


































## VICINITY MAP

(NOT TO SCALE)

## LEGEND

	PROPERTY CORNER
	MONUMENT OF RECORD DIGNITY
	SIGN
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	TELEPHONE PULLBOX
	PAINT STRIPE TELEPHONE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	ELECTRIC CONTROL BOX
	ELECTRIC HAND HOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	LIGHT POLE
	POWER POLE
	LIGHT POLE
	TRAFFIC SIGNAL POLE
	OVERHEAD ELECTRIC LINE
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE
	ABSTRACT LINE
	SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	5/8-INCH IRON ROD W/ "BGE" CAP SET
	CONTRUCTION MONUMENT
	POINT OF BEGINNING
	INSTRUMENT NUMBER
	VOLUME
	PAGE
	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	DEED RECORDS OF DALLAS COUNTY, TEXAS

**GENERAL NOTES:**

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, based on observations made on October 17, 2025 with an applied combined scale factor of 1.000136506.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0510K with an Effective Date of July 7, 2014.  
  
Zone X - Areas determined to be outside 500-year floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.
6. The purpose of this plat is to create one lot from the remainder of Lot 3.

PRELIMINARY PLAT  
**DALLAS MIDTOWN**  
 LOT 3E, BLOCK A/7409  
 A REPLAT OF LOT 3, BLOCK A/7409  
 VALLEY VIEW CENTER

BEING 2.927 ACRES SITUATED IN THE  
H. WILBURN SURVEY, ABSTRACT NO. 1567  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
DECEMBER 2025  
SHEET 1 OF 2  
CITY PLAN FILE NO. PLAT-25-000169

CITY PLAN FILE NO. PLAT-25-000169

**OWNER**

**MIDTOWN PREMIER OWNER LLC**  
13101 Preston Road, Suite 510  
Dallas, Texas 75240  
Contact: Yochoua Arrouas  
Phone: 979-574-5523

**SURVEYOR**

**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPELS Firm No. 10106500

Contact: Russ Tidwell, R.P.L.S.  
817-618-5694 • Email: [rtidwell@bgeinc.com](mailto:rtidwell@bgeinc.com)

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Midtown Premier Owner LLC is the owner of a 2.927-acre (127,517-square-foot) tract of land situated in the Hiram Wilburn Survey, Abstract No. 1567, in the City of Dallas, Dallas County, Texas; being part of that called 2.930-acre tract of land described in Special Warranty Deed to Midtown Premier Owner LLC as recorded in Instrument No. 202500207072; and being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas as recorded in Volume 72178, Page 1879 and Volume 73134, Page 2254 of the Deed Records of Dallas County, Texas; said 2.927-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at an aluminum disk stamped "KHA Midtown" found for corner in the east line of said 2.930-acre tract; said point being at the north end of a right-of-way corner clip at the intersection of the west right-of-way line of Preston Road (100-foot-wide right-of-way) and the north right-of-way line of James Temple Drive (62-foot-wide right-of-way);

THENCE, South 43 degrees 34 minutes 26 seconds West, with said corner clip, a distance of 21.26 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the west end of said corner clip; said point being in the south line of said 2.930-acre tract;

THENCE, South 88 degrees 26 minutes 06 seconds West, with the south line of said 2.930-acre tract and the north line of said James Temple Drive at a distance of 493.11 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being at the southwest corner of said 2.930-acre tract; from said point a PK nail found for a salient corner in the south line of said Lot 3 bears South 67 degrees 36 minutes 12 seconds East, a distance of 152.66 feet;

THENCE, North 00 degrees 33 minutes 30 seconds West, departing north line of said James Temple Drive, with the west line of said 2.930-acre tract, a distance of 259.45 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being at the northeast corner of said 2.930-acre tract;

THENCE, in an easterly direction, with the north line of said 2.930-acre tract, the following three (3) courses and distances;

North 89 degrees 26 minutes 30 seconds East, a distance of 304.95 to a 5/8-inch iron rod with "BGE" cap set for corner;

South 84 degrees 49 minutes 09 seconds East, a distance of 100.00 to a 5/8-inch iron rod with "BGE" cap set for corner;

North 89 degrees 26 minutes 30 seconds East, a distance of 100.44 to a 5/8-inch iron rod with "BGE" cap set for corner; said point being at the northeast corner of said 2.930-acre tract; said point being in the west line of said Preston Road;

THENCE, South 01 degrees 18 minutes 30 seconds East, with the west line of said Preston Road and the east line of said 2.930-acre tract, a distance of 225.54 feet to the POINT OF BEGINNING and containing an area of 2.927 acres or 127,517 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MIDTOWN PREMIER OWNER LLC**, acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as **DALLAS MIDTOWN**, 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 part 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 requires 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 the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
(Printed name of authorized signature)  
(Corporate title of authorized agent)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

I, Russell M. Tidwell II, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2025.

Released for client review purposes only on December 18, 2025.

Russell M. Tidwell II, RPLS No. 7142

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Russell M. Tidwell II, 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 and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

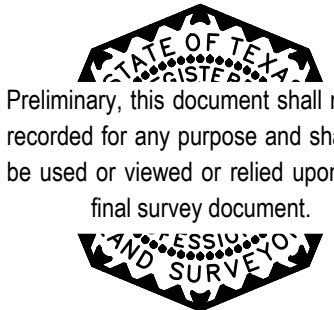
\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas



PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL  
I, \_\_\_\_\_, Chairperson or \_\_\_\_\_, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

\_\_\_\_\_  
Secretary

PRELIMINARY PLAT  
DALLAS MIDTOWN  
LOT 3E, BLOCK A/7409  
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13101 Preston Road, Suite 510  
Dallas, Texas 75240  
Contact: Yochoua Arrouas  
Phone: 979-574-5523

SURVEYOR

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