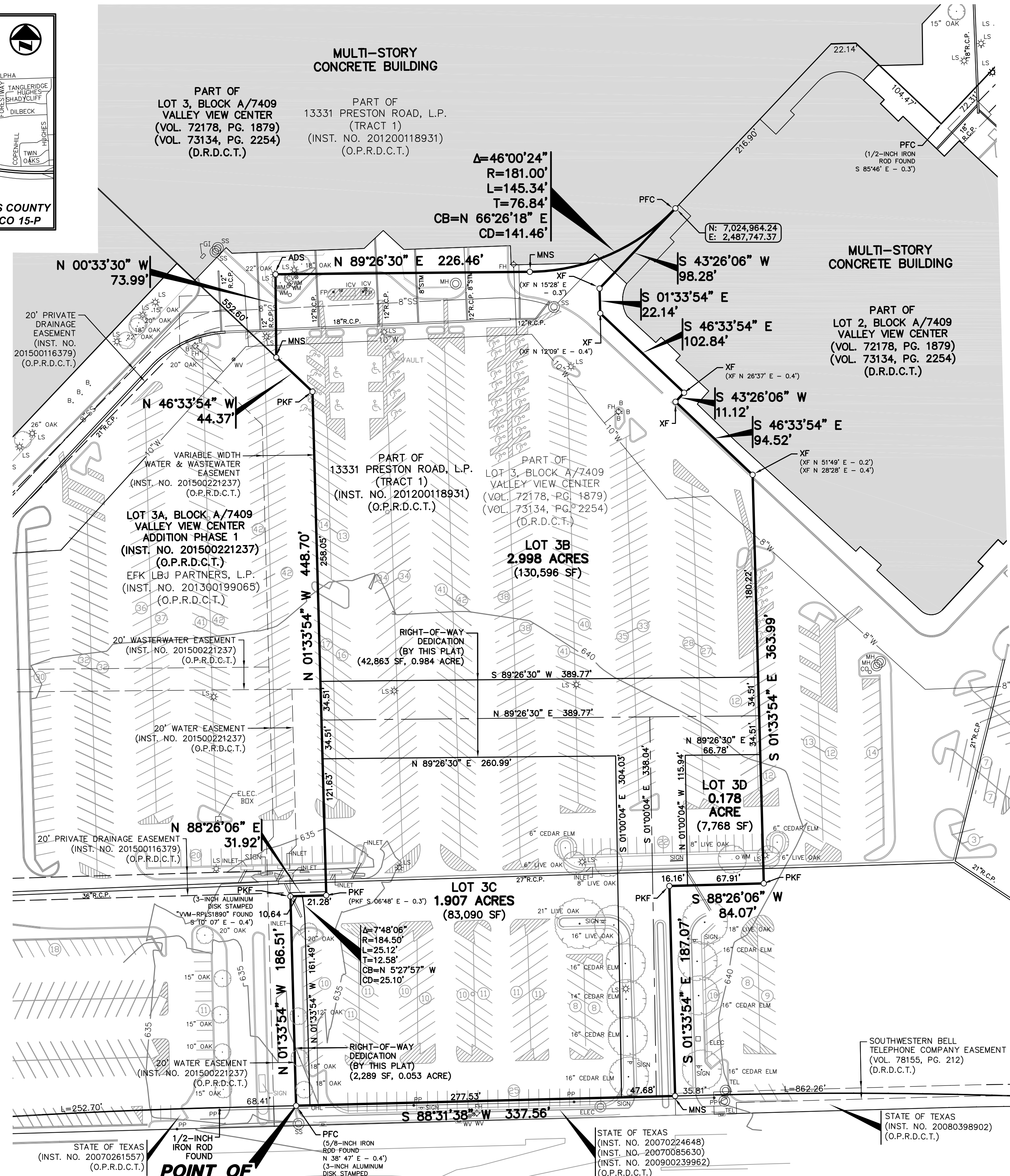


LOT	SQFT	ACRES
3B	130,596	2.998
3C	83,090	1.907
3D	7,768	0.178
R.O.W.	45,152	1.037
<b>TOTAL</b>	<b>266,606</b>	<b>6.120</b>



**POINT OF BEGINNING**  
 N: 7,024,165.28  
 E: 2,487,409.68

**INTERSTATE HIGHWAY 635**  
 (LYNDON B. JOHNSON FREEWAY)  
 (VARIABLE WIDTH R.O.W.)  
 (VOL. 189, PG. 75)  
 (D.R.D.C.T.)

