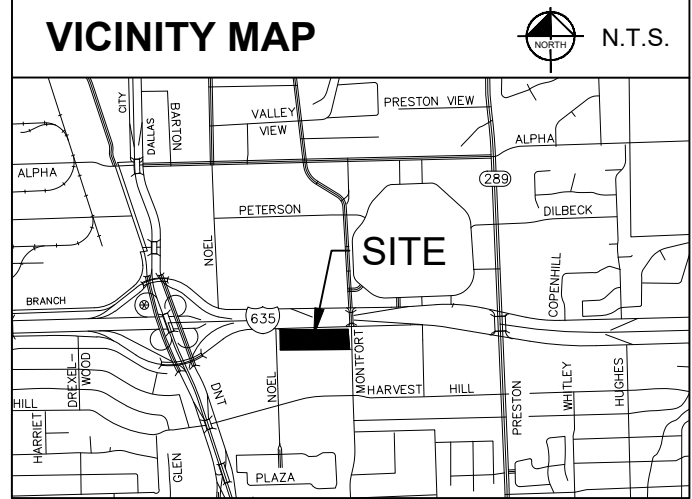
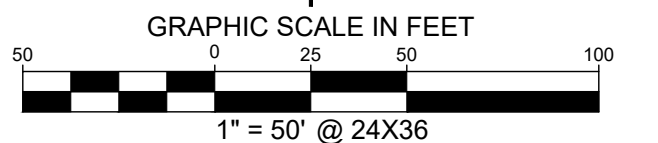
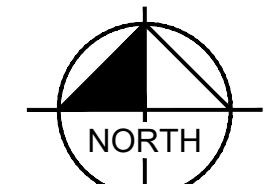


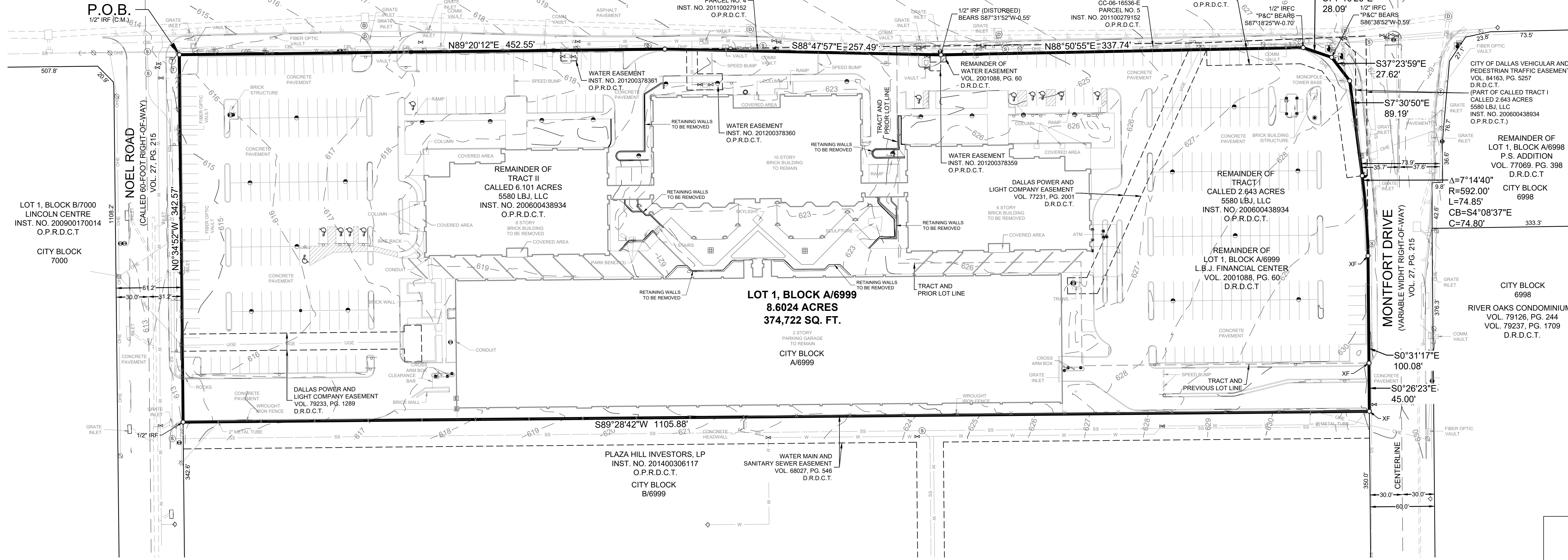
INTERSTATE HIGHWAY 635
LYNDON B. JOHNSON FREEWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 189, PG. 75



