

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SS SANITARY SEWER LINE
---	SD STORM SEWER LINE
---	UGS UNDERGROUND GAS LINE
---	UOE OVERHEAD UTILITY LINE
---	UGE UNDERGROUND ELECTRIC LINE
---	UGT UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0345 J, for Dallas County, Texas and incorporated areas, dated August 23, 2001 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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:

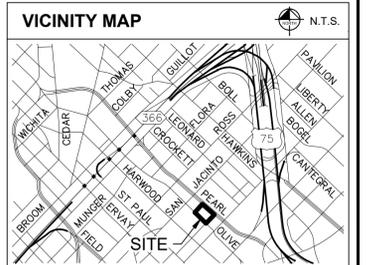
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- The purpose of this plat is to create one lot from existing unplatted tracts of land for development.
- Underground utilities shown hereon were taken from record information or as marked on the ground by others. Actual locations were not field verified except at surface structures such as manholes.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

OWNER:
 ERIUS PROPCO 3, LLC
 200 S BISCAYNE BLVD,
 SUIT 4650, MIAMI, FLORIDA 33131
 CONTACT: MICHAEL MARRERO
 PHONE: 786-604-7732
 EMAIL: MICHAEL.MARRERO@EMPIRA-INVEST.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: SARAH SCOTT P.E.
 PHONE: 972-770-1300
 EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

TREE TABLE

NO.	DESCRIPTION
106961	22" OAK
106962	14" OAK
106963	13" OAK



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	⊠	SANITARY SEWER VAULT
⊠	COMMUNICATIONS BOX	⊠	STORM SEWER BOX
⊠	COMMUNICATIONS HANDHOLE	⊠	STORM SEWER DRAIN
⊠	COMMUNICATIONS MANHOLE	⊠	STORM SEWER MANHOLE
⊠	COMMUNICATIONS MARKER FLAG	⊠	TRAFFIC COLLARD
⊠	COMMUNICATIONS MARKER SIGN	⊠	TRAFFIC BOX
⊠	COMMUNICATIONS VAULT	⊠	CROSS WALK SIGNAL
⊠	ELEVATION BENCHMARK	⊠	TRAFFIC HANDHOLE
⊠	FIBER OPTIC BOX	⊠	TRAFFIC MANHOLE
⊠	FIBER OPTIC HANDHOLE	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC MANHOLE	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC VAULT
⊠	FIBER OPTIC MARKER SIGN	⊠	UNIDENTIFIED BOX
⊠	FIBER OPTIC VAULT	⊠	UNIDENTIFIED HANDHOLE
⊠	MONITORING WELL	⊠	UNIDENTIFIED METER
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED MANHOLE
⊠	GAS METER	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS MANHOLE	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED POLE
⊠	GAS SIGN	⊠	UNIDENTIFIED TANK
⊠	GAS TANK	⊠	UNIDENTIFIED VAULT
⊠	GAS VAULT	⊠	UNIDENTIFIED VALVE
⊠	GAS VALVE	⊠	TREE
⊠	TELEPHONE BOX	⊠	WATER BOX
⊠	TELEPHONE HANDHOLE	⊠	FIRE DEPT CONNECTION
⊠	TELEPHONE MANHOLE	⊠	WATER HAND HOLE
⊠	TELEPHONE MARKER FLAG	⊠	FIRE HYDRANT
⊠	TELEPHONE MARKER SIGN	⊠	WATER METER
⊠	TELEPHONE VAULT	⊠	WATER MANHOLE
⊠	PIPELINE MARKER SIGN	⊠	WATER MARKER FLAG
⊠	ELECTRIC BOX	⊠	WATER MARKER SIGN
⊠	FLOOD LIGHT	⊠	WATER VAULT
⊠	GUY ANCHOR	⊠	WATER VALVE
⊠	GUY ANCHOR POLE	⊠	AIR RELEASE VALVE
⊠	ELECTRIC HANDHOLE	⊠	WATER WELL
⊠	LIGHT STANDOFF	⊠	IRFC IRON ROD WITH CAP SET
⊠	ELECTRIC METER	⊠	IRFC IRON ROD WITH CAP FOUND
⊠	ELECTRIC MANHOLE	⊠	PKS PK NAIL SET
⊠	ELECTRIC MARKER FLAG	⊠	PKF PK NAIL FOUND
⊠	ELECTRIC MARKER SIGN	⊠	IRF IRON ROD FOUND
⊠	UTILITY POLE	⊠	IRP IRON PIPE FOUND
⊠	ELECTRIC TRANSFORMER	⊠	ASF ALUMINUM DISK FOUND
⊠	ELECTRIC VAULT	⊠	XS "X" CUT IN CONCRETE SET
⊠	HANDICAPPED PARKING	⊠	XF "X" CUT IN CONCRETE FOUND
⊠	SIGN	⊠	INF INF NAIL FOUND
⊠	MARQUEE/BILLBOARD	⊠	CSF COTTON SPINDLE FOUND
⊠	BORE LOCATION	⊠	P.O.B. POINT OF BEGINNING
⊠	FLAG FILE	⊠	P.O.C. POINT OF COMMENCING
⊠	GREASE TRAP	⊠	⊠x⊠ RECORD DIMENSION
⊠	TRAFFIC DIRECTION		

