

OWNER'S DEDICATION

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

That US ENERGY SQUARE, LLC acting by and through its duly authorized agent, Matthew R. Omundson, and US MEADOWS, LLC acting by and through its duly authorized agent, Matthew R. Omundson, does hereby adopt this plat, designating the herein described property as ENERGY SQUARE in 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 the same. All, and any public utilities shall have the right to remove and keep removed all 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the adding or removing 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 ay maintenance or service required or ordinarily performed by that utility).

I, PAUL A. COYNE, 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 any 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 _____, 2017
Paul A. Coyne
registered Professional Land Surveyor No. 6374

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Paul A. Coyne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2017
Notary Public in and for the State of Texas

My Commission expires: _____

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 is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Notwithstanding anything above, any easement shown on this plat that was granted by separate instrument shall not be affected by this plat or this dedication language.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2017.

Signature: _____
Matthew R. Omundson, Principal

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 Matthew R. Omundson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2017
Notary Public in and for the State of Texas

My Commission expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS US Energy Square, LLC and US Meadows, LLC are the sole owners of tracts of land situated in the Jefferson Tilley Survey, Abstract Number 1480, City Block 5188, C/5188, and D5188, City of Dallas, Dallas County, Texas, being all of Lots 1B and 2B, Block C/5188, Energy Square, an addition to the City of Dallas according to the map or plat thereof recorded in Volume 81118, Page 1762, Map Records of Dallas County, Texas, as conveyed to US Energy Square, LLC by warranty deed recorded in instrument No. 201500192406, Official Public Records of Dallas County, Texas, and being all of Lot 1, Block D/5188, Meadows Square Addition, an addition to the City of Dallas according to the map or plat thereof recorded in Volume 84187, Page 2521, Map Records of Dallas County, Texas, as conveyed to US Energy Square, LLC by deed recorded in instrument No. 201500192406 and to US Meadows, LLC by deed recorded in instrument No. 201500285088, Official Public Records, Dallas County, Texas, and being all of Tract 11, Block 5188, as conveyed to US Energy Square, LLC, by deed recorded in instrument No. 201700226794 of the Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the North right-of-way line of East University Boulevard and the East side of a 60 foot wide Dallas Area Rapid Transit right-of-way, said point being the Southwest corner of that certain tract of land conveyed to US Energy Square, LLC by deed recorded in instrument No. 201700226794, and the herein described tract of land;

THENCE, along the said East right-of-way line, in a Northerly direction along a curve to the right having a Radius of 6,845.50 feet, an Arc Length of 609.81 feet, a Chord which bears North 09°10'46" East with a distance of 609.61 feet to the beginning of a non tangential curve to the right;

THENCE, continuing along said East right-of-way line, along a curve to the right having a Radius of 6,845.55 feet, an Arc Length of 351.43 feet, a Chord which bears North 13°18'29" East with a distance of 351.39 feet to a point of tangency;

THENCE, North 14°47'13" East, continuing along said East right-of-way line, a distance of 166.43 feet to a point located in the South right-of-way line of Milton Street, said point being the Northwest corner of said Meadows Square Addition and the herein described tract of land;

THENCE, North 88°57'55" East, along the said South right-of-way line, a distance of 421.85 feet to a point located at the intersection of the South right-of-way line of Milton Street and the West right-of-way line of Greenville Avenue, said point being the Northeast corner of said Meadows Square addition and the herein described tract of land;

THENCE South 00°49'32" East, along said West right-of-way line, a distance of 118.95 feet to a point located at the intersection of the West right-of-way line of Greenville Avenue and the North right-of-way line of University Boulevard, said point being the Southeast corner of said Energy Square Addition and the herein described tract of land;

