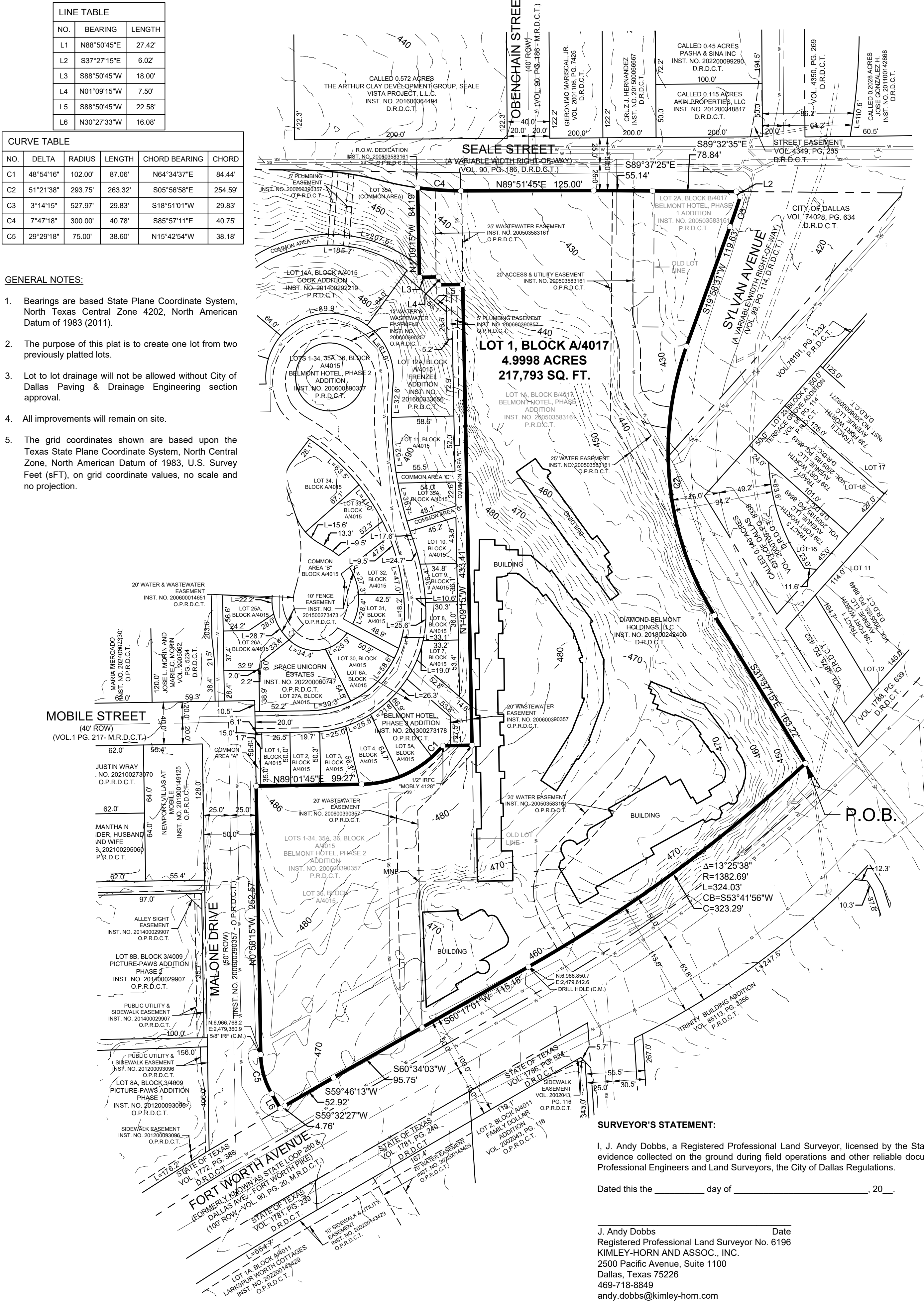


LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°50'45"E	27.42'
L2	S37°27'15"E	6.02'
L3	S88°50'45"W	18.00'
L4	N01°09'15"W	7.50'
L5	S88°50'45"W	22.58'
L6	N30°27'33"W	16.08'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°54'16"	102.00'	87.06'	N64°34'37"E	84.44'
C2	51°21'38"	293.75'	263.32'	S05°56'58"E	254.59'
C3	3°14'15"	527.97'	29.83'	S18°51'01"W	29.83'
C4	7°47'18"	300.00'	40.78'	S85°57'11"E	40.75'
C5	29°29'18"	75.00'	38.60'	N15°42'54"W	38.18'

GENERAL NOTES:

- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from two previously platted lots.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All improvements will remain on site.
- 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.



FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0340J, for Dallas County, Texas and incorporated areas, dated 08/23/2001, this property is not located 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

OWNERS CERTIFICATE

WHEREAS, DIAMOND BELMONT HOLDINGS, LLC is the owner of a tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being all of a tract of land described in General Warranty Deed to DIAMOND BELMONT HOLDINGS, LLC, recorded in Instrument No. 201800242400, Deed Records, Dallas County, Texas and being all of Lot 36, Block A/4015, Belmont Hotel, Phase 2 Addition, an addition to the City of Dallas shown in the plat recorded in Instrument No. 200600390357, Official Public Records, Dallas County, Texas and being all of Lot 1A, Block B/4017, Belmont Hotel, Phase 1 Addition, an addition to the City of Dallas shown in the plat recorded in Instrument No. 200503583161, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1A at the intersection of the north right-of-way line of Fort Worth Avenue (a 100 foot right-of-way) and the west right-of-way line of Sylvan Avenue (a variable width right-of-way), said point being the beginning of a non-tangent curve to the right with a radius of 1,382.69 feet, a central angle of 13°25'38", and a chord bearing and distance of South 53°41'56" West, 323.29 feet;

THENCE with said north right-of-way line of Fort Worth Avenue and the south line of said Lot 1A, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 324.03 feet to a drill hole found for corner;  
South 60°17'01" West, a distance of 115.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1A and the southeast corner of said Lot 36;

THENCE with said north right-of-way line of Fort Worth Avenue and the south line of said Lot 36, the following courses and distances:

South 60°34'03" West, a distance of 95.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 59°46'13" West, a distance of 52.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 59°32'27" West, a distance of 4.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 36 at the intersection of the said north right-of-way line of Fort Worth Avenue and the east right-of-way line Malone Drive (a 50 foot right-of-way);

THENCE departing said north right-of-way line of Fort Worth Avenue, with the west line of said Lot 36 and said east right-of-way line of Malone Drive, the following courses and distances:

North 30°27'33" West, a distance of 16.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 75.00 feet, a central angle of 29°29'18", and a chord bearing and distance of North 15°42'54" West, 38.18 feet;  
In a northwesterly direction, with said tangent curve to the right, an arc distance of 38.60 feet to a 5/8" iron rod found for corner;  
North 00°58'15" West, a distance of 252.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 36;

THENCE departing said east right-of-way line of Malone Drive, with the north line of said Lot 36, the following courses and distances:

North 89°01'45" East, a distance of 99.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 102.00 feet, a central angle of 48°54'16", and a chord bearing and distance of North 64°34'37" East, 84.44 feet;  
In a northeasterly direction, with said tangent curve to the left, an arc distance of 87.06 feet to a 1/2" iron rod with plastic cap stamped "MOBLY 4128" found for corner;  
North 88°50'45" East, a distance of 27.42 feet to a 1/2" iron rod with plastic cap stamped "MOBLY 4128" found for the northeast corner of said Lot 36 in the west line of said Lot 1A;

THENCE with said west line of Lot 1A and the east line of said Belmont Hotel, Phase 2 Addition, the following courses and distances:

North 01°09'15" West, a distance of 433.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 88°50'45" West, a distance of 22.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 01°09'15" West, a distance of 7.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 88°50'45" West, a distance of 18.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 01°09'15" West, a distance of 84.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1A in the south right-of-way line of Seale Street (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 07°47'18", and a chord bearing and distance of South 85°57'11" East, 40.75 feet;

THENCE with said south right-of-way line of Seale Street and the north line of said Lot 1A, the following courses and distances:

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 40.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 89°51'45" East, a distance of 125.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°37'25" East, a distance of 55.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°32'35" East, a distance of 78.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the north end of a corner clip at the intersection of said south right-of-way line of Seale Street and said west right-of-way line of Sylvan Avenue;  
South 37°27'15" East, a distance of 6.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, said point being the beginning of a non-tangent curve to the right with a radius of 527.97 feet, a central angle of 03°14'15", and a chord bearing and distance of South 18°51'01" West, 29.83 feet;

