

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	STORM SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS METER	UNIDENTIFIED METER
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED TANK
GAS VAULT	UNIDENTIFIED VAULT
GAS VALVE	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	UNIDENTIFIED VALVE
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
ELECTRIC MANHOLE	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC VAULT	IRISCP 5/8" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
ELECTRIC MANHOLE	RRSF 1/2" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
ELECTRIC MARKER FLAG	RRSF 3/4" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
ELECTRIC MARKER SIGN	P.O.B. POINT OF BEGINNING
ELECTRIC TRANSFORMER	P.O.C. POINT OF COMMENCING
ELECTRIC VAULT	C.M. CONTROLLING MONUMENT
HANDICAPPED PARKING	
NO SIGN	
MANHOLE BILLBOARD	
BORE LOCATION	
FLAG POLE	
GREASE TRAP	

LEGEND:
P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
ADS = 3-1/4" ALUMINUM DISK STAMPED "CORE5 PERIMETER PARK KHA" SET
XF = "X" CUT IN CONCRETE FOUND
RRSF = RAILROAD SPIKE FOUND
FMON = FLOODWAY MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL., PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0360L for Dallas, Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within

ZONE X defined as "Areas determined to be outside the 0.2% annual chance floodplain"

ZONE X (SHADED) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

ZONE AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

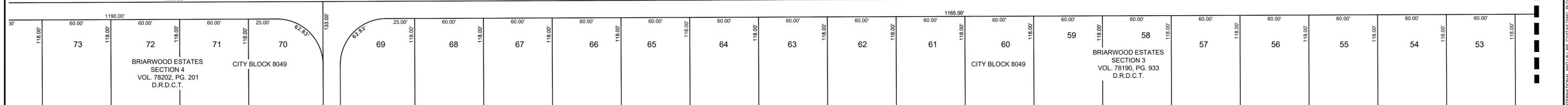
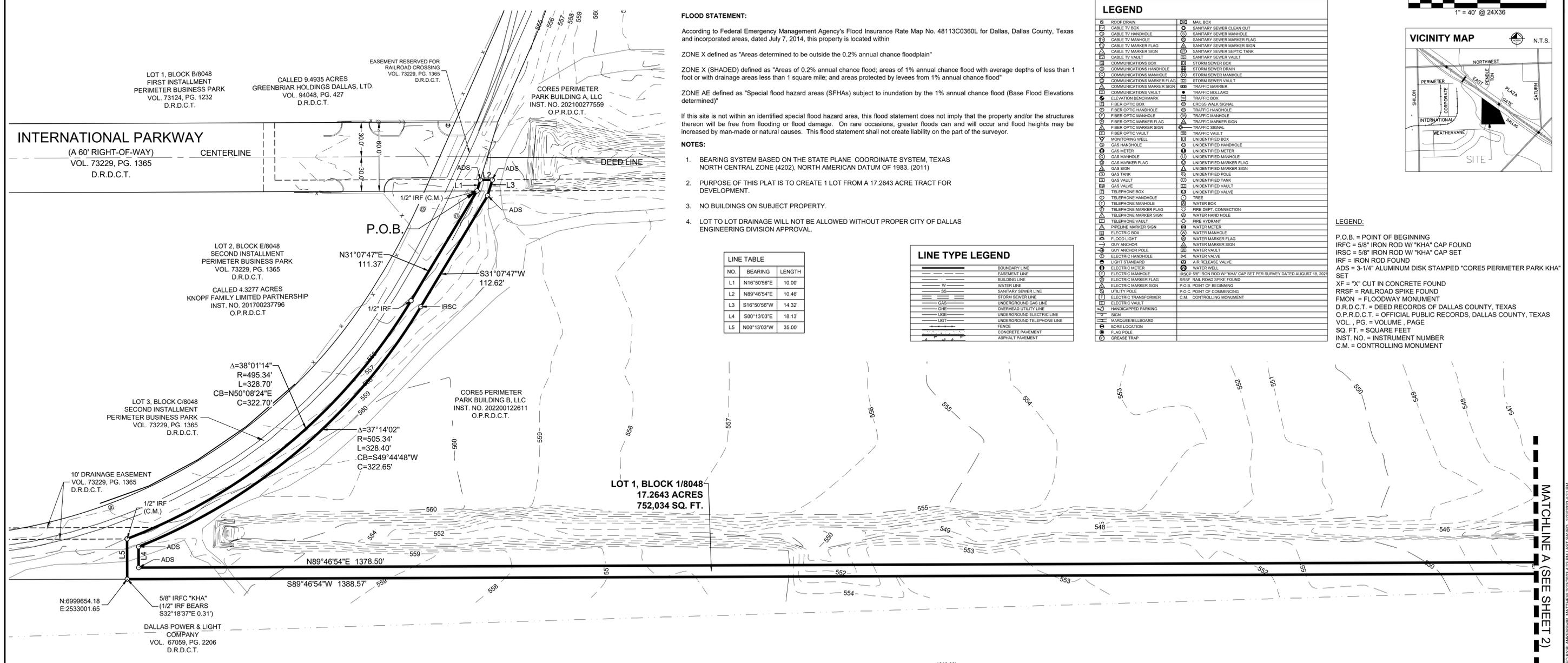
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. (2011)
2. PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
3. NO BUILDINGS ON SUBJECT PROPERTY.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°50'56"E	10.00'
L2	N89°46'54"E	10.46'
L3	S16°50'56"W	14.32'
L4	S00°13'03"E	18.13'
L5	N00°13'03"W	35.00'

LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
SS	STORM SEWER LINE
SS	UNDERGROUND GAS LINE
SS	OVERHEAD UTILITY LINE
SS	UNDERGROUND ELECTRIC LINE
SS	UNDERGROUND TELEPHONE LINE
SS	LOT
SS	FENCE
SS	CONCRETE PAVEMENT
SS	ASPHALT PAVEMENT



OWNER:
CORE5 PERIMETER PARK BUILDING B, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@csip.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-776-1780
EMAIL: dan.gallagher@kimley-horn.com

OWNER:
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DALLAS, TEXAS 75248
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PHONE: 972-362-8725
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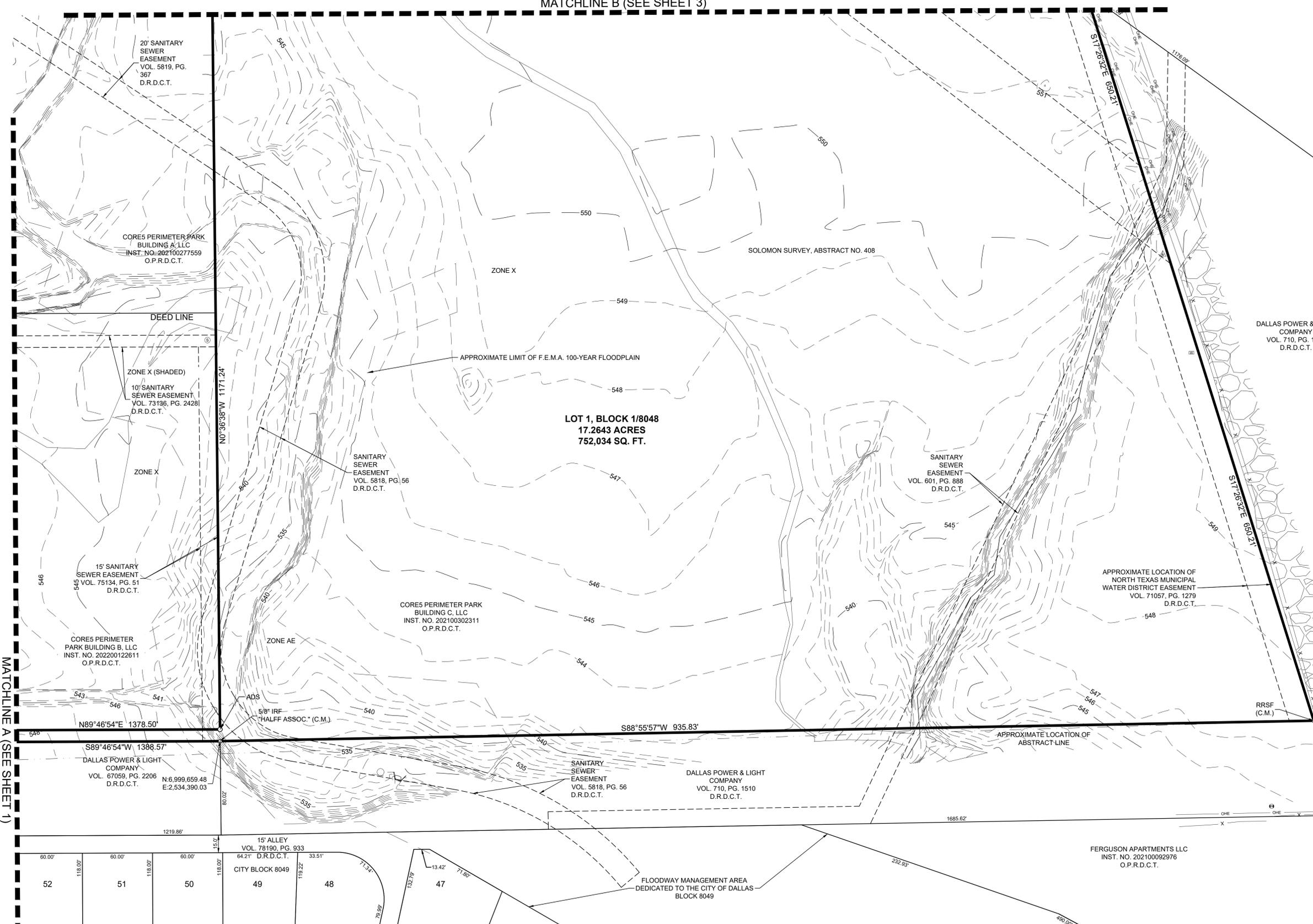
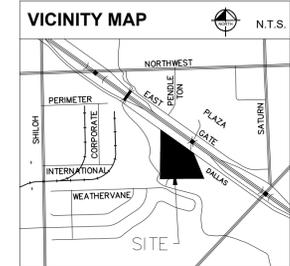
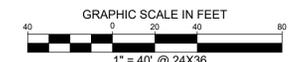
SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
BEING 17.2643 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-_____
PAVING AND DRAINAGE NO. DP22-_____
Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	FEB. 2023	064513407	1 OF 4

DRAWN BY: LDV, CHECKED BY: JAD, DATE: FEB. 2023, PROJECT NO.: 064513407, SHEET NO.: 1 OF 4

MATCHLINE B (SEE SHEET 3)



