" E, along the North line of said James Temple Drive, passing at a distance of 211.29 feet the southwest corner of said Lot 1A, Block C/7018 and the southwest corner of said Suncrest Apartments LP tract, continuing for a total distance of 307.53 feet to the POINT OF BEGINNING, containing 157,613 square feet or 3.6183 acres of land, more or less.

GENERAL NOTES:

1. No portion of the subject property lies within any area of 100–year flood according to FEMA's Flood Insurance Rate Map, Community–Panel No. 48113C0190 J, dated August 23, 2001. Property is in zone X.

2. Bearings are based upon the North line of James Temple Road (S89°27'22"E) as shown in the Special Warranty Deed conveyed to Dallas Midtown Properties LLC, recorded in Instrument Number 201300189015, Official Public Records, Dallas County, Texas.

3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4. All existing paving on proposed lot to be removed.

5. To plat a portion of a tract of land into one lot.

LEGEND

"X" FND	X CUT FOUND	TLV	TELEPHONE VAULT
CIRF	CAPPED IRON ROD FOUND	FOV	FIBER OPTIC VAULT
IRF	IRON ROD FOUND	FOM	FIBER OPTIC MARKER
ALUM. MON.	ALUMINUM MONUMENT SET	FOP	FIBER OPTIC PEDESTAL
ELEC MH	ELECTRIC MANHOLE	FH	FIRE HYDRANT
EM	ELECTRIC METER	WV	WATER VALVE
EP	ELECTRIC PEDESTAL	WM	WATER METER
EV	ELECTRIC VAULT	WVT	WATER VAULT
PP	POWER POLE	WT	WATER TANK
GUY	GUY WIRE	GM	GAS METER
CO	CLEAN OUT	GV	GAS VALVE
SAN MH	SANITARY MANHOLE	GAS MH	GAS MANHOLE
GT	GREASE TRAP	GMK	GAS MARKER
STRM MH	STORM MANHOLE	BOL	BOLLARD
GI	GRATE INLET	LS	LIGHT STANDARD
TP	TELEPHONE PEDESTAL	MW	MONITORING WELL
TELE MH	TELEPHONE MANHOLE	VOL.	VOLUME
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	PG.	PAGE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS	INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS		

PRELIMINARY PLAT

DCP WHITELINE ADDITION

LOT 1B, BLOCK A/7019

BEING A PORTION OF A TRACT OF LAND CONVEYED TO DALLAS MIDTOWN PROPERTIES LLC

SITUATED IN THE J. OVERTON SURVEY, ABSTRACT NO. 1109

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156–018

OWNER:

DALLAS MIDTOWN PROPERTIES LLC
325 N. St. Paul, Suite 3350
Dallas, Texas 75201
(972) 897–9000

SURVEYORS:

BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
(214) 824–3647,
fax (214) 824–7064

October, 2015

C15120 PP S156–018.dwg