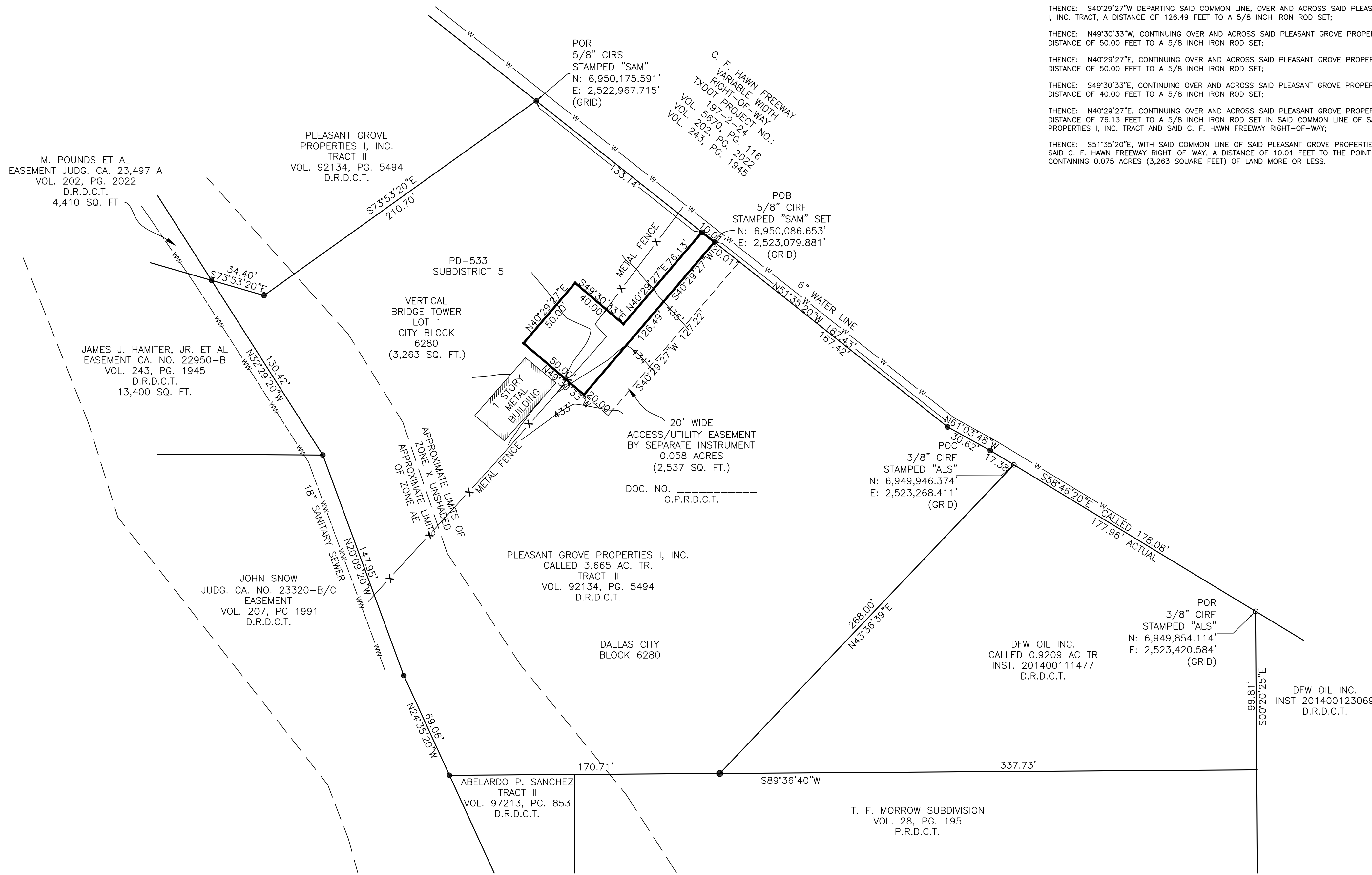
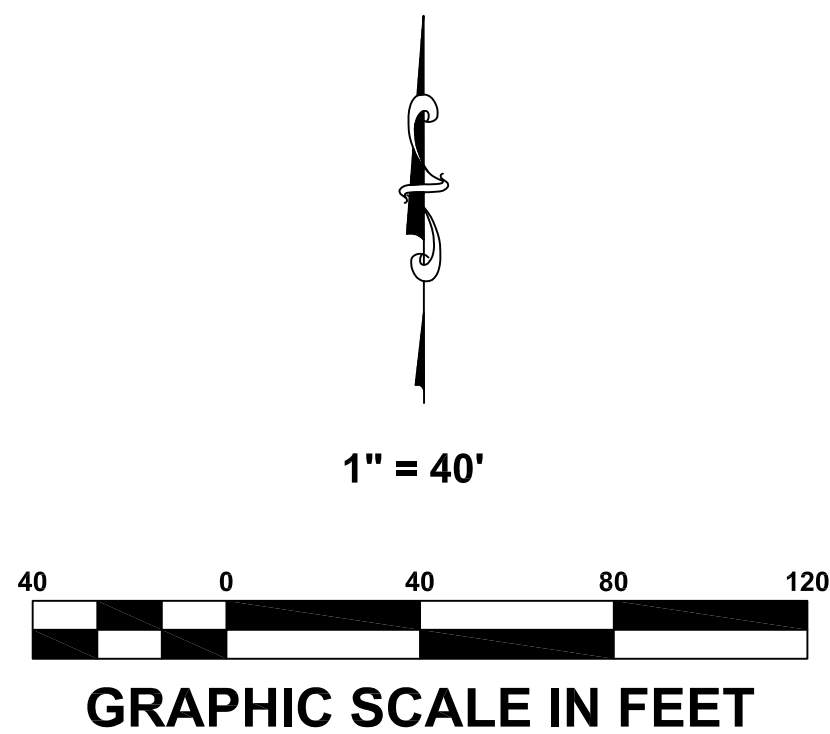