LINE TYPE LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING LINE
[Symbol]	WATER LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]	FENCE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT

- GENERAL NOTES:**
- The purpose of this plat is to create one lot from a portion of a previously platted lot and a portion of an unplatted tract.
 - The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sft), on grid coordinate values, no scale and no projection.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - Buildings that will be removed, and buildings that will remain are noted in the drawing.



LEGEND

[Symbol]	ROOF DRAIN	[Symbol]	MAIL BOX
[Symbol]	CABLE TV BOX	[Symbol]	NEWS STAND
[Symbol]	CABLE TV HANDHOLE	[Symbol]	PHONE BOOTH
[Symbol]	CABLE TV MANHOLE	[Symbol]	SECURITY CAMERA
[Symbol]	CABLE TV MARKER FLAG	[Symbol]	TRASH BIN
[Symbol]	CABLE TV MARKER SIGN	[Symbol]	SANITARY SEWER BOX
[Symbol]	CABLE TV VAULT	[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	COMMUNICATIONS BOX	[Symbol]	SANITARY SEWER HANDHOLE
[Symbol]	COMMUNICATIONS HANDHOLE	[Symbol]	SANITARY SEWER LIFT STATION
[Symbol]	COMMUNICATIONS MANHOLE	[Symbol]	SANITARY SEWER METER
[Symbol]	COMMUNICATIONS MARKER FLAG	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	COMMUNICATIONS MARKER SIGN	[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	COMMUNICATIONS VAULT	[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	ELEVATION BENCHMARK	[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	FLOW DIRECTION	[Symbol]	SANITARY SEWER VAULT
[Symbol]	FIBER OPTIC BOX	[Symbol]	STORM SEWER BOX
[Symbol]	FIBER OPTIC HANDHOLE	[Symbol]	STORM SEWER CLEAN OUT
[Symbol]	FIBER OPTIC MANHOLE	[Symbol]	STORM SEWER HANDHOLE
[Symbol]	FIBER OPTIC MARKER FLAG	[Symbol]	STORM SEWER METER
[Symbol]	FIBER OPTIC MARKER SIGN	[Symbol]	STORM SEWER MANHOLE
[Symbol]	FIBER OPTIC VAULT	[Symbol]	STORM SEWER MARKER FLAG
[Symbol]	FUEL TANK	[Symbol]	STORM SEWER MARKER SIGN
[Symbol]	GAS BOX	[Symbol]	STORM SEWER VAULT
[Symbol]	GAS HANDHOLE	[Symbol]	TRAFFIC MARKER
[Symbol]	GAS METER	[Symbol]	TRAFFIC BOLLARD
[Symbol]	GAS MANHOLE	[Symbol]	TRAFFIC BOX
[Symbol]	GAS MARKER FLAG	[Symbol]	CROSS WALK SIGNAL
[Symbol]	GAS SIGN	[Symbol]	TRAFFIC HANDHOLE
[Symbol]	GAS TANK	[Symbol]	TRAFFIC MANHOLE
[Symbol]	GAS VAULT	[Symbol]	TRAFFIC MARKER SIGN
[Symbol]	GAS VALVE	[Symbol]	TRAFFIC CAMERA
[Symbol]	GAS WELL	[Symbol]	TRAFFIC SENSOR
[Symbol]	TELEPHONE BOX	[Symbol]	TRAFFIC VAULT
[Symbol]	TELEPHONE HANDHOLE	[Symbol]	UNIDENTIFIED BOX
[Symbol]	TELEPHONE MANHOLE	[Symbol]	UNIDENTIFIED HANDHOLE
[Symbol]	TELEPHONE MARKER FLAG	[Symbol]	UNIDENTIFIED METER
