



**LEGEND**

|                            |                               |
|----------------------------|-------------------------------|
| ROOF DRAIN                 | MAIL BOX                      |
| CABLE TV HANDHOLE          | NEWS STAND                    |
| CABLE TV MANHOLE           | PHONE BOOTH                   |
| CABLE TV MARKER SIGN       | SECURITY CAMERA               |
| CABLE TV MARKER FLAG       | TRASH BIN                     |
| CABLE TV VAULT             | SANITARY SEWER BOX            |
| COMMUNICATIONS HANDHOLE    | SANITARY SEWER CLEAN OUT      |
| COMMUNICATIONS MANHOLE     | SANITARY SEWER HANDHOLE       |
| COMMUNICATIONS MARKER SIGN | SANITARY SEWER MARKER FLAG    |
| COMMUNICATIONS VAULT       | SANITARY SEWER MARKER SIGN    |
| ELEVATION BENCHMARK        | SANITARY SEWER SEPTIC TANK    |
| FLOW DIRECTION             | SANITARY SEWER VAULT          |
| FIBER OPTIC BOX            | STORM SEWER BOX               |
| FIBER OPTIC HANDHOLE       | STORM SEWER DRAIN             |
| FIBER OPTIC MANHOLE        | STORM SEWER HANDHOLE          |
| FIBER OPTIC MARKER FLAG    | STORM SEWER METER             |
| FIBER OPTIC MARKER SIGN    | STORM SEWER MANHOLE           |
| FIBER OPTIC VAULT          | STORM SEWER MARKER FLAG       |
| FUEL TANK                  | STORM SEWER MARKER SIGN       |
| GAS BOX                    | STORM SEWER VAULT             |
| GAS HANDHOLE               | TRAFFIC BARRIER               |
| GAS METER                  | TRAFFIC BOX                   |
| GAS MANHOLE                | CROSS WALK SIGNAL             |
| GAS MARKER FLAG            | TRAFFIC HANDHOLE              |
| GAS SIGN                   | TRAFFIC MANHOLE               |
| GAS TANK                   | TRAFFIC MARKER SIGN           |
| GAS VAULT                  | TRAFFIC CAMERA                |
| GAS VALVE                  | TRAFFIC SENSOR                |
| GAS WELL                   | TRAFFIC SIGNAL                |
| TELEPHONE BOX              | TRAFFIC VAULT                 |
| TELEPHONE HANDHOLE         | UNIDENTIFIED BOX              |
| TELEPHONE MANHOLE          | UNIDENTIFIED HANDHOLE         |
| TELEPHONE MARKER FLAG      | UNIDENTIFIED METER            |
| TELEPHONE MARKER SIGN      | UNIDENTIFIED MANHOLE          |
| TELEPHONE VAULT            | UNIDENTIFIED MARKER FLAG      |
| PIPELINE BOX               | UNIDENTIFIED MARKER SIGN      |
| PIPELINE HANDHOLE          | UNIDENTIFIED POLE             |
| PIPELINE METER             | UNIDENTIFIED TANK             |
| PIPELINE MANHOLE           | UNIDENTIFIED VAULT            |
| PIPELINE MARKER FLAG       | UNIDENTIFIED VALVE            |
| PIPELINE MARKER SIGN       | TREE                          |
| PIPELINE VAULT             | WATER BOX                     |
| PIPELINE VALVE             | FIRE SEPT CONNECTION          |
| ELECTRIC BOX               | WATER HANDHOLE                |
| FLOOD LIGHT                | WATER MANHOLE                 |
| GUY ANCHOR                 | WATER METER                   |
| GUY ANCHOR POLE            | WATER MANHOLE                 |
| ELECTRIC MANHOLE           | WATER MARKER FLAG             |
| ELECTRIC MARKER FLAG       | WATER MARKER SIGN             |
| ELECTRIC METER             | WATER TANK                    |
| ELECTRIC MANHOLE           | WATER VAULT                   |
| ELECTRIC MARKER SIGN       | WATER WELL                    |
| UTILITY POLE               | WATER WELL WITH "KHA" CAP SET |
| ELECTRIC SWITCH            | IRON ROD WITH CAP "KHA" FOUND |
| ELECTRIC TRANSFORMER       | AIR RELEASE VALVE             |
| ELECTRIC VAULT             | WATER WELL                    |
| HANDICAPPED MARKING        | MNS MAG NAIL SET              |
| PARKING METER              | IRON ROD FOUND                |
| RAILROAD BOX               | IRF IRON ROD FOUND            |
| RAILROAD HANDHOLE          | "X" CUT IN CONCRETE SET       |
| RAILROAD MARKER SIGN       | "X" CUT IN CONCRETE FOUND     |
| RAILROAD SIGNAL            | P.O.B. POINT OF BEGINNING     |
| RAILROAD SIGN              | CONCRETE FLOODWAY MONUMENT    |
| RAILROAD VAULT             | ALUMINUM DISK STAMPED         |
| SIGN                       | "MIDTOWN LOFTS KHA" FOUND     |
| MARQUEE/BILLBOARD          |                               |
| A/C UNIT                   |                               |
| BASKET BALL GOAL           |                               |
| BORE LOCATION              |                               |
| FLAG POLE                  |                               |
| GOAL POST                  |                               |
| GREASE TRAP                |                               |
| IRRIGATION VALVE           |                               |