VICINITY MAP
NOT TO SCALE



- GENERAL NOTES:
- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARINGS ARE BASED ON GLOBAL POSITION SATELLITE (GPS) SYSTEMS OBSERVATIONS, UTILIZING A LOCAL REFERENCE NETWORK. COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD '83) AND ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
 - THE SUBJECT PROPERTY, BY SCALE, APPEARS TO LIE IN ZONE X NOT SHADED ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48113C0505J, PANEL 505 OF 725. EFFECTIVE DATE: AUG. 23, 2001.
 - THE PURPOSE OF THIS PLAT IS CREATE A LOT OUT OF EXISTING 3.665 ACRE, PLEASANT GROVE PROPERTIES I, INC. TRACT.
 - NO STRUCTURES ON SITE.

LEGEND

- 5/8" CAPPED IRON ROD SET (STAMPED "SAM")
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- BUILDING

OWNER	SURVEYOR
PLEASANT GROVE PROPERTIES I, INC. 7303 HAWN FREEWAY, DALLAS TEXAS, 75217 TEL. FAX.	SAM L.L.C. 7101 ENVOY COURT, DALLAS TEXAS, 75247 TEL. (214) 631-7888 FAX. (214) 631-7103

NO.	DATE	BY	REVISION

CITY PLAN FILE NO. S178 - 263

7101 Envoy Court, Dallas, TX 75247
Ph. 214.631.7888 Fax 214.631.7103
sam@saminco.biz www.saminco.biz

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JSW	SKW		07/10/18	1"=40'	44025	1