[Symbol]	TELEPHONE MARKER SIGN	[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	TELEPHONE VAULT	[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	PIPELINE BOX	[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	PIPELINE HANDHOLE	[Symbol]	UNIDENTIFIED POLE
[Symbol]	PIPELINE METER	[Symbol]	UNIDENTIFIED TANK
[Symbol]	PIPELINE MANHOLE	[Symbol]	UNIDENTIFIED VAULT
[Symbol]	PIPELINE MARKER FLAG	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	PIPELINE MARKER SIGN	[Symbol]	TREE
[Symbol]	PIPELINE VAULT	[Symbol]	WATER BOX
[Symbol]	PIPELINE VALVE	[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	ELECTRIC BOX	[Symbol]	WATER HANDHOLE
[Symbol]	FLOOD LIGHT	[Symbol]	FIRE HYDRANT
[Symbol]	GUY ANCHOR	[Symbol]	WATER METER
[Symbol]	OUT ANCHOR POLE	[Symbol]	WATER MANHOLE
[Symbol]	ELECTRIC MANHOLE	[Symbol]	WATER MARKER FLAG
[Symbol]	LIGHT STANDARD	[Symbol]	WATER MARKER SIGN
[Symbol]	ELECTRIC METER	[Symbol]	WATER TANK
[Symbol]	ELECTRIC MANHOLE	[Symbol]	WATER VAULT
[Symbol]	ELECTRIC MARKER FLAG	[Symbol]	WATER VALVE
[Symbol]	ELECTRIC MARKER SIGN	[Symbol]	AIR RELEASE VALVE
[Symbol]	UTILITY POLE	[Symbol]	WATER WELL
[Symbol]	ELECTRIC SWITCH	[Symbol]	IRISC 5/8\"/>
[Symbol]	ELECTRIC TRANSFORMER	[Symbol]	IRFC IRON ROD WITH CAP FOUND
[Symbol]	ELECTRIC VAULT	[Symbol]	PKS PK NAIL SET
[Symbol]	HANDICAPPED PARKING	[Symbol]	PKF PK NAIL FOUND
[Symbol]	PARKING METER	[Symbol]	IRF IRON ROD FOUND
[Symbol]	RAILROAD BOX	[Symbol]	XS \"X\" CUT IN CONCRETE SET
[Symbol]	RAILROAD HANDHOLE	[Symbol]	XF \"X\" CUT IN CONCRETE FOUND
[Symbol]	RAILROAD SIGNAL	[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	RAILROAD SIGN	[Symbol]	P.O.C. POINT OF COMMENCING
[Symbol]	RAILROAD VAULT		
[Symbol]	SN		
[Symbol]	MARKER BILLBOARD		
[Symbol]	AC UNIT		
[Symbol]	BASKET BALL GOAL		
[Symbol]	BISE LOCATION		
[Symbol]	FLAG POLE		
[Symbol]	GOAL POST		
[Symbol]	ONBASE TRAP		
[Symbol]	IRRIGATION VALVE		

OWNERS CERTIFICATE:

WHEREAS, 5580 LBJ, LLC, is the owner of the tract of land situated in the Isalah Park Survey, Abstract No. 1144, Dallas County, Texas, and being part of Lot 1, Block A/6999 of L.B.J. Financial Center, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 2001088, Page 60 of the Deed Records of Dallas County, Texas and being part of Tract I and Tract II as described in Special Warranty Deed to 5580 LBJ, LLC recorded in Instrument No. 200600438934 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south right-of-way line of Interstate Highway 635 (a variable width right-of-way) and the east right-of-way line of Noel Road (a called 60-foot wide right-of-way) and being the northwest corner of said Tract II;

