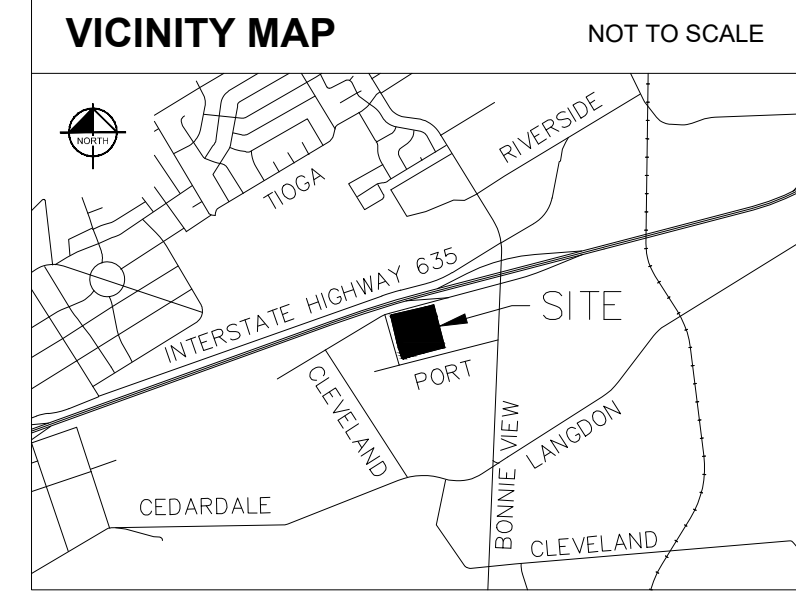
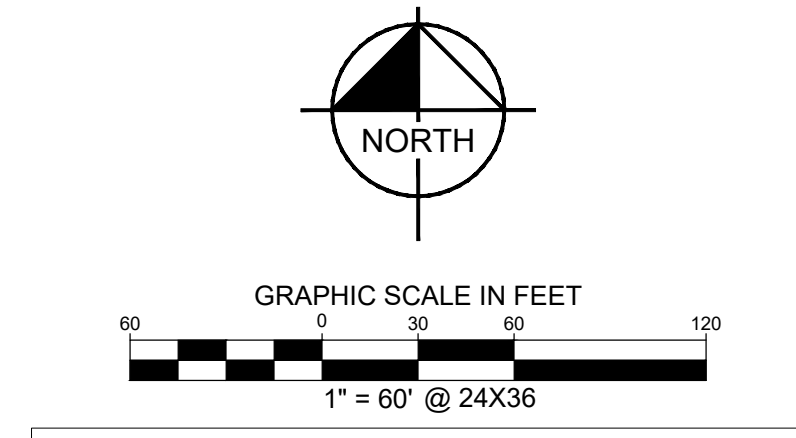
