

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, JP-BANNER, LP is the owner of a tract of land situated in the Alexander Thomas Survey, Abstract No. 1486 and the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas; and being part of Lot 1B, Block 17755, North Central Plaza, an addition to the City of Dallas according to the plat recorded in Volume 85151, Page 1874 of the Deed Records of Dallas County, Texas and being corrected by Certificate of Correction recorded in Volume 86016, Page 3873 of said Deed Records; and being all of that tract of land described in Special Warranty Deed to JP-Banner, LP recorded in Instrument No. 201700065110 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found in the east right-of-way line of Coit Road (a 100-foot wide right-of-way) and for the southwest corner of a tract of land described in Substitute Trustee's Deed to Jeesung Investment Inc. recorded in Instrument No. 2011000471 of said Official Public Records;

**THENCE** with the south line of said Jeesung tract, the following courses and distances:

South 89°46'01" East, a distance of 325.00 feet to a 1/2-inch iron rod found for corner;  
South 0°08'38" West, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;  
South 89°46'01" East, a distance of 31.25 feet to the northeast corner of said Lot 1B and the northwest corner of Lot 1A, Block 17755 of said North Central Plaza addition; from said point a 1/2-inch iron rod found bears North 56°37'51" West, a distance of 0.45 feet;

**THENCE** with the common line between said Lots 1A and 1B, South 0°12'09" West, passing at a distance of 190.86 feet the southwest corner of said Lot 1A and the northwest corner of Lot 1, Block 17754, Regency Central Plaza Additino an addition to the City of Dallas according to the plat recorded in Volume 83036, Page 2546 of said Deed Records, continuing with the west line of said Lot 1 and the east line of said Lot 1B passing the southwest corner of said Lot 1 a distance of 509.02 feet, continuing with the east line of said Lot 1B in all a total distance of 510.00 feet to a 3/4-inch iron rod found for corner in the north line of a tract of land described as Surplus Tract 1 in Deed Without Warranty to Costco Wholesale Corporation recorded in Instrument No. 201600218830 of said Official Public Records;

**THENCE** with said north line of the Costco tract, North 88°50'35" West, a distance of 356.77 feet to a standard City of Dallas 3-1/4" aluminum disk stamped "WINKELMANN & ASSOCIATES COIT-CHURCHILL ADDITION RPLS 5714" found for corner in said east right-of-way line of Coit Road;

**THENCE** with said east right-of-way of Coit Road, North 0°08'38" East, a distance of 10.47 feet to an "X" cut in concrete found for the southwest corner of the remainder of a tract of land described in Special Warranty Deed to James Maxwell Sheehan, II recorded in Instrument No. 201000262323 of said Official Public Records;

**THENCE** departing said east right-of-way of Coit Road and with said south line of said remainder tract of the Seehorn tract, South 89°46'01" East, a distance of 140.00 feet to a 1/2-inch iron rod with "LANDPOINT 10194172" cap found for the southeast corner of said remainder tract of the Seehorn tract;

**THENCE** with the east line of said remainder tract of the Seehorn tract, North 0°08'38" East, a distance of 80.00 feet to the northeast corner of said remainder tract of the Seehorn tract; from said point a "V" cut in concrete found bears North 81°51'22" East, a distance of 0.35 feet;

**THENCE** with the north line of said remainder tract of the Seehorn tract, North 89°46'01" West, a distance of 140.00 feet to a 1/2-inch iron rod found for corner the northwest corner of said remainder tract of the Seehorn tract and in said east right-of-way line of Coit Road;

**THENCE** with said east right-of-way line of Coit Road, North 0°08'38" East, a distance of 540.00 feet to the **POINT OF BEGINNING** and containing 4.8140 acres or 209,699 square feet of land.

**OWNER'S DEDICATION**

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

THAT, JP-BANNER, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **NORTH CENTRAL PLAZA**, 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 foodway 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.

JP-BANNER, LP

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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

**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 herein 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 ASSOC., INC.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
972-770-1300

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.