THENCE with said south right-of-way line of Interstate Highway 635, the following courses and distances:

- North 89°20'12" East, a distance of 452.55 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
- South 88°47'57" East, a distance of 257.49 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2" iron rod found (disturbed) bears South 87°31'52" West, a distance of 0.55 feet;
- North 88°50'55" East, a distance of 337.74 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2" iron rod with cap stamped "P8C" found bears South 87°18'25" West, a distance of 0.70 feet;
- South 71°10'20" East, a distance of 28.09 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2" iron rod with cap stamped "P8C" found bears South 86°38'52" West, a distance of 0.59 feet;
- South 37°23'59" East, a distance of 27.62 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Interstate Highway 635 and the west right-of-way line of Montfort Drive (a variable width right-of-way);

THENCE with said west right-of-way line of Montfort Drive, the following courses and distances:

- South 7°30'50" East, a distance of 89.19 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right, having a central angle of 7°14'40", a radius of 592.00 feet and a chord bearing and distance of South 4°08'37" East, a distance of 74.80 feet;
- In a southerly direction, with said non-tangent curve to the right, an arc distance of 74.85 feet to an "X" cut in concrete found for corner;
- South 0°26'23" East, a distance of 100.08 feet to an "X" cut in concrete found for corner;
- South 0°31'17" East, a distance of 45.00 feet to an "X" cut in concrete found for the northeast corner of a tract of land described in Special Warranty Deed to Plaza Hill Investors, LP recorded in Instrument No. 201400306117 of said Official Public Records and the southeast corner of said Tract I;

THENCE departing the said west right-of-way line of Montfort Drive and with the north line of said Plaza Hill Investors tract and the south lines of said Tracts I and II, South 89°28'42" West, a distance of 1105.88 feet to a 1/2" iron rod found for the southwest corner of said Tract II and the northwest corner of said Plaza Hill Investors, LP tract, in said east right-of-way line of Noel Road;

THENCE with said east right-of-way line of Noel Road and the west line of said Tract II, North 0°34'52" West, a distance of 342.57 feet to the **POINT OF BEGINNING** and containing 8.6024 acres or 374,722 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **5580 LBJ, LLC** does hereby adopt this plat, designating the herein described property as **MONTFORT AND 635 CENTER**, 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 the ____ day of ____, 20__.

By: _____
Name: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

Dated this the ____ day of ____, 2024.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER:
LBJ FINANCIAL OWNER LLC
ADDRESS: 411 WEST PUTNAM AVENUE
CONTACT: CHRISTOPHER DEPPOLITI
PHONE: 214-897-9769
EMAIL: CDEPPOLITI@ACRAMGROUP.COM

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TEXAS 75080
CONTACT: CALEB JONES P.E.
PHONE: 972-471-9403
EMAIL: CALEB.JONES@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidd, Chairperson or Brent Rubin, 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
LOT 1, BLOCK A/6999
MONTFORT AND 635 CENTER
PART OF LOT 1, BLOCK A/6999,
L.B.J. FINANCIAL CENTER AND
PART OF CITY BLOCK NO. 6999
BEING 8.6024 ACRES OUT OF
ISAIAH PARK SURVEY, ABSTRACT NO. 1144
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-172
WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn
2500 Pacific Avenue
Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	LDV	JAD	Aug. 2024	064613700	1 OF 1

DWG NAME: F:\DALLAS\PROJECTS\2024\234-172\MONTFORT AND 635 CENTER\DWG\234-172-172.PLT PLOTTED BY: B\ALLI, ELIZABETH/8/27/2024 2:57 PM LAST SAVED: 8/27/2024 10:16 AM