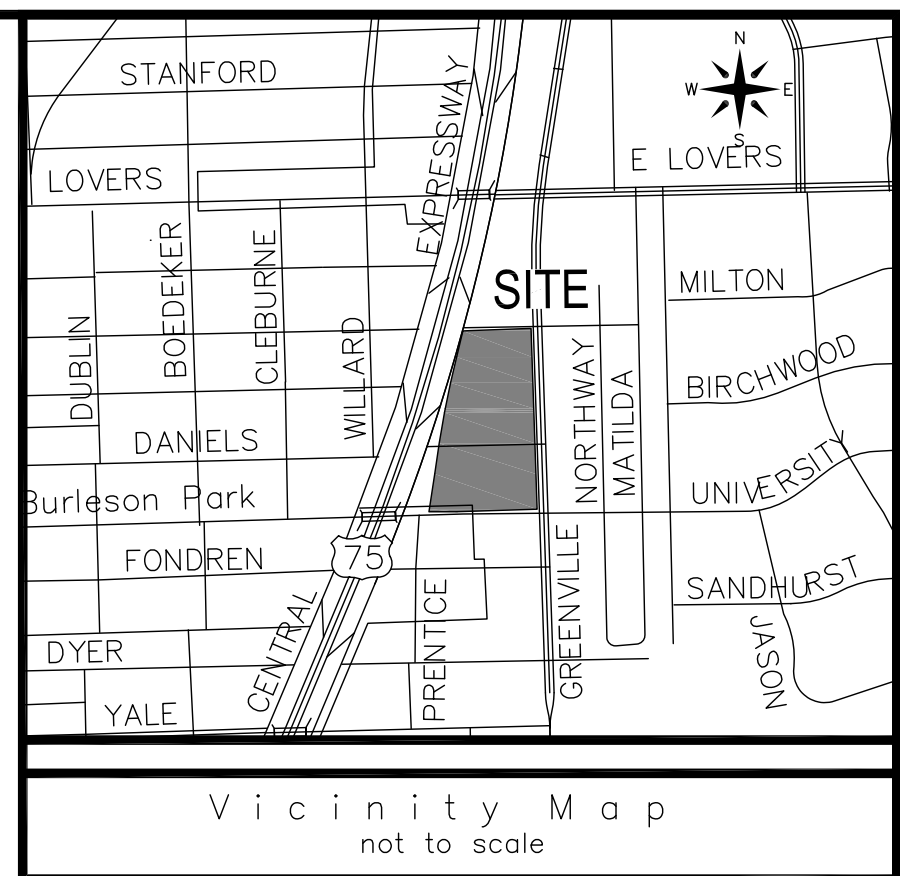
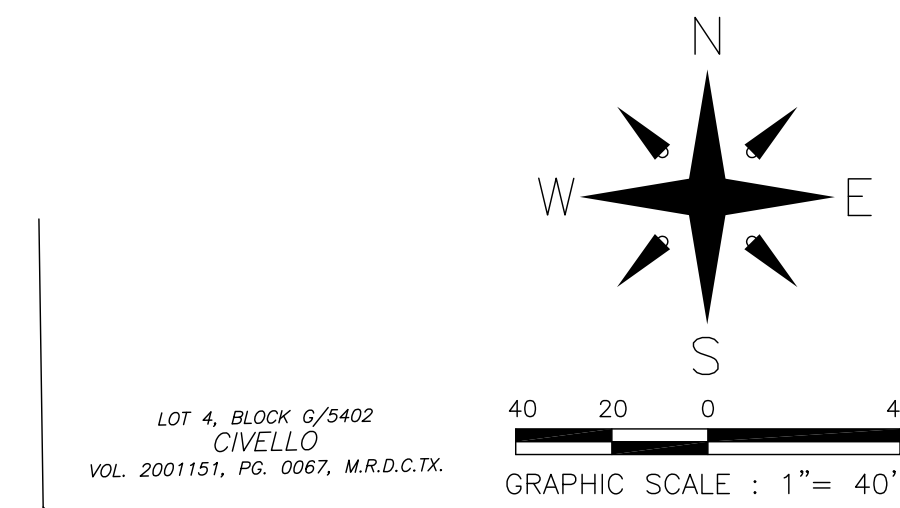
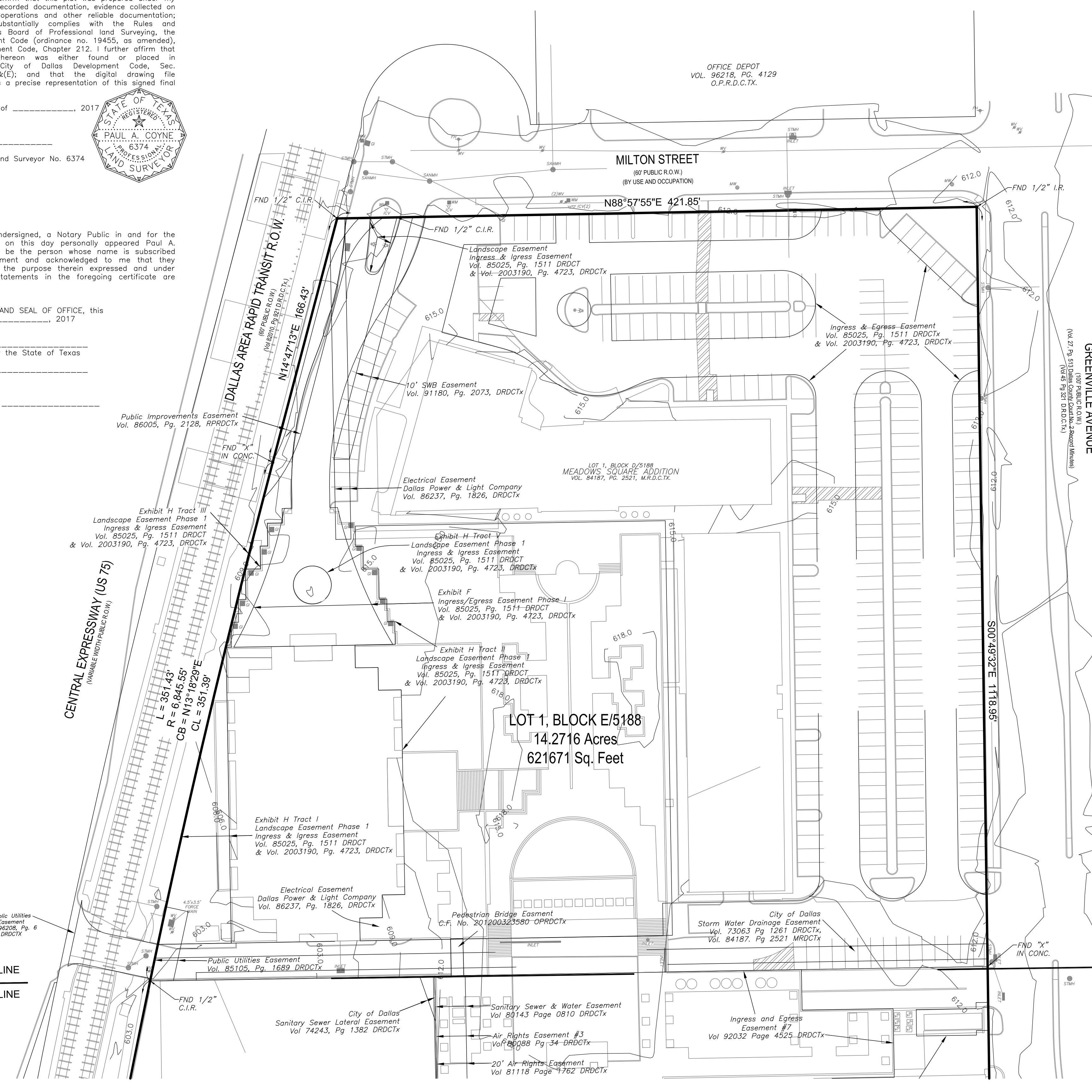
THENCE, South 89°10'57" West, along said North right-of-way line, a distance of 505.00 feet to the most Southerly Southwest corner of said Energy Square Addition;

