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NOT TO SCALE

LOT 1A, BLOCK 17/40
NOTICE OF
HISTORIC DESIGNATION
(INST. NO. 200600454098)
ORIGINAL TOWN OF DALLAS
(VOL. 143, PG. 401)

BLOCK 50/54
ORIGINAL TOWN
OF DALLAS
(VOL. 143, PG. 401)

BLOCK 51/55
ORIGINAL TOWN
OF DALLAS
(VOL. 143, PG. 401)
(M.R.D.C.T.)

1.802 ACRES
(78,485 SF)
15-STORY
BRICK BUILDING
(PARKING GARAGE)

LOT 1A, BLOCK 18/41
AUSTIN STREET ADDITION
DALLAS MAIN L.P.
(VOL. 98240, PG. 3063)

LOT 1A, BLOCK 19/42
RESUBDIVISION OF BLOCK 19/42
PART OF ORIGINAL TOWN OF DALLAS
(VOL. 80220, PG. 2286)
(D.R.D.C.T.)

BLOCK 34/49
ORIGINAL TOWN OF
DALLAS
(VOL. 143, PG. 401)
(M.R.D.C.T.)

BLOCK 52/56
ORIGINAL TOWN
OF DALLAS
(VOL. 143, PG. 401)
(M.R.D.C.T.)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dallas Main L.P., acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein above described property as **AUSTIN STREET ADDITION**, 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, Texas.

WITNESS my hand at Dallas, Texas, this ____ day of _____, 2015.

By: Dallas Main L.P.

By:

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, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

DESCRIPTION, of a 1.802 acre tract of land situated in the John N. Bryan Survey, Abstract No. 149 and the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being all of abandoned Austin Street recorded in Ordinance No. 27569 and Instrument No. 200900229984 of the Official Public Records of Dallas County, Texas, all of Lots 1, 2, 7, 8, Block 18/41, part of Lot 6, Block 18/41 and all of Lots 1 through 8, Block 33/48, Original Town of Dallas, an addition to the City of Dallas, Texas according to the plat recorded in Volume 143, Page 401 of the Deed Records of Dallas County, Texas; said tract also being all of that property described as "Tract I (Fee Simple)", "Tract II (Fee Simple)" and "Tract III (Leasehold Estate)" and part of that property described as "Tract XVI" in Special Warranty Deed to Dallas Main L.P. recorded in Volume 98240, Page 3063 of the Deed Records of Dallas County, Texas; said 1.802 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner at the intersection of the southeast right-of-way line of Main Street (a 79.5-foot wide right-of-way) and the southwest right-of-way line of Lamar Street (an 80-foot wide right-of-way); said point being the north corner of said Lot 1, Block 33/48;

THENCE, South 14 degrees, 55 minutes, 23 seconds East, along the said southwest line of Lamar Street, a distance of 200.00 feet to a point for corner at the intersection of the said southwest line of Lamar street and the northwest right-of-way line of Commerce Street (a 78.7-foot wide right-of-way);

THENCE, South 75 degrees, 04 minutes, 37 seconds West, along the said northwest line of Commerce Street, at a distance of 200.00 feet passing a "+" cut in concrete found, at a distance of 280.00 feet passing a "+" cut in concrete found, then continuing in all a total distance of 405.00 feet to a 1/2-inch iron rod with "SHIELDS AND LEE" cap found for corner; said point being the east corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 701 Commerce Level Office LLC recorded in Instrument No. 201400303360 of said Official Public Records;

THENCE, North 14 degrees, 55 minutes, 23 seconds West, along the northeast line of said 701 Commerce tract, a distance of 99.41 feet to a "+" cut in a brick wall for corner;

THENCE, North 75 degrees, 04 minutes, 37 seconds East, departing the said northeast line of the 701 Commerce tract, a distance of 25.00 feet to a PK-nail with washer set for corner;

THENCE, North 14 degrees, 55 minutes, 23 seconds West, at a distance of 0.59 feet passing the east corner of said Lot 3, Block 18/41, continuing along the northeast line of said Lot 3, Block 18/41, in all a total distance of 100.59 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - AUSTIN STREET ADDITION" set for corner in the said southeast line of Main Street; said point being the north corner of said Lot 3, Block 18/41;

THENCE, North 75 degrees, 04 minutes, 37 seconds East, along the said southeast line of Main Street, a distance of 380.00 feet to the POINT OF BEGINNING;

CONTAINING: 78,485 square feet or 1.802 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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. RELEASED 11/3/15.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266

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 Kyle Coleman Harris, 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 purposes and consideration therein expressed.