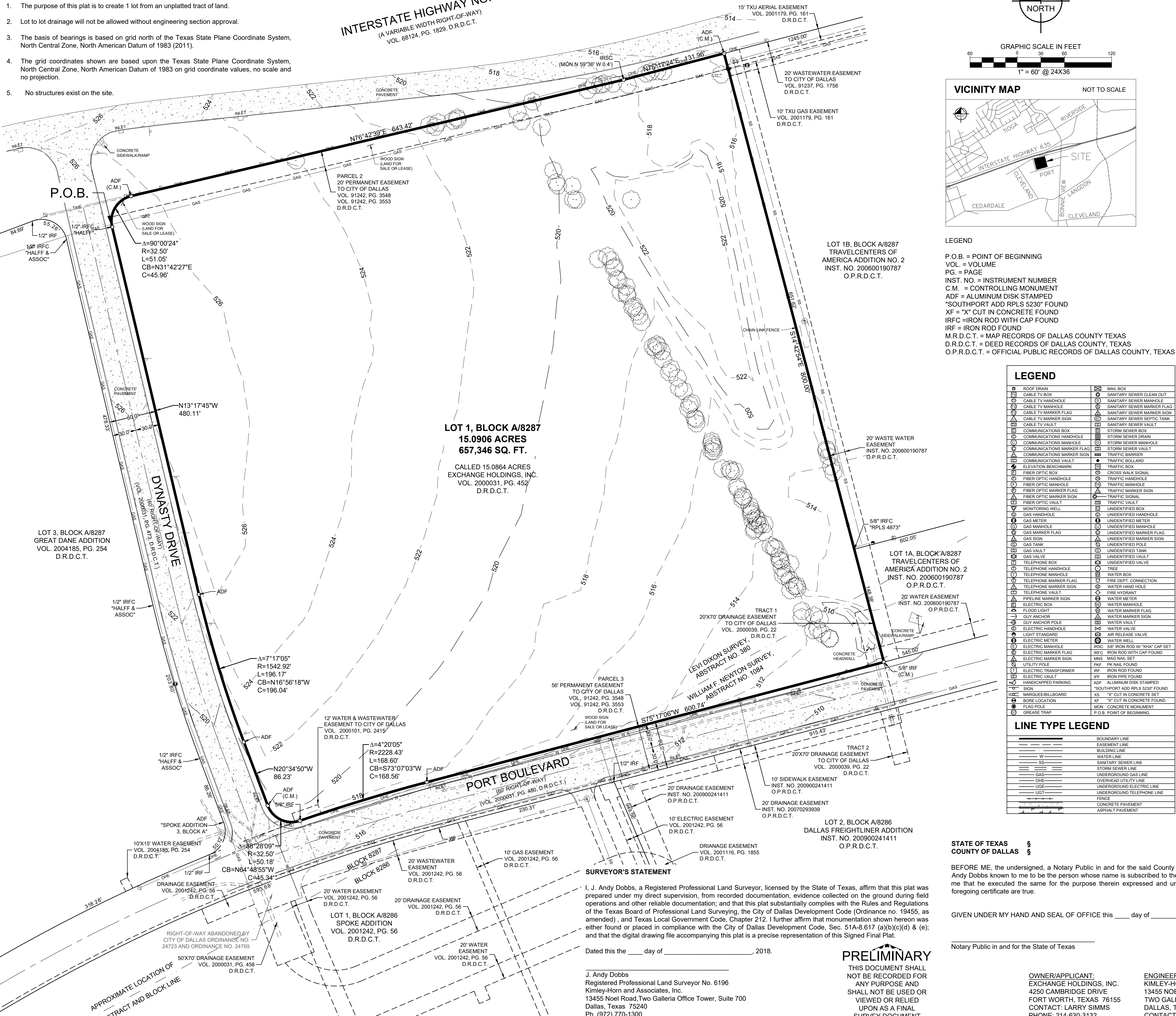