THENCE, South 00°49'32" East, along said North right-of-way line, a distance of 4.78 feet to an angle point;

THENCE, South 89°06'53" West, along said North right-of-way line, a distance of 11.00 feet to an angle point;

THENCE, North 82°31'37" West, along said North right-of-way line, a distance of 143.85 feet to the POINT OF BEGINNING of the herein described tract of land, and containing within these calls 14.2716 Acres or 621,671 Square Feet of land.

MATCH LINE
MATCH LINE



LEGEND

AC	AIR CONDITIONER	HC	HANDICAP
AE	AERIAL EASEMENT	LS	LIGHT STANDARD
ASPH	ASPHALT	M.R.D.C.T.X.	MAP RECORDS OF DALLAS COUNTY, TEXAS
BLDG	BUILDING	MM	MANHOLE
BLDG L	BUILDING LINE	MW	MONITORING WELL
C	CURB INLET	NO.	NUMBER
CO	CLEAR OUT	NO.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
CONC.	CONCRETE	O.P.R.D.C.T.X.	O.P.R.D.C.T.X.
CORNER	CORNER	P	OVERHEAD LINES
DEED RECORDS OF DALLAS COUNTY TEXAS	DEED RECORDS OF DALLAS COUNTY TEXAS	PP	POWER POLE
ELECTRIC BOX	ELECTRIC BOX	PLM	PIPELINE MARKER
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE	R.R.L.	RAILROAD LIGHT
FINISHED FLOOR	FINISHED FLOOR	RR-RING	RAILROAD CROSSING ARM
FIRE HYDRANT	FIRE HYDRANT	SAN	SANITARY
FND	FOUND	SW	STORM SEWER
FM	FORCE MAIN	SW	SAMPLE WELL
FV	FLOOD	SW	STORM CROSSING ARM
G	GUTTER	TMH	TELEPHONE MANHOLE
GEN	GENERATOR	TRSD	TRUCK STOP
GI	GRATE INLET	UE	UTILITY EASEMENT
GM	GAS METER	WE	WATER EASEMENT
GT	GREASE TRAP	WM	WATER METER
GW	GUY WIRE	WV	WATER VALVE

- NOTES:
- The bearings shown hereon are grid bearings based on the Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83)
 - No lot to lot drainage will be permitted without engineering section approval.
 - The purpose of this plat is to create one lot by combining three platted lots and an unplatted tract of land.
 - 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.

PRELIMINARY PLAT OF
ENERGY SQUARE
Replat of
LOT 1B and 2B of Block C/5188
of ENERGY SQUARE