OWNERS CERTIFICATION AND LEGAL DESCRIPTION
STATE OF TEXAS §
COUNTY OF DALLAS §

BEING PART OF A 3.665 ACRE TRACT OF LAND SITUATED IN THE CORNELIUS COX SURVEY, ABSTRACT NUMBER 283, AND BEING PART OF DALLAS CITY BLOCK 6280, DALLAS COUNTY, TEXAS, CONVEYED TO PLEASANT GROVE PROPERTIES I, INC., A TEXAS CORPORATION, BY INSTRUMENT RECORDED IN VOLUME 92134, PAGE 5494, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALS" FOUND FOR THE EAST CORNER OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND THE NORTH CORNER OF A 0.921 ACRE TRACT OF LAND SITUATED IN SAID COX SURVEY, AND PART OF SAID BLOCK 6280, CONVEYED TO DFW OIL INC., BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 201400111477, SAID DEED RECORDS, AND BEING IN THE SOUTHWEST LINE OF THE C. F. HAWN FREEWAY RIGHT-OF-WAY, FROM WHICH A 3/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALS" FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF SAID DFW OIL INC. TRACT, THE NORTH CORNER OF A TRACT OF LAND SITUATED IN SAID COX SURVEY, CONVEYED TO SAID DFW OIL INC., BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 20140013069, SAID DEED RECORDS AND BEING IN SAID SOUTHWEST LINE OF C. F. HAWN FREEWAY RIGHT-OF-WAY BEARS S58°46'20"E, A DISTANCE OF 177.96 FEET (CALL DISTANCE OF 178.08 FEET), SAID POINT OF COMMENCING HAVING COORDINATES OF N: 6,949,946.37; E: 2,523,268.41 GRID;

THENCE: N58°46'20"W WITH THE COMMON LINE OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND SAID C. F. HAWN FREEWAY RIGHT-OF-WAY, A DISTANCE OF 17.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "SAM" SET (ALL OF THE FOLLOWING IRON RODS SET BEING SO CAPPED AND STAMPED);

THENCE: N61°03'48"W CONTINUING WITH THE COMMON LINE OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND SAID C. F. HAWN FREEWAY RIGHT-OF-WAY, A DISTANCE OF 30.62 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N51°35'20"W WITH THE COMMON LINE OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND SAID C. F. HAWN FREEWAY RIGHT-OF-WAY, A DISTANCE OF 187.43 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND SITUATED IN SAID COX SURVEY, AND BEING PART OF SAID BLOCK 6280, CONVEYED TO SAID PLEASANT GROVE PROPERTIES I, INC., BEING DESCRIBED AS TRACT II IN SAID INSTRUMENT RECORDED IN VOLUME 92134, PAGE 5494 BEARS N51°35'20"W, A DISTANCE OF 143.15 FEET, SAID POINT OF BEGINNING HAVING COORDINATES OF N: 6,950,086.65; E: 2,523,079.88 GRID;

THENCE: S40°29'27"W DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID PLEASANT GROVE PROPERTIES I, INC. TRACT, A DISTANCE OF 126.49 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N49°30'33"W, CONTINUING OVER AND ACROSS SAID PLEASANT GROVE PROPERTIES I, INC. TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N40°29'27"E, CONTINUING OVER AND ACROSS SAID PLEASANT GROVE PROPERTIES I, INC. TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: S49°30'33"E, CONTINUING OVER AND ACROSS SAID PLEASANT GROVE PROPERTIES I, INC. TRACT, A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N40°29'27"E, CONTINUING OVER AND ACROSS SAID PLEASANT GROVE PROPERTIES I, INC. TRACT, A DISTANCE OF 76.13 FEET TO A 5/8 INCH IRON ROD SET IN SAID COMMON LINE OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND SAID C. F. HAWN FREEWAY RIGHT-OF-WAY;

THENCE: S51°35'20"E, WITH SAID COMMON LINE OF SAID PLEASANT GROVE PROPERTIES I, INC. TRACT AND SAID C. F. HAWN FREEWAY RIGHT-OF-WAY, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.075 ACRES (3,263 SQUARE FEET) OF LAND MORE OR LESS.

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT PLEASANT GROVE PROPERTIES I, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ITS ULTRA
AUTHORIZED AGENT
DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS VERTICAL BRIDGE TOWER, 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 SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE OR KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 PURPOSES 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 WASTE WATER 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 WASTE WATER 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 _____, 2018

BY: PLEASANT GROVE PROPERTIES I,
A TEXAS CORPORATION.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, KEVIN WENDELL, 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, AND THE 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

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.

KEVIN WENDELL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5500

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED KEVIN WENDELL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
VERTICAL BRIDGE TOWER
LOT 1, CITY BLOCK 6280
0.075 ACRES (3,263 SQ. FT.)
BEING PART OF A 3.665 ACRE TRACT
SITUATED IN THE
CORNELIUS COX SURVEY, ABSTRACT NO. 283
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

VERTICAL BRIDGE TOWER PLAT