**LEGEND**

ACB A/C UNIT	TSP TRAFFIC SIGNAL POLE
AD AREA DRAIN	TV TELEPHONE VAULT
CO CLEANOUT	STM STORM SEWER MANHOLE
CB CABLE VAULT	TEL TELEPHONE MANHOLE
ELEC ELECTRIC BOX	TEL VAULT (TYPE UNKNOWN)
ELEC ELECTRIC MANHOLE	WM WATER METER
EMB ELECTRIC METER	WV WATER VALVE
EV ELECTRIC VAULT	MNS MAG NAIL W/ "PACHECO KOCH - DM II" WASHER SET
FDC FIRE DEPT. CONN.	PKF PK-NAIL FOUND
FD FIRE HYDRANT	XF "4" CUT IN CONCRETE FOUND
GI GRATE INLET	ADS 3-INCH ALUMINUM DISK STAMPED
GM GAS METER	"PACHECO KOCH - DM II" SET
GV GAS VALVE	PFC POINT FOR CORNER
GY GAS VALVE	(C.M.) CONTROLLING MONUMENT
HA HAND HOLE (TYPE UNKNOWN)	(D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
HE HAND HOLE ELECTRIC	(O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
HC HAND HOLE CABLE	PROPERTY LINE
HT HAND HOLE TELEPHONE	EASEMENT LINE
ICV IRRIGATION CONTROL VALVE	SEBACK LINE
LS LIGHT STANDARD	FENCE
MH MANHOLE (TYPE UNKNOWN)	OH OVERHEAD UTILITY LINE
PP POWER POLE	U UNDERGROUND ELECTRIC LINE
PP-W/GUY ANCHOR	UG UNDERGROUND GAS LINE
SD SAN. SEWER MANHOLE	SD STORM DRAIN LINE
TEL TELEPHONE BOX	W WATER LINE
TSCD TRAFFIC SIGNAL CONTROL	6" W SANITARY SEWER LINE
TS TRAFFIC SIGNAL	6" S EXIST CONTOUR

**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 three lots 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 II, LOTS 3B, 3C, AND 3D, 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

**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 7/21/16 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

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 210  
 DALLAS, TX 75251-2228  
 PH: 469-828-4277  
 CONTACT: SCOTT BECK

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, 13331 Preston Road, L.P. is the owner of a 6.120 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 6.120 acre tract being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line Interstate Highway 635 (Lyndon B. Johnson Freeway) (a variable width right-of-way); said point being the southeast corner of Lot 3A, Block A/7409, Valley View Center Addition Phase I, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500221237 of said Official Public Records; from said point a 5/8-inch iron rod found bears North 38 degrees, 47 minutes East, a distance of 0.4 feet and a 3-inch aluminum disk stamped "VVM-RPLS1890" found bears South 81 degrees, 10 minutes East, a distance of 0.3 feet;

THENCE, departing the said north line of Interstate Highway 635 and along the east line of said Lot 3A, the following four (4) calls:

North 01 degrees, 33 minutes, 54 seconds West, a distance of 186.51 feet to a PK-Nail found for corner; from said point a 3-inch aluminum disk stamped "VVM-RPLS1890" found bears South 10 degrees, 07 minutes East, a distance of 0.4 feet;

North 88 degrees, 26 minutes, 06 seconds East, a distance of 31.92 feet to a PK-Nail found for corner; from said point a PK-Nail found bears South 06 degrees, 48 minutes East, a distance of 0.3 feet;

North 01 degrees, 33 minutes, 54 seconds West, a distance of 448.70 feet to a PK-Nail found for corner;

North 46 degrees, 33 minutes, 54 seconds West, a distance of 44.37 feet to a MAG Nail with "PACHECO KOCH - DM II" washer set for corner;

THENCE, North 00 degrees, 33 minutes, 30 seconds West, a distance of 73.99 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - DM II" set for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 226.46 feet to a MAG Nail with "PACHECO KOCH - DM II" washer set at the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction, along said curve to the left, having a central angle of 46 degrees, 00 minutes, 24 seconds, a radius of 181.00 feet, a chord bearing and distance of North 66 degrees, 26 minutes, 18 seconds East, 141.46 feet, an arc distance of 145.34 feet to a point in the west line of Lot 2, Block A/7409 of said Valley View Center at the end of said curve;

THENCE, in a southerly direction, along the said west line of Lot 2, the following eight (8) calls:

South 43 degrees, 26 minutes, 06 seconds West, a distance of 98.28 feet to a point for corner;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 22.14 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 12 degrees, 09 minutes East, a distance of 0.4 feet;

South 46 degrees, 33 minutes, 54 seconds East, a distance of 102.84 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 26 degrees, 37 minutes East, a distance of 0.4 feet;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 11.12 feet to a "+" cut in concrete found for corner;

South 46 degrees, 33 minutes, 54 seconds East, a distance of 94.52 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 51 degrees, 49 minutes East, a distance of 0.2 feet and a "+" cut in concrete found bears North 28 degrees, 28 minutes East, a distance of 0.4 feet;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 363.99 feet to a PK-Nail found for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 84.07 feet to a PK-Nail found for corner;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 187.07 feet to a MAG Nail with "PACHECO KOCH - DM II" washer set for corner in the said north line of Interstate Highway 635;

THENCE, South 88 degrees, 31 minutes, 38 seconds West, along the said north line of Interstate Highway 635, a distance of 337.56 feet to the POINT OF BEGINNING;

CONTAINING: 266,606 square feet or 6.120 acres of land, more or less.

**PRELIMINARY PLAT**  
**DALLAS MIDTOWN II**  
**LOTS 3B, 3C, AND 3D,**  
**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. S156-256

<b>Pacheco Koch</b>	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"=100'	DATE JULY 2016
JOB NUMBER 3374-14.285	