

LINE TYPE LEGEND	
(Solid line)	BOUNDARY LINE
(Dashed line)	ADJACENT PROPERTY LINE
(Dotted line)	EASEMENT LINE
(Thick solid line)	BUILDING LINE
(Thin solid line)	WATER LINE
(Line with 'SS')	SANITARY SEWER LINE
(Line with 'SO')	STORM SEWER LINE
(Line with 'GAS')	UNDERGROUND GAS LINE
(Line with 'OHE')	OVERHEAD UTILITY LINE
(Line with 'UGE')	UNDERGROUND ELECTRIC LINE
(Line with 'UGT')	UNDERGROUND TELEPHONE LINE
(Line with 'FENCE')	FENCE
(Line with 'CONCRETE')	CONCRETE PAVEMENT
(Line with 'ASPHALT')	ASPHALT PAVEMENT

FLOOD STATEMENT:

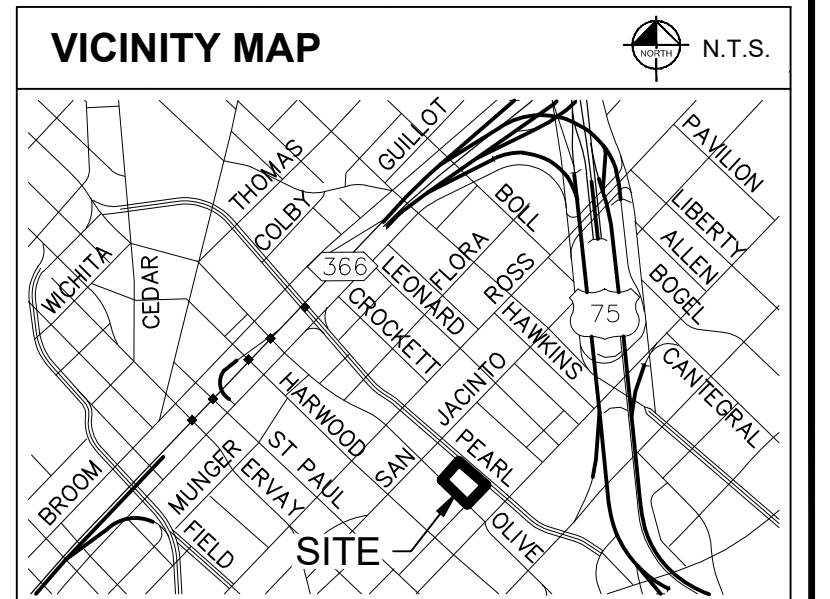
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0345 J, for Dallas County, Texas and incorporated areas, dated August 23, 2001 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this 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	
(Symbol)	ROOF DRAIN
(Symbol)	CABLE TV BOX
(Symbol)	CABLE TV HANDHOLE
(Symbol)	CABLE TV MANHOLE
(Symbol)	CABLE TV MARKER FLAG
(Symbol)	CABLE TV MARKER SIGN
(Symbol)	CABLE TV VAULT
(Symbol)	COMMUNICATIONS BOX
(Symbol)	COMMUNICATIONS HANDHOLE
(Symbol)	COMMUNICATIONS MANHOLE
(Symbol)	COMMUNICATIONS MARKER FLAG
(Symbol)	COMMUNICATIONS MARKER SIGN
(Symbol)	COMMUNICATIONS VAULT
(Symbol)	ELEVATION BENCHMARK
(Symbol)	FIBER OPTIC BOX
(Symbol)	FIBER OPTIC HANDHOLE
(Symbol)	FIBER OPTIC MANHOLE
(Symbol)	FIBER OPTIC MARKER FLAG
(Symbol)	FIBER OPTIC MARKER SIGN
(Symbol)	FIBER OPTIC VAULT
(Symbol)	MONITORING WELL
(Symbol)	GAS HANDHOLE
(Symbol)	GAS MANHOLE
(Symbol)	GAS MARKER FLAG
(Symbol)	GAS SIGN
(Symbol)	GAS TANK
(Symbol)	GAS VAULT
(Symbol)	GAS VALVE
(Symbol)	TELEPHONE BOX
(Symbol)	TELEPHONE HANDHOLE
(Symbol)	TELEPHONE MANHOLE
(Symbol)	TELEPHONE MARKER FLAG
(Symbol)	TELEPHONE MARKER SIGN
(Symbol)	TELEPHONE VAULT
(Symbol)	PIPELINE MARKER SIGN
(Symbol)	ELECTRIC BOX
(Symbol)	FLOOD LIGHT
(Symbol)	GUY ANCHOR
(Symbol)	GUY ANCHOR POLE
(Symbol)	ELECTRIC HANDHOLE
(Symbol)	LIGHT STAND
(Symbol)	ELECTRIC METER
(Symbol)	ELECTRIC MANHOLE
(Symbol)	ELECTRIC MARKER FLAG