LEGEND	
□	ROOF DRAIN
□	CABLE TV BOX
○	CABLE TV HANDHOLE
○	CABLE TV MARKER FLAG
○	CABLE TV MARKER SIGN
○	CABLE TV VAULT
□	COMMUNICATIONS BOX
○	COMMUNICATIONS HANDHOLE
○	COMMUNICATIONS MARKER FLAG
○	COMMUNICATIONS MARKER SIGN
○	COMMUNICATIONS VAULT
○	ELEVATION BENCHMARK
○	FIBER OPTIC BOX
○	FIBER OPTIC HANDHOLE
○	FIBER OPTIC MANHOLE
○	FIBER OPTIC MARKER FLAG
○	FIBER OPTIC MARKER SIGN
○	FIBER OPTIC VAULT
○	MONITORING WELL
○	GAS HANDHOLE
○	GAS METER
○	GAS MANHOLE
○	GAS MARKER FLAG
○	GAS SIGN
○	GAS TANK
○	GAS VAULT
○	GAS VALVE
○	TELEPHONE BOX
○	TELEPHONE HANDHOLE
○	TELEPHONE MANHOLE
○	TELEPHONE MARKER FLAG
○	TELEPHONE MARKER SIGN
○	TELEPHONE VAULT
○	PIPELINE MARKER SIGN
○	ELECTRIC BOX
○	FLOOD LIGHT
○	GUY ANCHOR
○	GUY ANCHOR POLE
○	ELECTRIC HANDHOLE
○	LIGHT STANDARD
○	ELECTRIC METER
○	ELECTRIC MANHOLE
○	ELECTRIC MARKER FLAG
○	ELECTRIC MARKER SIGN
○	UTILITY POLE
○	ELECTRIC TRANSFORMER
○	ELECTRIC VAULT
○	HANDICAPPED PARKING
○	IRON
○	MARQUEE/BILLBOARD
○	BORE LOCATION
○	FLAG POLE
○	GREASE TRAP
○	MAIL BOX
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER MARKER FLAG
○	SANITARY SEWER MARKER SIGN
○	SANITARY SEWER SEPTIC TANK
○	SANITARY SEWER VAULT
○	STORM SEWER BOX
○	STORM SEWER DRAIN
○	STORM SEWER MANHOLE
○	STORM SEWER VAULT
○	TRAFFIC BARRIER
○	TRAFFIC BOLLARD
○	TRAFFIC BOX
○	CROSS WALK SIGNAL
○	TRAFFIC HANDHOLE
○	TRAFFIC MANHOLE
○	TRAFFIC MARKER SIGN
○	TRAFFIC SIGNAL
○	TRAFFIC VAULT
○	UNIDENTIFIED BOX
○	UNIDENTIFIED MANHOLE
○	UNIDENTIFIED METER
○	UNIDENTIFIED MARKER FLAG
○	UNIDENTIFIED MARKER SIGN
○	UNIDENTIFIED POLE
○	UNIDENTIFIED TANK
○	UNIDENTIFIED VAULT
○	UNIDENTIFIED VALVE
○	TREE
○	WATER BOX
○	FIRE DEPT. CONNECTION
○	WATER HAND HOLE
○	FIRE HYDRANT
○	WATER METER
○	WATER MANHOLE
○	WATER MARKER FLAG
○	WATER MARKER SIGN
○	WATER VAULT
○	WATER VALVE
○	AIR RELEASE VALVE
○	WATER WELL
○	IRISCIP 8" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
○	IRISCIP 8" IRON ROD W/ SPIRE FOUND
○	P.O.B. POINT OF BEGINNING
○	P.O.C. POINT OF COMMENCING
○	C.M. CONTROLLING MONUMENT

DALLAS POWER & LIGHT COMPANY VOL. 710, PG. 1510 D.R.D.C.T.

LOT 1, BLOCK 1/8048
17.2643 ACRES
752,034 SQ. FT.

APPROXIMATE LOCATION OF NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 71057, PG. 1279 D.R.D.C.T.

20' SANITARY SEWER EASEMENT VOL. 5819, PG. 367 D.R.D.C.T.

CORE5 PERIMETER PARK BUILDING A, LLC INST. NO. 202100277559 O.P.R.D.C.T.

10' SANITARY SEWER EASEMENT VOL. 73136, PG. 24281 D.R.D.C.T.

SANITARY SEWER EASEMENT VOL. 5818, PG. 56 D.R.D.C.T.

SANITARY SEWER EASEMENT VOL. 601, PG. 888 D.R.D.C.T.

15' SANITARY SEWER EASEMENT VOL. 75134, PG. 511 D.R.D.C.T.

CORE5 PERIMETER PARK BUILDING B, LLC INST. NO. 202200122611 O.P.R.D.C.T.

CORE5 PERIMETER PARK BUILDING C, LLC INST. NO. 202100302311 O.P.R.D.C.T.

DALLAS POWER & LIGHT COMPANY VOL. 710, PG. 1510 D.R.D.C.T.

SANITARY SEWER EASEMENT VOL. 5818, PG. 56 D.R.D.C.T.

15' ALLEY VOL. 78190, PG. 933 D.R.D.C.T.

FERGUSON APARTMENTS LLC INST. NO. 202100092976 O.P.R.D.C.T.