LOT 1 of Block D/5188 of
THE MEADOWS PROPERTY ADDITION

TRACT 11 of Block 5188

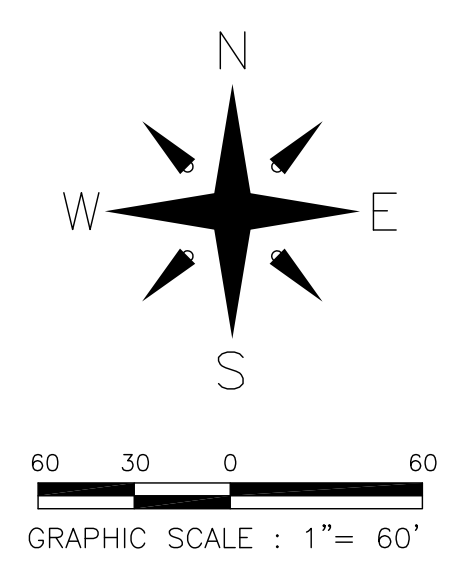
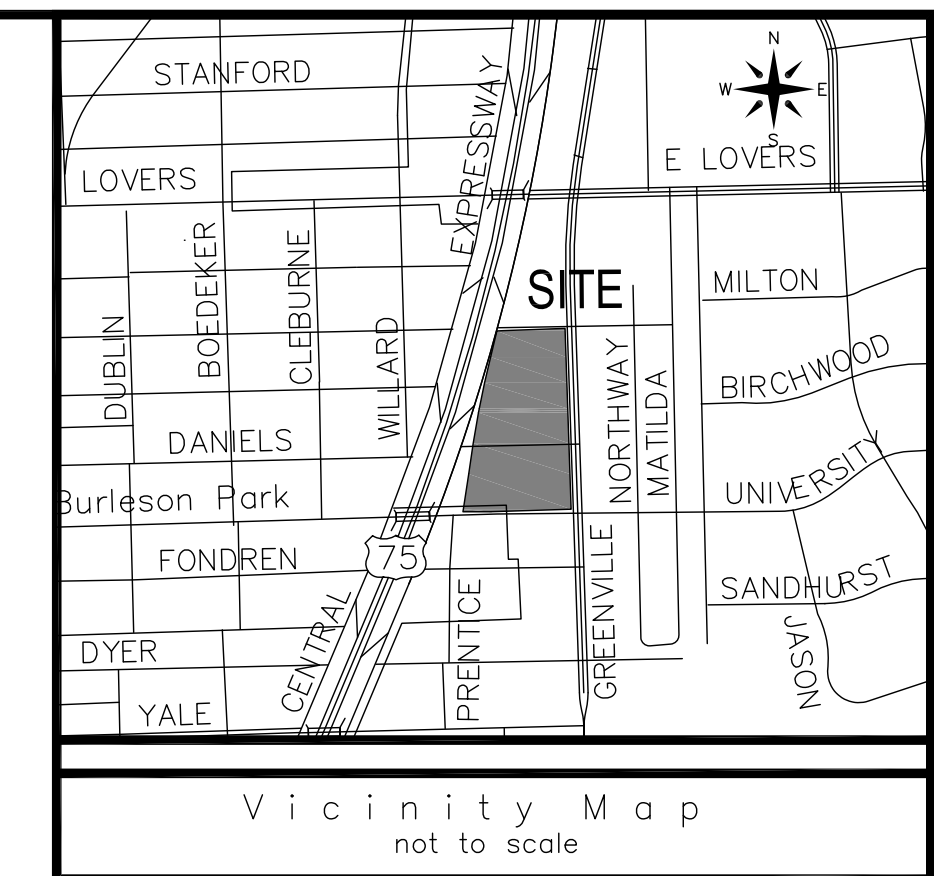
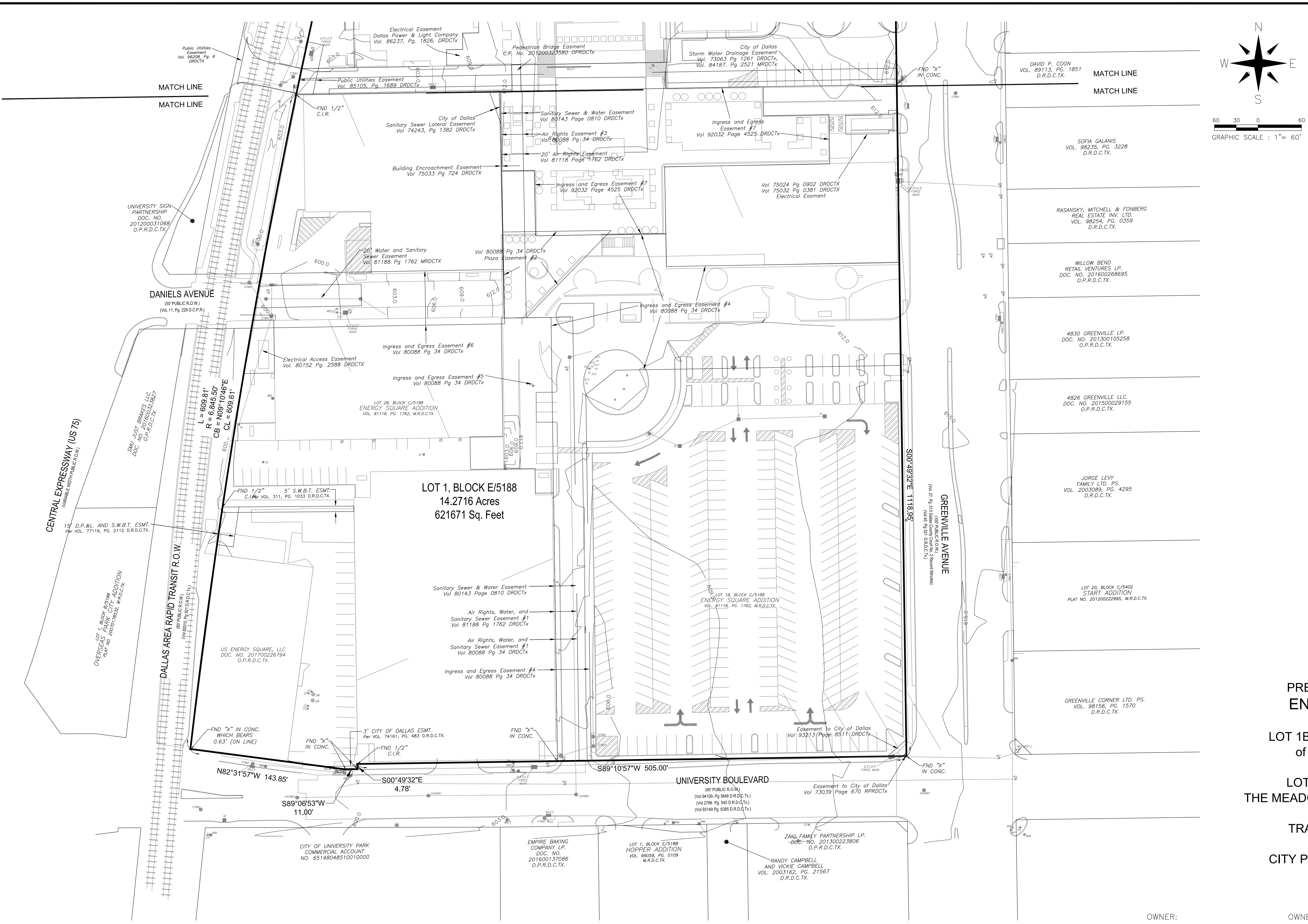
CITY PLAN FILE NO. S178-016