(Symbol)	ELECTRIC MARKER SIGN
(Symbol)	UTILITY POLE
(Symbol)	ELECTRIC TRANSFORMER
(Symbol)	ELECTRIC VAULT
(Symbol)	HANDICAPPED PARKING
(Symbol)	SIGN
(Symbol)	MARQUEE/BILLBOARD
(Symbol)	BORE LOCATION
(Symbol)	FLAG POLE
(Symbol)	GREASE TRAP
(Symbol)	TRAFFIC DIRECTION
(Symbol)	MAIL BOX
(Symbol)	SANITARY SEWER CLEAN OUT
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	SANITARY SEWER MARKER FLAG
(Symbol)	SANITARY SEWER MARKER SIGN
(Symbol)	SANITARY SEWER SEPTIC TANK
(Symbol)	STORM SEWER BOX
(Symbol)	STORM SEWER DRAIN
(Symbol)	STORM SEWER MANHOLE
(Symbol)	STORM SEWER MARKER FLAG
(Symbol)	STORM SEWER MARKER SIGN
(Symbol)	STORM SEWER VAULT
(Symbol)	TRAFFIC BOX
(Symbol)	TRAFFIC COLLAR
(Symbol)	CROSS WALK SIGNAL
(Symbol)	TRAFFIC HANDHOLE
(Symbol)	TRAFFIC MANHOLE
(Symbol)	TRAFFIC MARKER SIGN
(Symbol)	TRAFFIC SIGNAL
(Symbol)	TRAFFIC VAULT
(Symbol)	UNIDENTIFIED BOX
(Symbol)	UNIDENTIFIED HANDHOLE
(Symbol)	UNIDENTIFIED METER
(Symbol)	UNIDENTIFIED MANHOLE
(Symbol)	UNIDENTIFIED MARKER FLAG
(Symbol)	UNIDENTIFIED MARKER SIGN
(Symbol)	UNIDENTIFIED POLE
(Symbol)	UNIDENTIFIED TANK
(Symbol)	UNIDENTIFIED VAULT
(Symbol)	UNIDENTIFIED VALVE
(Symbol)	TREE
(Symbol)	WATER BOX
(Symbol)	FIRE DEPT CONNECTION
(Symbol)	WATER HAND HOLE
(Symbol)	FIRE HYDRANT
(Symbol)	WATER METER
(Symbol)	WATER MANHOLE
(Symbol)	WATER MARKER FLAG
(Symbol)	WATER MARKER SIGN
(Symbol)	WATER VAULT
(Symbol)	WATER VALVE
(Symbol)	AIR RELEASE VALVE
(Symbol)	WATER WELL
(Symbol)	IRON ROD WITH CAP FOUND
(Symbol)	PKS PK NAIL SET
(Symbol)	PKF PK NAIL FOUND
(Symbol)	IRF IRON ROD FOUND
(Symbol)	IRP IRON PIPE FOUND
(Symbol)	ASF ALUMINUM DISK FOUND
(Symbol)	XS "X" CUT IN CONCRETE SET
(Symbol)	XF "X" CUT IN CONCRETE FOUND
(Symbol)	MFG NAIL FOUND
(Symbol)	CSF COTTON SPINDLE FOUND
(Symbol)	P.O.B. POINT OF BEGINNING
(Symbol)	P.O.C. POINT OF COMMENCING
(Symbol)	REC'D RECORD DIMENSION

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 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 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