**LINE TABLE**

| NO. | BEARING     | LENGTH  |
|-----|-------------|---------|
| L1  | N06°09'30"E | 43.66'  |
| L2  | S83°50'30"E | 30.00'  |
| L3  | S06°09'30"W | 15.00'  |
| L4  | N83°50'30"W | 30.00'  |
| L5  | N06°09'30"E | 15.00'  |
| L6  | N06°09'30"E | 38.25'  |
| L7  | S83°50'30"E | 15.00'  |
| L8  | S06°09'30"W | 10.00'  |
| L9  | N83°50'30"W | 15.00'  |
| L10 | N06°09'30"E | 10.00'  |
| L11 | S64°45'15"W | 37.96'  |
| L12 | S77°44'17"W | 61.10'  |
| L13 | S73°17'30"W | 155.41' |
| L14 | S51°37'31"W | 31.41'  |
| L15 | S30°49'11"W | 65.21'  |
| L16 | S27°59'28"W | 36.76'  |

**LINE TYPE LEGEND**

|               |                            |
|---------------|----------------------------|
| BOUNDARY LINE | BOUNDARY LINE              |
| EASEMENT LINE | BUILDING LINE              |
| WATER LINE    | WATER LINE                 |
| W             | SANITARY SEWER LINE        |
| SS            | STORM SEWER LINE           |
| SD            | UNDERGROUND GAS LINE       |
| GAS           | OVERHEAD UTILITY LINE      |
| OHE           | UNDERGROUND ELECTRIC LINE  |
| LUGE          | UNDERGROUND TELEPHONE LINE |
| LOT           | CONCRETE PAVEMENT          |
| FENCE         | ASPHALT PAVEMENT           |

**NOTES:**

- The purpose of this plat is to reconfigure easements.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
- The basis of bearings is based on grid north of the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (2011).
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary survey dated November 19, 2018.

**APPLICANT:**  
COMMODORE PARTNERS, LTD.  
100 CRESCENT COURT, SUITE 1620  
DALLAS, TEXAS 75201  
TEL. NO. (214) 233-7725

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
TEL. NO. (972) 770-1300  
CONTACT: Sarah Scott, P.E.  
sarah.scott@kimley-horn.com

**OWNER:**  
COMMODORE PARTNERS, LTD.  
100 CRESCENT COURT, SUITE 1620  
DALLAS, TEXAS 75201  
TEL. NO. (214) 233-7725

**SURVEYOR:**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
TEL. NO. (972) 770-1300  
CONTACT: Andy Dobbs, RPLS  
andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT**  
**LOT 2, BLOCK B/7291**  
**MIDTOWN LOFTS TWO**  
**4.5108 ACRES**  
**BEING A REPLAT OF LOT 2, BLOCK B/7291**  
**MIDTOWN LOFTS**  
**LOCATED IN**  
**CITY OF DALLAS BLOCK 7291**  
**DAVID BARROW SURVEY, ABSTRACT NO. 177**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S189-148**  
**CITY ENGINEERING PLAN NO. 3111-**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620  
Scale Drawn by Checked by Date Project No. Sheet No.  
1" = 40' LGJ JAD FEB. 2019 067780323 1 OF 2

**OWNER'S CERTIFICATE**

**STATE OF TEXAS** §

**COUNTY OF DALLAS** §

**WHEREAS, COMMODORE PARTNERS, LTD.**, is the owner of a tract of land situated in the David Barrow Survey, Abstract No. 177, City of Dallas, Dallas County, Texas, and in City Block B/7291 of the Official Block Numbers of the City of Dallas, Texas and being all of Lot 2, Block B/7291, MIDTOWN LOFTS, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 201700297934, Official Public Records of Dallas County, Texas, and a portion all of a tract of land described in Warranty Deed to Commodore Partners, Ltd. recorded in Volume 2002185, Page 1268, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at an aluminum disk stamped "Midtown Lofts KHA" found for the southwest corner of said Lot 2, Block B/7291 and the southeast corner of Lot 1, Block B/7291 of said plat;

**THENCE** with the west line of said Lot 2, Block B/7291 and the east line of said Lot 1, Block B/7291, North 6°11'47" East, a distance of 353.04 feet to a mag nail found for the northwest corner of said Lot 2, Block B/7291 and the northeast corner of said Lot 1, Block B/7291 and the south line of Lot 3, Block B/7291 of said plat.