GENERAL NOTES:

- 1. The purpose of this plat is to create 1 lot from an unplatted tract of land.
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.
5. No structures exist on the site.

INTERSTATE HIGHWAY NO. 635
(A VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 68124, PG. 1829, D.R.D.C.T.



LEGEND
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
ADF = ALUMINUM DISK STAMPED
* = SOUTHPORT ADD RPLS 5230 FOUND
XF = 'X' CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
IRF = IRON ROD FOUND
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

Table with 2 columns: Symbol and Description. Includes items like ROOF DRAIN, CABLE TV BOX, SANITARY SEWER CLEAN OUT, etc.

Table with 2 columns: Line Style and Description. Includes items like BOUNDARY LINE, EASEMENT LINE, BUILDING LINE, etc.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, EXCHANGE HOLDINGS, INC. is the owner of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, and the William F. Newton Survey, Abstract No. 1084, being part of City of Dallas Blocks 8286 and 8287, and being all of a called 15.0864 acre tract of land described in Special Warranty Deed to Exchange Holdings, Inc. recorded in Volume 2000031, Page 452, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" found at the south end of a right-of-way corner clip at the intersection of the east right-of-way line of Dynasty Drive (60-foot wide right-of-way) and the south right-of-way line of Interstate Highway No. 635, and being the beginning of a curve to the right having a central angle of 90°00'24", a radius of 32.50 feet, a chord bearing and distance of North 31°42'27" East, 45.96 feet;

THENCE in a northeasterly direction, with said right-of-way corner clip and said curve to the right, an arc distance of 51.05 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found for the north end of said right-of-way corner clip;

THENCE with said south right-of-way line of said Interstate Highway No. 635, the following courses and distances:

North 76°42'39" East, a distance of 643.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 75°17'24" East, a distance of 131.96 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found for the northwest corner of Lot 1B, Block A/8287, Travelcenters of America Addition No. 2, an addition to the City of Dallas according to the plat recorded in Instrument No. 200600190787, Official Public Records of Dallas County, Texas;

THENCE departing said south right-of-way line of Interstate Highway No. 635 and with the west line of said Lot 1B, South 14°42'54" East, passing at a distance of 651.62 feet a 5/8-inch iron rod with plastic cap stamped "RPLS 4873" found for the northwest corner of Lot 1A, Block A/8287 of said Travelcenters of America Addition No. 2, continuing with the west line of said Lot 1A in all a distance of 800.00 feet to a 5/8-inch iron rod found in the north right-of-way line of Port Boulevard (60-foot wide right-of-way), for the southwest corner of said Lot 1A;

THENCE with said north right-of-way line of Port Boulevard, the following courses and distances:

South 75°17'06" West, a distance of 600.74 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found at the beginning of a tangent curve to the left having a central angle of 4°20'05", a radius of 2228.43 feet, a chord bearing and distance of South 73°07'03" West, 168.56 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 168.60 feet to a 5/8-inch iron rod found at the south end of a right-of-way corner clip at the intersection of said north right-of-way line of Port Boulevard and said east right-of-way line of Dynasty Drive, and being at the beginning of a reverse curve to the right having a central angle of 88°28'09", a radius of 32.50 feet, a chord bearing and distance of North 64°48'55" West, 45.34 feet;

THENCE in a northwesterly direction, with said right-of-way corner clip and said curve to the right, an arc distance of 50.18 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found for the north end of said right-of-way corner clip;

THENCE with said east right-of-way line of Dynasty Boulevard, the following courses and distances:

North 20°34'50" West, a distance of 86.23 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found at the beginning of a tangent curve to the right having a central angle of 7°17'05", a radius of 1542.92 feet, a chord bearing and distance of North 16°56'18" West, 196.04 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 196.17 feet to an aluminum disk stamped "SOUTHPORT ADD RPLS 5230" found for corner; North 13°17'45" West, a distance of 480.11 feet to the POINT OF BEGINNING and containing 15.0906 acres or 657.346 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, EXCHANGE HOLDINGS, INC., acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as SOUTHPORT 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 line 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 line 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 _____, 2018.

EXCHANGE HOLDINGS, INC.

By: Name: Larry Simms
Title: Agent

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Larry Simms, 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 _____, 2018.

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 _____, 2018.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
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 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 _____, 2018.

Notary Public in and for the State of Texas

OWNER/APPLICANT:
EXCHANGE HOLDINGS, INC.
4250 CAMBRIDGE DRIVE
FORT WORTH, TEXAS 76155
CONTACT: LARRY SIMMS
PHONE: 214-630-3132

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P.E.
PHONE: 972-770-1300

PRELIMINARY PLAT
SOUTHPORT ADDITION
LOT 1, BLOCK A/8287
BEING A FINAL PLAT OF 15.0906 ACRES
CITY OF DALLAS BLOCK 8286 AND 8287
LEVI DIXON SURVEY, ABSTRACT NO. 380
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-170

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. FIRM # 10115500. Tel. No. (972) 770-1300. Fax No. (972) 239-3620.

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 60', JBH, JAD, APR. 2018, 064525600, 1 OF 1.