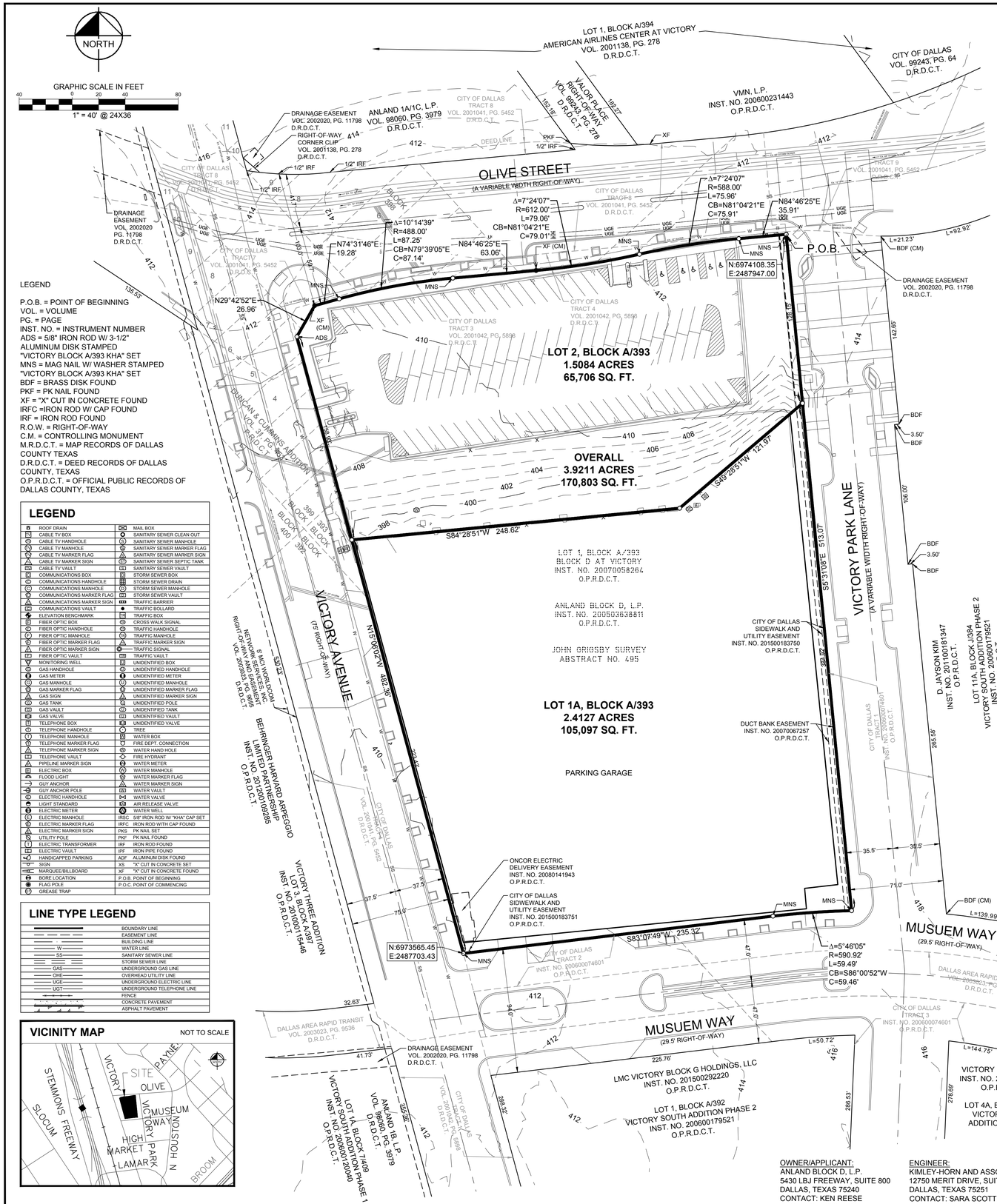

LEGEND

P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
ADS = 5/8" IRON ROD W/ 3-1/2" ALUMINUM DISK STAMPED "VICTORY BLOCK A/393 KHA" SET
MNS = MAG NAIL W/ WASHER STAMPED "VICTORY BLOCK A/393 KHA" SET
BDF = BRASS DISK FOUND
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
IRFC =IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
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

LEGEND

ROOF DRAIN		MAIL BOX	
CABLE TV BOX		SANITARY SEWER CLEAN OUT	
CABLE TV HANDHOLE		SANITARY SEWER MANHOLE	
CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG	
CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN	
CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK	
CABLE TV VAULT		SANITARY SEWER VAULT	
COMMUNICATIONS BOX		STORM SEWER BOX	
COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN	
COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE	
COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT	
COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER	
COMMUNICATIONS VAULT		TRAFFIC BOLLARD	
ELEVATION BENCHMARK		TRAFFIC BOX	
FIBER OPTIC BOX		CROSS WALK SIGNAL	
FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE	
FIBER OPTIC MANHOLE		TRAFFIC MANHOLE	
FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN	
FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL	
FIBER OPTIC VAULT		TRAFFIC VAULT	
MONITORING WELL		UNIDENTIFIED BOX	
GAS HANDHOLE		UNIDENTIFIED HANDHOLE	
GAS METER		UNIDENTIFIED METER	
GAS MANHOLE		UNIDENTIFIED MANHOLE	
GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG	
GAS SIGN		UNIDENTIFIED MARKER SIGN	
GAS TANK		UNIDENTIFIED POLE	
GAS VAULT		UNIDENTIFIED TANK	
GAS VALVE		UNIDENTIFIED VAULT	
TELEPHONE BOX		UNIDENTIFIED VALVE	
TELEPHONE HANDHOLE		TREE	
TELEPHONE MANHOLE		WATER BOX	
TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION	
TELEPHONE MARKER SIGN		WATER HAND HOLE	
TELEPHONE VAULT		FIRE HYDRANT	
PIPELINE MARKER SIGN		WATER METER	
ELECTRIC BOX		WATER MANHOLE	
FLOOD LIGHT		WATER MARKER FLAG	
GUY ANCHOR		WATER MARKER SIGN	
GUY ANCHOR POLE		WATER VAULT	
ELECTRIC HANDHOLE		WATER VALVE	
LIGHT STANDARD		AIR RELEASE VALVE	
ELECTRIC METER		WATER WELL	
ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET	
ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND	
ELECTRIC MARKER SIGN	PKS	PK NAIL SET	
UTILITY POLE	PKF	PK NAIL FOUND	
ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND	
ELECTRIC VAULT	IPF	IRON PIPE FOUND	
HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND	
SIGN	XS	"X" CUT IN CONCRETE SET	
MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND	
BORE LOCATION	P.O.B.	POINT OF BEGINNING	
FLAG POLE	P.O.C.	POINT OF COMMENCING	
GREASE TRAP			

