

- LEGEND:**
- IRFC IRON ROD WITH CAP FOUND
 - IRF IRON ROD FOUND
 - XF "X" CUT IN CONCRETE FOUND
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - ORD. ORDINANCE NO.
 - R.O.W. RIGHT-OF-WAY
 - 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

TREE TABLE			
NO.	DBH	NAME	SPECIES
5584	19"	COTTONWOOD	GOSSYPILUM
5585	30"	OAK	QUERCUS VIRGINIANA
5586	24"	PECAN	CARYA ILLINOINENSIS
5587	32"	OAK	QUERCUS VIRGINIANA
5588	36"	OAK	QUERCUS VIRGINIANA
5589	28"	OAK	QUERCUS VIRGINIANA
6071	38"	MULLBERRY	MORACEAE
6145	24"	HACKBERRY	CELTIS
6146	7"	HACKBERRY	CELTIS
6147	9"	HACKBERRY	CELTIS
6148	7"	HACKBERRY	CELTIS
6149	14"	HACKBERRY	CELTIS
6150	12"	HACKBERRY	CELTIS
6151	24"	ELM	ULMACEAE
6152	14"	MULLBERRY	MORACEAE

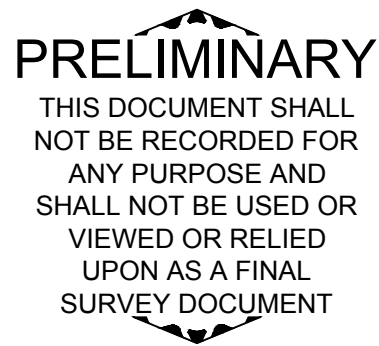
- NOTES:**
- NO LOT TO LOT DRAINAGE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SYSTEM BASED ON A BEARING OF S. 44°50'39" E. FOR THE SOUTHWEST RIGHT-OF-WAY LINE OF CANTEGRAL STREET ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201300271062, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
 - "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."
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM PART OF 3 LOTS AND UNPLATTED LAND.
 - ** - CORNERS SHOWN AS FOUND WERE SET DURING A SURVEY PERFORMED BY KIMLEY-HORN & ASSOCIATES INC. DATED DECEMBER 2015.

SURVEYOR'S STATEMENT:

I, Dana Brown, 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 _____, 2016

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.,
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS GREYSTAR GP II, LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No.495, City Block No. 289, City of Dallas, Dallas County, Texas and being all of two tracts of land described as "Tract 1" and "Tract 2" in Deed Without Warranty, to Minerva Partners, Ltd, recorded in Instrument No. 201100339315, Official Public Records of Dallas County, Texas and all of a 5,168 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. 201400258615, Official Public Records of Dallas County, Texas and also being part of Lot 1, Lot 2 and Lot 3, Middleton Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 10, Map Records of Dallas County, Texas and part of a tract of land described in Warranty Deed to the City of Dallas, Texas recorded in Volume 81067, Page 3756, Deed Records of Dallas County, Texas, all of a 1,003 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas, all of a 905 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas, all of a 4,681 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas, all of a 60 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas, all of a 79 square foot tract of land described in Quitclaim Deed, recorded in Instrument No. _____, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING a 5/8" iron rod with plastic cap stamped "KHA" found at the easternmost end of a right-of-way corner clip at the intersection of the northwest right-of-way line of Live Oak Street (a 70-foot wide right-of-way) and the northeast right-of-way line of Cantegral Street (a 56-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 89°45'53" West, a distance of 21.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the west end of said right-of-way corner clip;

THENCE with said northeast right-of-way line, North 44°50'39" West, a distance of 423.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost end of a right-of-way corner clip at the intersection of said northeast right-of-way line and the southeast right-of-way line of Bryan Street (a variable width right-of-way);

THENCE with said right-of-way corner clip, North 0°14'27" East, a distance of 21.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost end of said right-of-way corner clip;

THENCE with said southeast right-of-way line, North 45°19'33" East, a distance of 76.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a circular right-of-way corner clip at the intersection of said southeast right-of-way line and the southwest right-of-way line of Texas Street (a 64-foot wide right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 46°06'29", a radius of 50.00 feet, a chord bearing and distance of South 77°58'41" East, 39.16 feet;

THENCE with said circular right-of-way corner clip, in a southeasterly direction, with said curve to the right, an arc distance of 40.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 32°51'05", a radius of 405.85 feet, a chord bearing and distance of South 71°20'59" East, 229.52 feet;

THENCE with said southwest right-of-way line, the following courses and distances to wit:
In a southeasterly direction, with said curve to the left, an arc distance of 232.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 87°46'31" East, a distance of 22.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 34°11'23", a radius of 348.24 feet, a chord bearing and distance of South 70°40'50" East, 204.73 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 207.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost end of a right-of-way corner clip at the intersection of said southwest right-of-way line and said northwest right-of-way line of Live Oak Street;

THENCE with said right-of-way corner clip, South 3°31'06" East, a distance of 19.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost end of said right-of-way corner clip;

THENCE with said northwest right-of-way line, South 45°18'53" West, a distance of 291.72 feet to the **POINT OF BEGINNING** and containing 2.1895 acres or 95,375 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GREYSTAR GP II, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CITY LIGHTS NO. 2 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 _____, 2016.

Greystar GP II, LLC

By: _____

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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CITY LIGHTS NO. 2 ADDITION
LOT 1, BLOCK 289
BEING A REPLAT OF PART OF LOT 1, LOT 2
AND LOT 3, BLOCK 289
MIDDLETON SUBDIVISION
AND BEING 2.1895 ACRES IN THE
CITY OF DALLAS BLOCK 289
JOHN GRIGSBY SURVEY
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-152
ENGINEERING PLAN NO. 3111-

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	MAR. 2016	067771623	1 OF 1