LEGEND:

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 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND
 ADS = 3-1/4" ALUMINUM DISK STAMPED "CORE5 PERIMETER PARK KHA" SET
 XF = "X" CUT IN CONCRETE FOUND
 RRSF = RAILROAD SPIKE FOUND
 FMON = FLOODWAY MONUMENT
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOL. PG. = VOLUME, PAGE
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 INST. NO. = INSTRUMENT NUMBER
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- NOTES:**
1. BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. (2011)
 2. PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
 3. NO BUILDINGS ON SUBJECT PROPERTY.
 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

OWNER:
 CORE5 PERIMETER PARK BUILDING B, LLC
 15660 N. DALLAS PARKWAY, SUITE 200
 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
 PHONE: 972-362-8725
 EMAIL: kgreen@c5ip.com

OWNER:
 CORE5 PERIMETER PARK BUILDING C, LLC
 15660 N. DALLAS PARKWAY, SUITE 200
 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
 PHONE: 972-362-8725
 EMAIL: kgreen@c5ip.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: DAN GALLAGHER, P. E.
 PHONE: 972-776-1780
 EMAIL: dan.gallagher@kimley-horn.com

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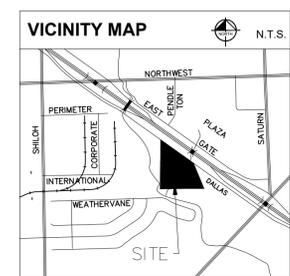
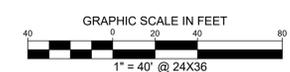
PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
 BEING 17.2643 ACRES OUT OF THE
 SOLOMON SURVEY, ABSTRACT NO. 408
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-091
 WASTEWATER NO. WW22-_____
 PAVING AND DRAINAGE NO. DP22-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300	
Scale 1" = 40'		Drawn by LDV	Checked by JAD	Date FEB. 2023	Project No. 064513407
				Sheet No. 2 OF 4	

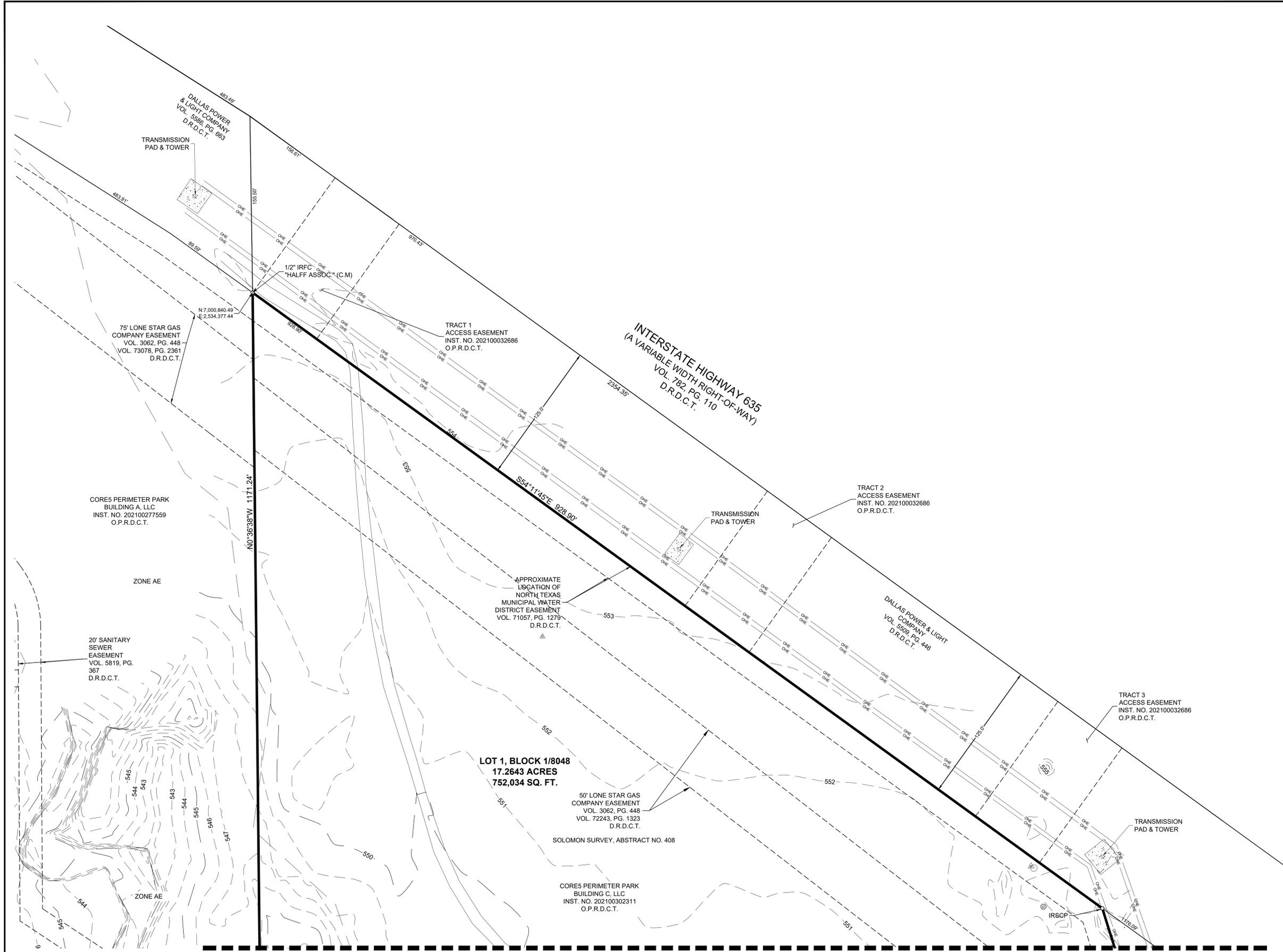
MATCHLINE A (SEE SHEET 1)