LINE TYPE LEGEND

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

VICINITY MAP

NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ANLAND BLOCK D, L.P. is the owner of a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas; and being part of Official City Block Numbers A/393; and being all of Lot 1, Block A/393, of Block D at Victory, an addition to the City of Dallas according to the plat recorded in Instrument No. 20070058264, Official Public Records of Dallas County, Texas; and being all of a 3.921 acre tract of land described in Special Warranty Deed to Anland Block D, L.P. recorded in Instrument No. 200503638811 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the intersection of the south right-of-way line of Olive Street (a variable width right-of-way, Volume 2001041, Page 5452, and Volume 2001042, Page 5895 of said Deed Records) and the west right-of-way line of Victory Park Lane (a variable width right-of-way, Instrument No. 200600074601 of said Official Public Records);

THENCE with said west right-of-way line of Victory Park Lane, South 5°31'08" East, a distance of 513.07 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at intersection of said west right-of-way line of Victory Park Lane and the north right-of-way line of Museum Way (a 29.5-foot wide right-of-way Instrument No. 200600074601 of said Official Public Records), and being the beginning of a non-tangent curve to the left having a central angle of 5°46'05", a radius of 590.92 feet, a chord bearing and distance of South 86°00'52" West, 59.46 feet;

THENCE with said north right-of-way line of Museum Way, in a southwesterly direction, with said curve to the left, an arc distance of 59.49 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;

THENCE continuing with said north right-of-way line of Museum Way, South 83°07'49" West, a distance of 235.32 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the intersection of said north right-of-way line of Museum Way and the east right-of-way line of Victory Avenue (a 75-foot wide right-of-way, Volume, 2004042, Page 5898 of said Deed Records);

THENCE with said east right-of-way line of Victory Avenue, North 15°06'02" West, a distance of 482.36 feet to a 5/8-inch iron rod with 3-1/2" aluminum disk stamped "VICTORY BLOCK A/393 KHA" set for corner at the south end of a right-of-way corner clip at the intersection of said east right-of-way line Victory Avenue and said south right-of-way line of Olive Street;

THENCE with said right-of-way corner clip, North 29°42'52" East, a distance of 26.96 feet to an "X" cut in concrete found for corner at the north end of said right-of-way corner clip;

THENCE with said south right-of-way line of Olive Street, the following courses and distances to wit:
North 74°31'46" East, a distance of 19.28 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a tangent curve to the right having a central angle of 10°14'39", a radius of 488.00 feet, a chord bearing and distance of North 79°39'05" East, 87.14 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 87.25 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;
North 84°46'25" East, a distance of 63.06 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a tangent curve to the left having a central angle of 7°24'07", a radius of 612.00 feet, a chord bearing and distance of North 81°04'21" East, 79.01 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 79.06 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set at the beginning of a reverse curve to the right having a central angle of 7°24'07", a radius of 588.00 feet, a chord bearing and distance of North 81°04'21" East, 75.91 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 75.96 feet to a mag nail with washer stamped "VICTORY BLOCK A/393 KHA" set for corner;
North 84°46'25" East, a distance of 35.91 feet to the **POINT OF BEGINNING** and containing 3.9211 acres or 170,803 square feet of land.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. 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).
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **ANLAND BLOCK D, L.P.,** acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **BLOCK D AT VICTORY**, 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 _____ day of _____, 2017.

ANLAND BLOCK D, L.P., a Texas limited partnership

By: _____
Name: C. Douglas Lanning
Title: Vice President and Chief Financial Officer

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 C. Douglas Lanning, 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 _____ day of _____, 2017.

_____
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 _____, 2017.

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

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

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 ____day of _____ 2017.

_____
Notary Public in and for the State of Texas

OWNER/APPLICANT:
ANLAND BLOCK D, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240
CONTACT: KEN REESE
PHONE: 214-303-5523

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: SARA SCOTT, P.E.
PHONE: 972-770-1347

PRELIMINARY PLAT
BLOCK D AT VICTORY
LOTS 1A AND 2, BLOCK A/393
BEING A REPLAT OF
LOT 1, BLOCK A/393
BLOCK D AT VICTORY
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-079
ENGINEERING PLAN NO. 311T-_____

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	JAN. 2017	063043006	1 OF 1

DWG NAME: K:\DAL_SURVEY\063043006-HINES VICTORY DALLAS\DWG\063043006 - HINES VICTORY DALLAS_PP.DWG PLOTTED BY CLIDE.MITCHELL, 1/18/2017 11:33 AM LAST SAVED 1/18/2017 11:31 AM