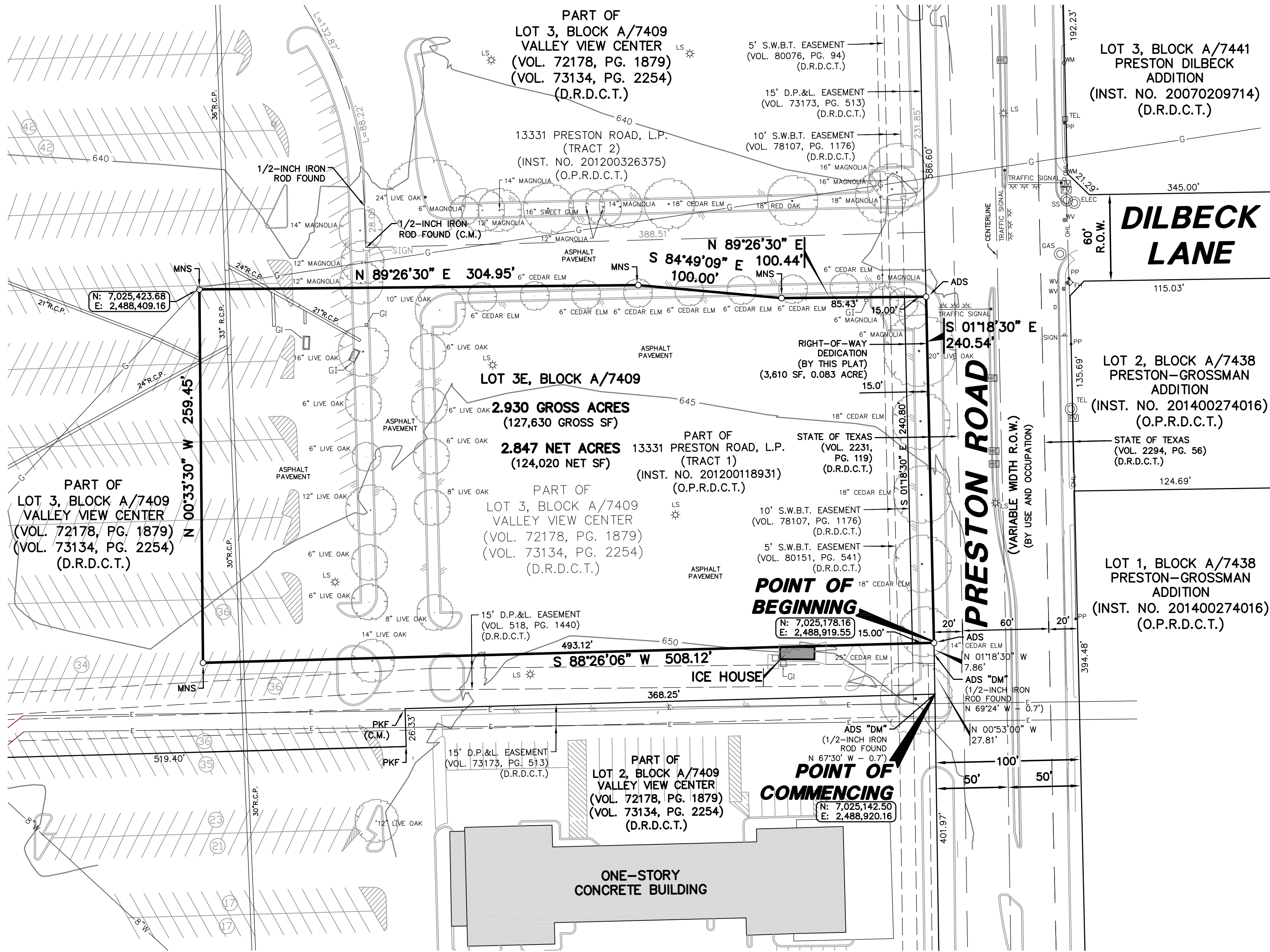


VICINITY MAP
(NOT TO SCALE)