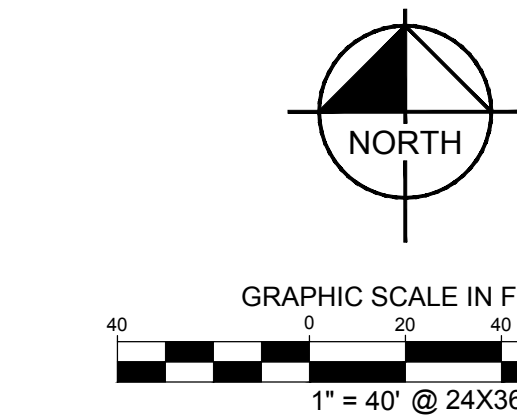
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

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

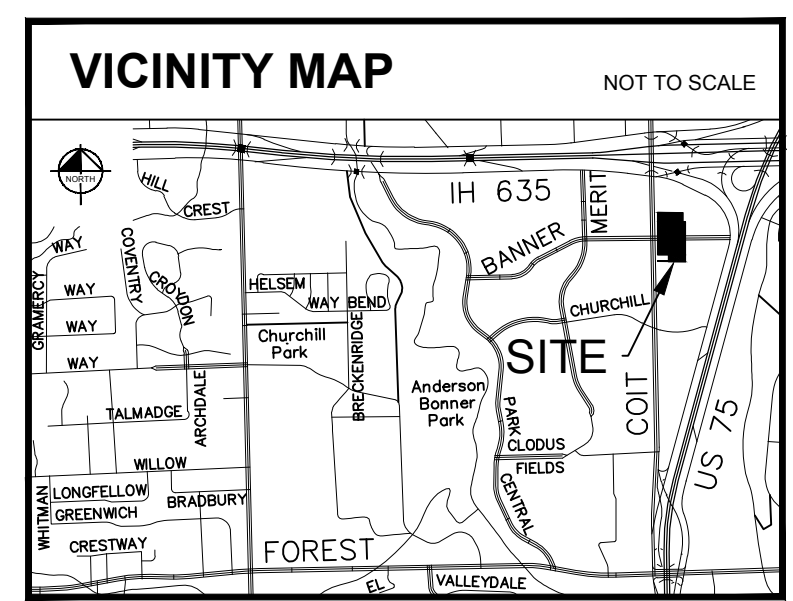
**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PREVIOUSLY PLATTED LOT.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. "THE GPS 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."
4. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.