DWG NAME: C:\064513407\CIVITAS_13000_LB-DWG\064513407_C001_5 PERIMETER PARK INTERNATIONAL AND LB1_PP_CIVITAS.DWG PLOTTED BY: BLANKENSHIP, MATHEW 2/23/2023 4:23 PM LAST SAVED: 2/23/2023 4:21 PM



LEGEND:

P.O.B. = POINT OF BEGINNING
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRSF = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND
 ADS = 3-1/4" ALUMINUM DISK STAMPED
 "CORE5 PERIMETER PARK KHA" SET
 XF = "X" CUT IN CONCRETE FOUND
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- NOTES:**
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 2. PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
 3. NO BUILDINGS ON SUBJECT PROPERTY.
 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

MATCHLINE A (SEE SHEET 2)

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 15660 N. DALLAS PARKWAY, SUITE 200
 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
 PHONE: 972-362-8725
 EMAIL: kgreen@c5ip.com

OWNER:
 CORE5 PERIMETER PARK BUILDING C, LLC
 15660 N. DALLAS PARKWAY, SUITE 200
 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
 PHONE: 972-362-8725
 EMAIL: kgreen@c5ip.com

ENGINEER:
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 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300
 EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
 BEING 16.8367 ACRES OUT OF THE
 SOLOMON SURVEY, ABSTRACT NO. 408
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-091
 WASTEWATER NO. WW22-_____
 PAVING AND DRAINAGE NO. DP22-_____
 N.T.S.

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	FEB. 2023	064513407	3 OF 4

DWG NAME: C:\064513407\CIVITAS 13000 LB-DWG\064513407_CIVITAS 13000 LB-DWG.DWG PLOTTED BY: BIANKA SHIPMAN, WATHEW 2/23/2023 4:23 PM LAST SAVED: 2/23/2023 4:21 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CORE5 PERIMETER PARK BUILDING C, LLC and CORE5 PERIMETER PARK BUILDING B, LLC, are the owners of a tract of land situated in the Solomon Survey, Abstract No.408, City of Dallas, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to CORE5 PERIMETER PARK BUILDING C, LLC, recorded in Instrument No. 202100302311 of the Official Public Records of Dallas County, Texas, and being a portion of a tract of land described in Special Warranty Deed to CORE5 PERIMETER PARK BUILDING B, LLC recorded in Instrument No. 202200122611, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Lot 3, Block C/8048, Second Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 73229, Page 1365, Deed Records, Dallas County, Texas and being the southeast corner of the east terminus of International Parkway (a 60 foot wide right-of-way);

THENCE with said east terminus of International Parkway, North 16°50'56" East, a distance of 10.00 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;

THENCE departing said east terminus of International Parkway, and over and across said CORE 5 tract (Building B), the following courses and distances:

North 89°46'54" East, a distance of 10.46 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 16°50'56" West, a distance of 14.32 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 31°07'47" West, a distance of 112.62 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner and being the beginning of a tangent curve to the right with a radius of 505.34 feet, a central angle of 37°14'02", and a chord bearing and distance of South 49°44'48" West, 322.65 feet;
In a southwesterly direction, with said tangent curve to the right, an arc distance of 328.40 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 00°13'03" East, a distance of 18.13 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
North 89°46'54" East, a distance of 1,378.50 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner in the east line of said CORE 5 tract (Building B) and in the west line of said CORE5 tract (Building C);

THENCE with the east line of said CORE 5 tract (Building B) and with the east line of a tract of land described in Special Warranty deed to CORE5 PERIMETER PARK BUILDING A, LLC, recorded in Instrument No. 202100277559, of said Official Public Records and with the west line of said CORE5 tract (Building C), North 00°36'38" West, a distance of 1,171.24 feet to a 1/2" iron rod with cap stamped "HALFF ASSOCC." found for the northwest corner of said CORE5 tract (Building C) and the northeast corner of said CORE5 tract (Building A), and being the common corner or two tracts of land described in Deed to Dallas Power & Light, recorded in Volume 5509, Page 446 and Volume 5586, Page 663 of said Deed Records;

THENCE with the north line of said CORE5 tract (Building C) and the south line of said Dallas Power & Light tract (Volume 5509, Page 446), South 54°11'45" East, a distance of 928.90 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set per survey dated August 18, 2021 for corner;

THENCE with the east line of said CORE5 tract (Building C) and the west line of said Dallas Power & Light tract (Volume 710, Page 1510), South 17°26'32" East, a distance of 650.21 feet to a rail road spike found for the southeast corner of said 16.84 acres tract;

THENCE with the south line of said 16.84 acre tract and the north line of said Dallas Power & Light tract (Volume 710, Page 1510), South 88°55'57" West, a distance of 935.83 feet to a 5/8" iron rod with cap stamped "HALFF ASSOCC." found for the southwest corner of said called 16.84 acres tract and the southeast corner of said called 23.0740 acre tract and being a common corner of said Dallas Power & Light Company tract (Volume 710, Page 1510) and a tract of land described in Deed to Dallas Power & Light Company, recorded in Volume 67059, Page 2206, of said Deed Records;

THENCE with the north line of said Dallas Power & Light Company tract (Volume 67059, Page 2206), South 89°46'54" West, a distance of 1,388.57 feet to a 5/8" iron rod with "KHA" cap found for the southeast corner of said Lot 3, Block C/8048, from which a 1/2" iron rod found bears South 32°18'37" East, a distance of 0.31 feet;

THENCE with the east line of said Lot 3, Block C/8048, the following courses and distances:

North 00°13'03" West, a distance of 35.00 feet to a 1/2" iron rod found for corner and being the beginning of a non-tangent curve to the left with a radius of 495.34 feet, a central angle of 38°01'14", and a chord bearing and distance of North 50°08'24" East, 322.70 feet;
In an northeasterly direction, with said non-tangent curve to the left, an arc distance of 328.70 feet to a 1/2" iron rod found for corner;
North 31°07'47" East, a distance of 111.37 feet to the **POINT OF BEGINNING** and containing 752,034 square feet or 17.2643 acres of land.

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CORE5 PERIMETER PARK BUILDING C, LLC and CORE5 PERIMETER PARK BUILDING B, LLC**, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **CIVITAS ADDITION**, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

CORE5 PERIMETER PARK BUILDING C, LLC

By: _____
Signature

By: _____
Name - Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

CORE5 PERIMETER PARK BUILDING B, LLC

By: _____
Signature

By: _____
Name - Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

NOTES:

- BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. (2011)
- PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
- NO BUILDINGS ON SUBJECT PROPERTY.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____, 20____.

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.
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
BEING 17.2643 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-____
PAVING AND DRAINAGE NO. DP22-____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	FEB. 2023	064513407	4 OF 4

OWNER:
CORE5 PERIMETER PARK BUILDING B, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

OWNER:
CORE5 PERIMETER PARK BUILDING C, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-776-1780
EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com