**THENCE** with the north line of said Lot 2, Block B/7291 and the south line of said Lot 3, Block B/7291, South 83°43'53" East, a distance of 13.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 3, Block B/7291 and in the west line of Lot 1B, Block D/7291 of Midtown Hotels Addition, an addition to the City of Dallas, recorded in Instrument NO. 201600057463 of said Official Public Records;

**THENCE** continuing with said north line of Lot 2, Block B/7291 and with the west line of said Lot 1B, Block D/7291, South 6°10'53" West, a distance of 4.00 feet to a 5/8" iron rod with cap stamped "Adams" found for the southwest corner of said Lot 1B, Block D/7291;

**THENCE** continuing with said north line of Lot 2, Block B/7291 and with the south line of said Lot 1B, Block D/7291, South 83°50'30" East, a distance of 624.54 feet to an aluminum cap stamped "Midtown Lofts KHA" found for the northeast corner of said Lot 2, Block B/7291, the southeast corner of said Lot 1B, Block D/7291 and in the west right-of-way line of Manderville Lane (a variable width right-of-way);

**THENCE** with the east line of said Lot 2, Block B/7291 and said west right-of-way line of Manderville Lane the following courses and distances to wit:

South 3°49'54" East, a distance of 38.93 feet to a mag nail found at the beginning of a tangent curve to the right having a central angle of 1°12'11", a radius of 5664.91 feet, a chord bearing and distance of South 3°13'48" East, 118.95 feet

In a southeasterly direction, with said curve to the right, an arc distance of 118.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 2, Block B/7291 and the northeast corner of Lot 1, Block A/6137 of Meadow Road Addition No. 3, an addition to the City of Dallas recorded in Volume 71092, Page 39, Deed Records of Dallas County, Texas;

**THENCE** departing said west right-of-way line of Manderville Lane and with the south line of said Lot 2, Block B/7291 and the north line of said Lot 1, Block A/6137, South 69°25'22" West, passing at a distance of 259.10 feet a 5/8" iron rod found at the northwest corner of said Lot 1, Block A/6137 and the northeast corner of Lot 2, Block A/6137 of said Meadow Road Addition No. 3, continuing with the said south line of Lot 2, Block B/7291 and the north line of said Lot 2, Block A/6137 for a total distance of 566.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the west line of a 20' alley right-of-way and being the most southerly southwest corner of said Block B/7291;

**THENCE** continuing with said south line of Lot 2, Block B/7291 and with said west line of the 20' alley, North 0°09'20" West, a distance of 21.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the northeast terminus of said 20' alley;

**THENCE** continuing with said south line of Lot 2, Block B/7291 and with the north line of said 20' alley, South 86°33'55" West, a distance of 20.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the northwest terminus of said 20' alley and the most southerly northeast corner of Lot 1B, Block A/7292, The Guaranty Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 91145, Page 3041, Deed Records of Dallas County, Texas;

**THENCE** continuing with said south line of Lot 2, Block B/7291 and with said east line of Lot 1B, Block A/7292, the following courses and distances to wit:

North 53°40'06" East, a distance of 51.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 58°29'42" East, a distance of 14.55 feet to a 1/2" iron rod found for corner at the most northerly northeast corner of said Lot 1B, Block A/7292;

**THENCE** continuing with said south line of Lot 2, Block B/7291 with the north line of said Lot 1B, Block A/7292, North 83°50'40" West, a distance of 185.51 feet to the **POINT OF BEGINNING** and containing 4.5108 acres or 196492 square feet of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **COMMODORE PARTNERS, LTD.**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **MIDTOWN LOFTS TWO**, 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 \_\_\_\_\_, 2019.  
**COMMODORE PARTNERS, LTD.**

By: \_\_\_\_\_  
Name: Carl Westcott, LLC  
Its General Partner

**STATE OF TEXAS** §  
**COUNTY OF \_\_\_\_\_** §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Carl Westcott, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_

**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 \_\_\_\_\_, 2019.

**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. PRELIMINARY CANNOT BE FINAL.

J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
13455 Noel Road  
Two Galleria Tower, Suite 700  
Dallas, Texas 75240  
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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**APPLICANT:**  
COMMODORE DEVELOPMENT, LLC  
100 CRESCENT COURT, SUITE 1620  
DALLAS, TEXAS 75201  
TEL. NO. (214) 233-7725

**OWNER:**  
COMMODORE PARTNERS, LTD.  
100 CRESCENT COURT, SUITE 1620  
DALLAS, TEXAS 75201  
TEL. NO. (214) 233-7725

**ENGINEER**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
TEL. NO. (972) 770-1300  
CONTACT: Sarah Scott, P.E.  
sarah.scott@kimley-horn.com

**SURVEYOR**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
TEL. NO. (972) 770-1300  
CONTACT: Andy Dobbs, RPLS  
andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT  
LOT 2, BLOCK B/7291  
MIDTOWN LOFTS TWO  
4.5108 ACRES  
BEING A REPLAT OF LOT 2, BLOCK B/7291  
MIDTOWN LOFTS  
LOCATED IN  
CITY OF DALLAS BLOCK 7291  
DAVID BARROW SURVEY, ABSTRACT NO. 177  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-148  
CITY ENGINEERING PLAN NO. 311T-\_\_**

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620  
Scale N/A Drawn by LJG Checked by JAD Date FEB. 2019 Project No. 067780323 Sheet No. 2 OF 2