**LEGEND**

R	ROOF DRAIN	MS	MAIL BOX
TV	CABLE TV BOX	S	SANITARY SEWER CLEAN OUT
CH	CABLE TV HANDHOLE	SM	SANITARY SEWER MANHOLE
CM	CABLE TV MANHOLE	SMFL	SANITARY SEWER MARKER FLAG
CMFL	CABLE TV MARKER FLAG	SMFLS	SANITARY SEWER MARKER SIGN
CTMS	CABLE TV MARKER SIGN	ST	STORM SEWER SEPTIC TANK
CV	CABLE TV VAULT	STB	STORM SEWER BOX
C	COMMUNICATIONS BOX	SD	STORM SEWER DRAIN
CMH	COMMUNICATIONS HANDHOLE	SMN	STORM SEWER MANHOLE
CMFL	COMMUNICATIONS MARKER FLAG	STNS	STORM SEWER SIGN
CMFLS	COMMUNICATIONS MARKER SIGN	STSD	STORM SEWER SIGN DRAIN
CV	COMMUNICATIONS VAULT	T	TRAFFIC COLLARD
E	ELEVATION BENCHMARK	TB	TRAFFIC BOX
FO	FIBER OPTIC BOX	CWS	CROSS WALK SIGNAL
FOH	FIBER OPTIC HANDHOLE	TH	TRAFFIC HANDLE
FOFL	FIBER OPTIC MARKER FLAG	THM	TRAFFIC MARKER SIGN
FOFLS	FIBER OPTIC MARKER SIGN	TB	TRAFFIC SIGN
FOV	FIBER OPTIC VAULT	TV	TRAFFIC VAULT
MW	MONITORING WELL	U	UNIDENTIFIED BOX
G	GAS HANDHOLE	UH	UNIDENTIFIED HANDHOLE
GM	GAS METER	UM	UNIDENTIFIED METER
GMFL	GAS MARKER FLAG	UMFL	UNIDENTIFIED MARKER FLAG
GMFLS	GAS MARKER SIGN	UMFLS	UNIDENTIFIED MARKER SIGN
GS	GAS SIGN	UP	UNIDENTIFIED POLE
GT	GAS TANK	UT	UNIDENTIFIED TANK
GV	GAS VALVE	UV	UNIDENTIFIED VALVE
TB	TELEPHONE BOX	U	UNIDENTIFIED VALVE
TH	TELEPHONE HANDHOLE	T	TREE
THM	TELEPHONE MARKER SIGN	W	WATER BOX
THS	TELEPHONE MARKER SIGN	WF	WATER FIRE DEPT CONNECTION
THV	TELEPHONE VAULT	WH	WATER HANDHOLE
EM	ELECTRIC METER	WM	WATER METER
EMFL	ELECTRIC METER FLAG	WMFL	WATER MARKER FLAG
EMFLS	ELECTRIC METER SIGN	WMFLS	WATER MARKER SIGN
EL	ELECTRIC LINE	WV	WATER VAULT
EP	ELECTRIC POLE	WR	WATER RELEASE VALVE
FL	FLOOD LIGHT	IRF	IRON ROD FOUND
GA	GUY ANCHOR	IRF	IRON ROD FOUND
EM	ELECTRIC METER	IRF	IRON ROD FOUND
EMFL	ELECTRIC METER FLAG	IRF	IRON ROD FOUND
EMFLS	ELECTRIC METER SIGN	IRF	IRON ROD FOUND
U	UTILITY POLE	IRF	IRON ROD FOUND
ET	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
EV	ELECTRIC VAULT	IRF	IRON ROD FOUND
HP	HANDICAPPED PARKING	IRF	IRON ROD FOUND
AD	ALUMINUM DISK FOUND	IRF	IRON ROD FOUND
CON	CONCRETE MONUMENT WITH "X" CUT FOUND	IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY	IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT	IRF	IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY TEXAS	IRF	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	IRF	IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	IRF	IRON ROD FOUND
VL	VOLUME	IRF	IRON ROD FOUND
PG.	PAGE	IRF	IRON ROD FOUND
INST. NO.	INSTRUMENT NUMBER	IRF	IRON ROD FOUND



**LEGEND**

- P.O.B. = POINT OF BEGINNING  
XF = "X" CUT IN CONCRETE FOUND  
IRF = IRON ROD FOUND  
AMON = STANDARD CITY OF DALLAS 3-1/4" ALUMINUM DISK STAMPED "WINKELMANN & ASSOCIATES COIT-CHURCHILL ADDITION RPLS 5714" FOUND  
COMON = CONCRETE MONUMENT WITH "X" CUT FOUND  
R.O.W. = RIGHT-OF-WAY  
CM = 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  
VL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NUMBER

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - -	EASEMENT LINE
----	BUILDING LINE
----	WATER LINE
----	SANITARY SEWER LINE
----	STORM SEWER LINE
----	UNDERGROUND GAS LINE
----	OVERHEAD UTILITY LINE
----	UNDERGROUND ELECTRIC LINE
----	UNDERGROUND TELEPHONE LINE
----	FENCE
----	CONCRETE PAVEMENT
----	ASPHALT PAVEMENT

OWNER/APPLICANT:  
JP-BANNER, LP  
2435 N. CENTRAL EXPWY, SUITE 1650  
RICHARDSON, TEXAS 75080  
CONTACT: S. FLORSHEIM  
PHONE: 972-458-7600  
EMAIL: SFLORSHEIM@JPPARTNERS.NET

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
CONTACT: SARAH SCOTT, P.E.  
PHONE: 972-770-1300  
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

**PRELIMINARY PLAT**  
**NORTH CENTRAL PLAZA**  
**LOTS 1B1 & 1B2, BLOCK 17755**  
**BEING PART OF LOT 1B, BLOCK 17755**  
**NORTH CENTRAL PLAZA**  
**BEING 4.8140 ACRES OUT OF THE**  
**ALEXANDER THOMAS SURVEY, ABSTRACT NO. 1486**  
**MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S167-203**  
**ENGINEERING NO. 311T-**

**Kimley»Horn**

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'	JAD	DAB	MAY 2017	064458609	1 OF 1