SHEET 1 OF 2

OWNER: US ENERGY SQUARE, LLC
3879 Maple Avenue, Suite 300
Dallas, TX 75219
(214) 296-0697

OWNER: US MEADOWS, LLC
3879 Maple Avenue, Suite 300
Dallas, TX 75219
(214) 296-0697

SURVEYOR: TETRA SURVEYS
2109 Lexington Street
Houston, TX 77098
(713) 462-6100
survey@tsatx.com



LEGEND			
AC	AIR CONDITIONER	HC	HANDICAP
AE	AERIAL EASEMENT	LS	LIGHT STANDARD
ASPH	ASPHALT	LS	MAP RECORDS OF DALLAS COUNTY, TEXAS
BLDG	BUILDING	MW	MANHOLE
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ENERGY SQUARE**
Replat of
LOT 1B and 2B of Block C/5188
of ENERGY SQUARE

LOT 1 of Block D/5188 of
THE MEADOWS PROPERTY ADDITION

TRACT 11 of Block 5188

CITY PLAN FILE NO. S178-016

SHEET 2 OF 2

OWNER: US ENERGY SQUARE, LLC 3879 Maple Avenue, Suite 300 Dallas, TX 75219 (214) 296-0697	OWNER: US MEADOWS, LLC 3879 Maple Avenue, Suite 300 Dallas, TX 75219 (214) 296-0697	SURVEYOR: TETRA SURVEYS 2109 Lexington Street Houston, TX 77098 (713) 462-6100 survey@tsatx.com
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