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS ERIUS PROPCO 3, LLC, is the owner a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 252, Dallas County, Texas, and being all of a called 1.1095 acre tract of land described in the Special Warranty Deed to Erius Acquisition Propco 3, LLC., Instrument No. 202300120849, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cut "X" found in the southwest right-of-way line of Pearl Street (a 100' right-of-way), same being the north corner of a Pedestrian Walkway (a 27' right-of-way), and being the east corner of said 1.1095 acre tract;

THENCE South 44°16'23" West, with the northwest right-of-way line of said Pedestrian Walkway and the southeast line of said 1.1095 acre tract, a distance of 169.79 feet to CUT "X" set for corner in the northeast line of Olive Street (a 60' right-of-way) and the south corner of said 1.1095 acre tract;

THENCE North 45°22'06" West, with said Olive Street right-of-way line and the southwest line of said 1.1095 acre tract, a distance of 289.30 feet to a mag nail set for the west corner of said 1.1095 acre tract, from which a 1/2-iron rod found for the west corner of a tract of land designated as "Tract 1" in the Warranty Deed with Vendor's Lien to Carolyn McClain recorded in Volume 81208, Page 638, Deed Records, Dallas County, Texas bears North 45°22'06" West, a distance of 35.00 feet;

THENCE North 44°26'17" East, with the common line of said 1.1095 acre tract and "Tract 1" and "Tract 2" of said McClain Deed, a distance of 164.61 feet to a cotton spindle set for corner in the southwest right-of-way line of said Pearl Street, same being the east corner of a tract of land designated as "Tract 2" in said McClain Deed;

THENCE South 46°23'37" East, with the southwest right-of-way line of said Pearl Street, passing at a distance of 214.25 feet, a cut "X" found, and continuing with said southwest right-of-way line for a total distance of 288.84 feet to the **POINT OF BEGINNING** and containing a calculated area of 48,330 square feet or 1.1095 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ERIUS PROPCO 3, LLC, does hereby adopt this plat, designating the herein described property as **EMPIRA ADDITION** in 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 roadway 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: _____

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 ____, 2023.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, Craig D. Bartosh, 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 Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that documentation 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
 9/14/2023

Craig D. Bartosh
 Registered Professional Land Surveyor No. 6459
 KIMLEY-HORN AND ASSOC., INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 972-770-1300
 craig.bartosh@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 Craig D. Bartosh 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 ____, 2023.

Notary Public in and for the State of Texas _____

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
 EMPIRA ADDITION**

1.1095 ACRES
 LOT 1, BLOCK 252
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-254

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'	AEL	CDB	Sep. 2023	064654500	1 OF 1

DWG NAME: KCDL_SURVEY\064654500-711 PEARL PP_7RECORDER.DWG PLOTTED BY: BARTOSH, CRAIG 9/14/2023 7:50 AM LAST SAVED: 9/14/2023 4:28 PM