THENCE with said west right-of-way line of Sylvan Avenue and the east line of said Lot 1A, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 29.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 19°58'31" West, a distance of 119.63 feet to a 1/2" iron rod found for the beginning of a non-tangent curve to the left with a radius of 293.75 feet, a central angle of 51°21'38", and a chord bearing and distance of South 05°56'58" East, 254.59 feet;  
In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 263.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 31°37'15" East, a distance of 163.22 feet to the POINT OF BEGINNING and containing 217,793 square feet or 4.9998 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Diamond Belmont Holdings, LLC, acting by and through its duly authorized agent, \_\_\_\_\_ does hereby adopt this plat, designating the herein described property as **BELMONT 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

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 Regulations.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

J. Andy Dobbs Date  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

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 \_\_\_\_ day of \_\_\_\_\_, 2024.

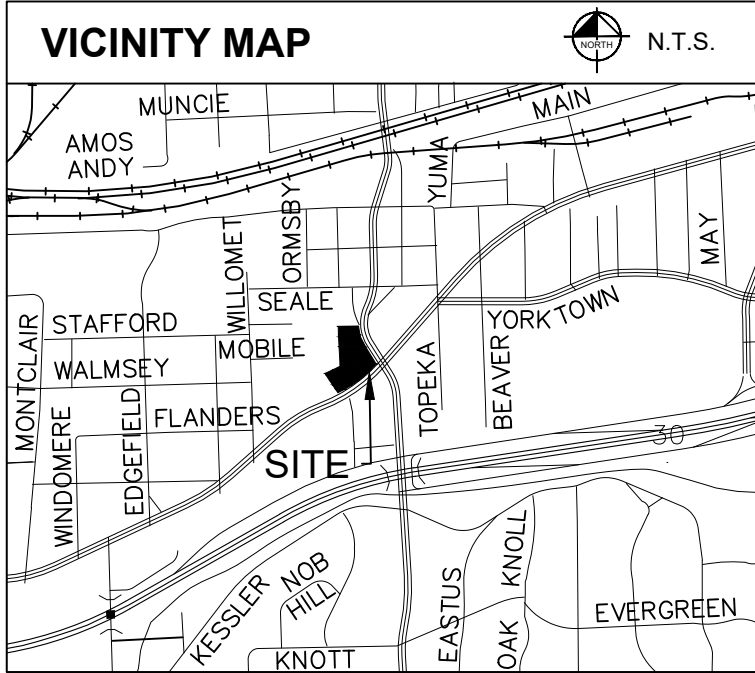
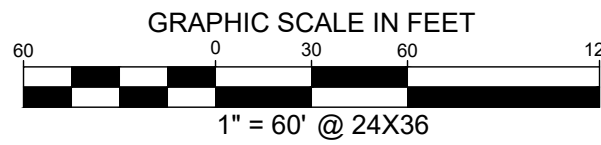
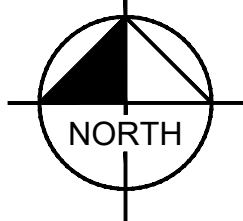
Notary Public in and for the State of Texas

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

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 972-770-1347  
CONTACT: SARAH SCOTT, P.E.  
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

OWNER:  
DIAMOND BELMONT HOLDINGS, LLC  
ADDRESS: 6565 HILLCREST AVE, SUITE 600  
DALLAS, TEXAS 75205  
CONTACT: JORDAN FORD  
JCFORD@DIAMOND-A.COM

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



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SS-- SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS-- UNDERGROUND GAS LINE
---	OH-- OVERHEAD UTILITY LINE
---	UE-- UNDERGROUND ELECTRIC LINE
---	UT-- UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND:

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
XF = "X" CUT IN CONCRETE FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL  
I, Tony Shidki, 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/4017  
BELMONT ADDITION  
ALL OF CITY BLOCK B/4017 AND  
A PORTION OF CITY BLOCK A/4015 AND  
BEING A REPLAT OF LOT 36, BLOCK A/4015 BELMONT  
HOTEL, PHASE 2 ADDITION AND LOTS 1A & 2A, BLOCK  
A/4017, BELMONT HOTEL, PHASE 1 ADDITION  
AND BEING 4.9998 ACRES OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245 - 056  
WASTEWATER NO. \_\_\_\_-\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_-\_\_\_\_

Kimley»Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226			FIRM # 10115500		Tel. No. (469) 718-8849
Scale 1" = 60'	Drawn by LDV	Checked by JAD	Date Dec. 2024	Project No. 060028800	Sheet No. 1 OF 1