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

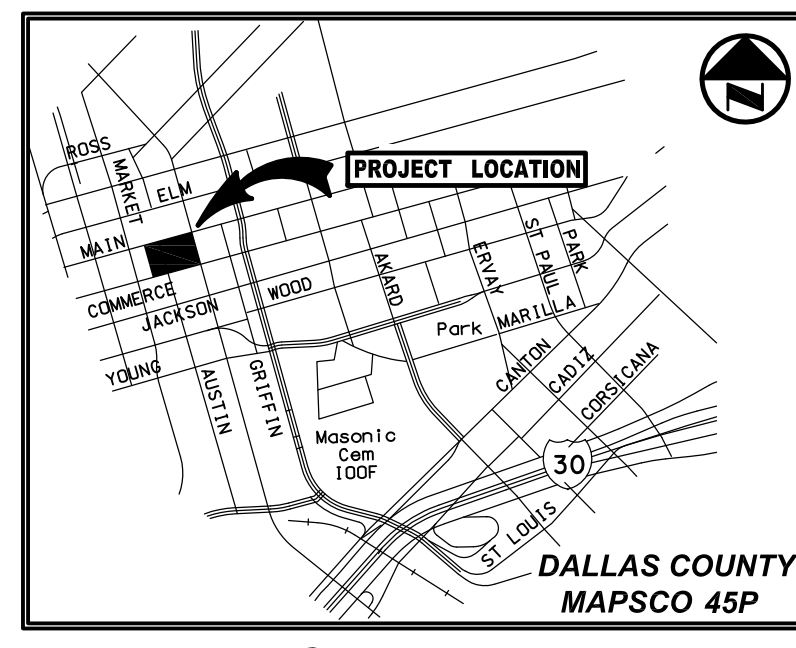
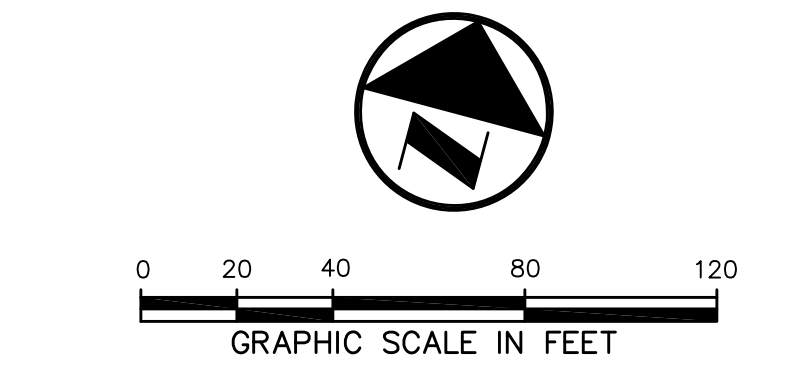
Notary Public in and for the State of Texas

NOTES

- Bearing system for this survey is based on a bearing of South 75 degrees, 04 minutes, 37 seconds West for the northwest right-of-way line of Commerce Street.
- The purpose of this replat is to create one lot from multiple platted lots and an abandoned street.
- Lot to lot drainage is not permitted without engineering section approval.

SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: KYLE COLEMAN HARRIS
PH: (972) 235-3031

OWNER:
DALLAS MAIN L.P.
C/O METROPOLIS INVESTMENT HOLDINGS, INC.
455 N. CITYFRONT PLAZA DR. SUITE 2400
CHICAGO, ILLINOIS 60611
PH:



VICINITY MAP
(NOT TO SCALE)

LEGEND

- B - BOLLARD
- CO - CLEANOUT
- ELEC - ELECTRIC BOX
- EM - ELECTRIC MANHOLE
- FD - FIRE DEPT. CONN.
- PH - FIRE HYDRANT
- SS - SAN. SEWER MANHOLE
- LS - LIGHT STANDARD
- NPS - NEWSPAPER STAND
- GM - GAS MANHOLE
- TEL - TELEPHONE BOX
- TR - TRASH CAN
- TSC - TRAFFIC SIGNAL CONTROL
- TSP - TRAFFIC SIGNAL POLE
- STM - STORM SEWER MANHOLE
- TEL - TELEPHONE MANHOLE
- V - VAULT (TYPE UNKNOWN)
- VENT
- WTR - WATER MANHOLE
- WV - WATER VAULT
- WV - WATER VALVE
- PL - PROPERTY LINE
- EL - EASEMENT LINE
- CL - CENTERLINE
- 500 - CONTOUR LINE
- IRF - 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
- (C.M.) - CONTROLLING MONUMENT
- XS - "+" CUT SET
- PKS - PK-NAIL W/ WASHER SET
- ADS - 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - AUSTIN STREET ADDITION"

PRELIMINARY PLAT

**AUSTIN STREET ADDITION
LOT 1A, BLOCK 18/41**

BEING A REPLAT OF
ALL OF ABANDONED AUSTIN STREET,
ALL OF LOTS 1, 2, 7 AND 8, BLOCK 18/41,
PART OF 6, BLOCK 18/41 AND
ALL OF LOTS 1 THROUGH 8, BLOCK 33/48
ORIGINAL TOWN OF DALLAS
BEING OUT OF

THE JOHN N. BRYAN SURVEY ABSTRACT NO. 149
AND THE JOHN GRIGSBY SURVEY ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. S156-022

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY SBP	CHECKED BY JSA	SCALE 1"=40'	DATE NOV. 2015	JOB NUMBER 2601-14.105
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