LEGEND

AC	A/C UNIT	STM	STORM SEWER MANHOLE
AD	AREA DRAIN	TV	TELEPHONE VAULT
CD	CLEANOUT	TM	TELEPHONE MANHOLE
CB	CABLE VAULT	WU	WATER METER
ELEC	ELECTRIC BOX	WV	WATER VALVE
ELEC	ELECTRIC MANHOLE	MNS	MAG NAIL W/ "PACHECO KOCH - DM III" WASHER SET
EM	ELECTRIC METER	PKF	PK-NAIL FOUND
EV	ELECTRIC VAULT	XF	"+" CUT IN CONCRETE FOUND
FD	FIRE DEPT. CONN.	ADS	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - DM" SET
PH	FIRE HYDRANT	ADS	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - DM III" SET
GI	GRATE INLET	(C.M.)	CONTROLLING MONUMENT
GM	GAS METER	(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
GS	GAS TEST STATION	(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
GV	GAS VALVE	---	PROPERTY LINE
GA	GUY ANCHOR	---	EASEMENT LINE
HH	HAND HOLE (TYPE UNKNOWN)	---	SETBACK LINE
HE	HAND HOLE ELECTRIC	X	FENCE
HC	HAND HOLE CABLE	---	OVERHEAD UTILITY LINE
HT	HAND HOLE TELEPHONE	---	UNDERGROUND ELECTRIC LINE
ICV	IRRIGATION CONTROL VALVE	---	UNDERGROUND GAS LINE
LS	LIGHT STANDARD	---	STORM DRAIN LINE
MH	MANHOLE (TYPE UNKNOWN)	---	WATER LINE
PP	POWER POLE	---	SANITARY SEWER LINE
PP	PP W/ GUY ANCHOR	---	EXIST. CONTOUR
SS	SAN. SEWER MANHOLE		
TEL	TELEPHONE BOX		
TSCD	TRAFFIC SIGNAL CONTROL		
TS	TRAFFIC SIGNAL		
TSP	TRAFFIC SIGNAL POLE		

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create 1 lot from a previously platted lot and to dedicate public right-of-way to the City of Dallas.
- All buildings to be demolished.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 13331 PRESTON ROAD, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **DALLAS MIDTOWN III, LOT 3E, BLOCK A/7409**, 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of 2016.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 13331 Preston Road, L.P. is the owner of a 2.930 acre tract of land situated in the H. Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879, as affected by Certificate of Error recorded in Volume 73134, Page 2254 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described as "Tract 1" in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200118931 of the Official Public Records of Dallas County, Texas; said 2.930 acre tract being more particularly described as follows:

COMMENCING, at a 3-inch aluminum disk stamped "PACHECO KOCH - DM" set in the west right-of-way line of Preston Road (a variable width right-of-way); said point being the northeast corner of Lot 2, Block A/7409 of said Valley View Center; from said point a 1/2-inch iron rod found bears North 67 degrees, 30 minutes West, a distance of 0.7 feet;

THENCE, in a northerly direction, along the said west line of Preston Road, the following two (2) calls:

North 00 degrees, 53 minutes, 00 seconds West, a distance of 27.81 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DM" set; from said point a 1/2-inch iron rod found bears North 69 degrees, 24 minutes West, a distance of 0.7 feet;

North 01 degrees, 18 minutes, 30 seconds West, a distance of 7.86 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DM III" set at the POINT OF BEGINNING;

THENCE, South 88 degrees, 26 minutes, 06 seconds West, departing the said west line of Preston Road, a distance of 508.12 feet to a MAG Nail with "PACHECO KOCH - DM III" washer set for corner;

THENCE, North 00 degrees, 33 minutes, 30 seconds West, a distance of 259.45 feet to a MAG Nail with "PACHECO KOCH - DM III" washer set for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 304.95 feet to a MAG Nail with "PACHECO KOCH - DM III" washer set for corner;

THENCE, South 84 degrees, 49 minutes, 09 seconds East, a distance of 100.00 feet to a MAG Nail with "PACHECO KOCH - DM III" washer set for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 100.44 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DM III" set for corner in the said west line of Preston Road;

THENCE, South 01 degrees, 18 minutes, 30 seconds East, along the said west line of Preston Road, a distance of 240.54 feet to the POINT OF BEGINNING;

CONTAINING: 127,630 square feet or 2.930 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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.

PRELIMINARY

RELEASED 7/26/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
DALLAS MIDTOWN III
LOT 3E, BLOCK A/7409
BEING A REPLAT OF
PART OF LOT 3, BLOCK A/7409
VALLEY VIEW CENTER,
AND BEING OUT OF THE
H. WILBURN SURVEY, ABSTRACT NO. 1567,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-251

SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
13331 PRESTON RD, L.P.
ALGODON I, L.P.
12222 MERIT DR, SUITE 120
DALLAS, TX 75251-2228
PH: 469-828-4277
CONTACT: SCOTT BECK

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805			
DRAWN BY JRM	CHECKED BY KCH	SCALE 1"=50'	DATE JULY 2016	JOB NUMBER 3374-14.285

M:\DWG\3374-14.285\DWG\SURVEY\CSD_2012\3374-14.285-PP (MIDTOWN III).DWG

DALLAS MIDTOWN III - PRELIMINARY PLAT