



PRELIMINARY PLAT
RIVERFRONT NORTH ADDITION
NO. 2
LOT 2A-R , BLOCK BLOCK A/6828
BEING A REPLAT OF LOT 2A, BLOCK A/6828,
RIVER FRONT NORTH ADDITION, BEING A PART OF CITY BLOCK 6828
AND BEING 4.8457 ACRES OUT OF THE JOHN BEEMAN SURVEY,
ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-233
WASTEWATER NO. WW23-450
PAVING AND DRAINAGE NO. PD23-177

13455 Noel Road, Two Galleria Office Tel. No. (972) 770-1300
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

<u>Scale</u> 1" = 40'	<u>Drawn by</u> LDV	<u>Checked by</u> JAD	<u>Date</u> Aug. 2023	<u>Project No.</u> 064316051	<u>Sheet No.</u> 1 OF 2
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FLOOD STATEMENT:

According to Map No. 48113C0340 J, Community Panel No. 480171 0340 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within "Zone X Shaded". 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 of 1983, Texas North Central Zone (4202), North America Datum of 1983.(2011)
2. The coordinates shown are based upon the State Plane Coordinate System, Texas North Central Zone, North America Datum of 1983(2011) on grid coordinate values, no scale and no projection.
4. Lot to Lot drainage will not be allowed without city of Dallas paving & drainage engineering section approval.
5. The purpose of this plat is to create one lot and dedicate right-of-way and easements for development
6. No structures onsite at the time of the survey.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 505 RIVERFRONT, LTD. is the owner of a tract of land situated in the John Beeman Survey, Abstract No. 209, Dallas County, Texas, and being all of Lot 2A, Block A/6828, Riverfront North Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 202300157760, Official Public Records, Dallas County, Texas, and being a portion of a called 3.542 acre tract of land described in Special Warranty Deed to 505 Riverfront, LTD., recorded in Instrument No. 201300081146 of said Official Public Records, and being a portion of a called 2.8302 acre tract of land described as "Tract 1" in Special Warranty Deed to 505 Riverfront, LTD., recorded in Instrument No. 201300072041 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "HUITT ZOLLARS" found for the most northwest corner of said Lot 2A, in the southeast right-of-way line of Continental Avenue (a variable width right-of-way) recorded in Volume 5, Page 5, Map Records, Dallas County, Texas;

THENCE with said southeast right-of-way line of Continental Avenue and the northwest line of said Lot 2A, North 57°26'05" East, a distance of 613.26 feet to an "X" cut in concrete found for the west end of a corner clip at the intersection of said southeast right-of-way line of Continental Avenue and the southwest right-of-way line of Trinity Max Drive (a 66' wide right-of-way) Instrument No. 202300157760, Official Public Records, Dallas County, Texas;

THENCE with said corner clip and the north lines of said Lot 2A, South 77°33'55" East, a distance of 14.14 feet to an "X" cut in concrete found for the east end of said corner clip;

THENCE continuing with said north line of Lot 2A and with said southwest right-of-way line of Trinity Max Drive, South 32°33'55" East, a distance of 208.26 feet to an "X" cut in concrete found for the north end of a corner clip at the intersection of said southwest right-of-way line of Trinity Max Drive and the northwest right-of-line of Margaret Avenue (a variable width right-of-way) Instrument No. 202300157760, Official Public Records, Dallas County, Texas;

THENCE with said corner clip of the southwest right-of-way line of Trinity Max Drive and the northwest right-of-line of Margaret Avenue and with the northeast line of said Lot 2A, South 14°12'08" West, a distance of 6.85 feet to an "X" cut in concrete found for the south end of said corner clip and being the beginning of a non-tangent curve to the right with a radius of 467.00 feet, a central angle of 12°01'33", and a chord bearing and distance of South 67°17'22" West, 97.84 feet;

THENCE with the easterly lines of said Lot 2A and the northwest right-of-way line of Margaret Avenue, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 98.02 feet to an "X" cut in concrete found for corner;
South 73°18'08" West, a distance of 12.13 feet to an "X" cut in concrete found for the beginning of a tangent curve to the left with a radius of 433.00 feet, a central angle of 15°43'14", and a chord bearing and distance of South 65°26'31" West, 118.43 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 118.80 feet to an "X" cut in concrete found for corner;
South 57°34'54" West, a distance of 71.48 feet to an "X" cut in concrete found for an east corner of said Lot 2A;
South 32°32'35" East, passing the south line of Margaret Avenue at a distance of 70.94 feet, continuing a total distance of 274.29 feet to a mag nail set for the southeast corner of said Lot 2A in the northwest right-of-way line of Woodall Rodgers Freeway (a variable width right-of-way) Instrument No. 201100078623, Official Public Records, Dallas County, Texas;

THENCE with the northwest right-of-way line of Woodall Rodgers Freeway, and the southeast line of said Lot 2A, Block A/6828 and, South 71°24'26" West, a distance of 385.72 feet to a 1/2" iron rod with cap stamped "HALFF ASSOC." found for the south corner of said Lot 2A, Block A/6828 acre tract;

THENCE with the southwest lines of said Lot 2A, the following courses and distances:

North 32°32'35" West, a distance of 293.37 feet to a 5/8" iron rod with aluminum disk stamped "RIVERFRONT KHA" set for corner;
North 57°52'34" East, a distance of 54.41 feet to a TXDOT aluminum disk found for corner;
North 33°45'41" West, a distance of 74.42 feet to the POINT OF BEGINNING and containing 211,080 square feet or 4.8457 acres 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, 505 RIVERFRONT, LTD., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as RIVERFRONT NORTH ADDITION NO. 2, 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 _____ this the ____ day of _____, 2023.

By: 505 RIVERFRONT, LTD.,
a Texas limited partnership

By: GEMCO RIVERFRONT, LLC,
a Texas limited liability company, its general partner

By: _____
Name: Margaret Woodward Molleston
Title: Vice President

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 Margaret Woodward Molleston, 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 _____, 2023.

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 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 _____, 2023.

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
Ph. 972-770-1300
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 the ____ day of _____, 2023.

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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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
RIVERFRONT NORTH ADDITION
NO. 2
LOT 2A-R , BLOCK BLOCK A/6828
BEING A REPLAT OF LOT 2A, BLOCK A/6828,
RIVER FRONT NORTH ADDITION, BEING A PART OF CITY BLOCK 6828
AND BEING 4.8457 ACRES OUT OF THE JOHN BEEMAN SURVEY,
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Aug. 2023	064316029	2 OF 2

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

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS,
TEXAS 75240
CONTACT: CALLIE AAKER, P. E.
PHONE: 972-770-1300
EMAIL: callie.aaker@kimley-horn.com

OWNER:
505 RIVERFRONT, LTD
1425 LAKE FRONT CIRCLE
THE WOODLANDS, TEXAS 77380
CONTACT: LISA ROSENZWEIG
PHONE: 281-363-9161
EMAIL: lkr@missarkcompanies.com

DWG NAME: K:\DWG_SURVEY\064316029\COLUMBUS RIVERFRONT PH 2.DWG PLOTTED BY: FEMIMORE, DUSTIN-8/1/2023 11:49 AM LAST SAVED: 8/10/2023 12:25 PM