

GENERAL NOTES:

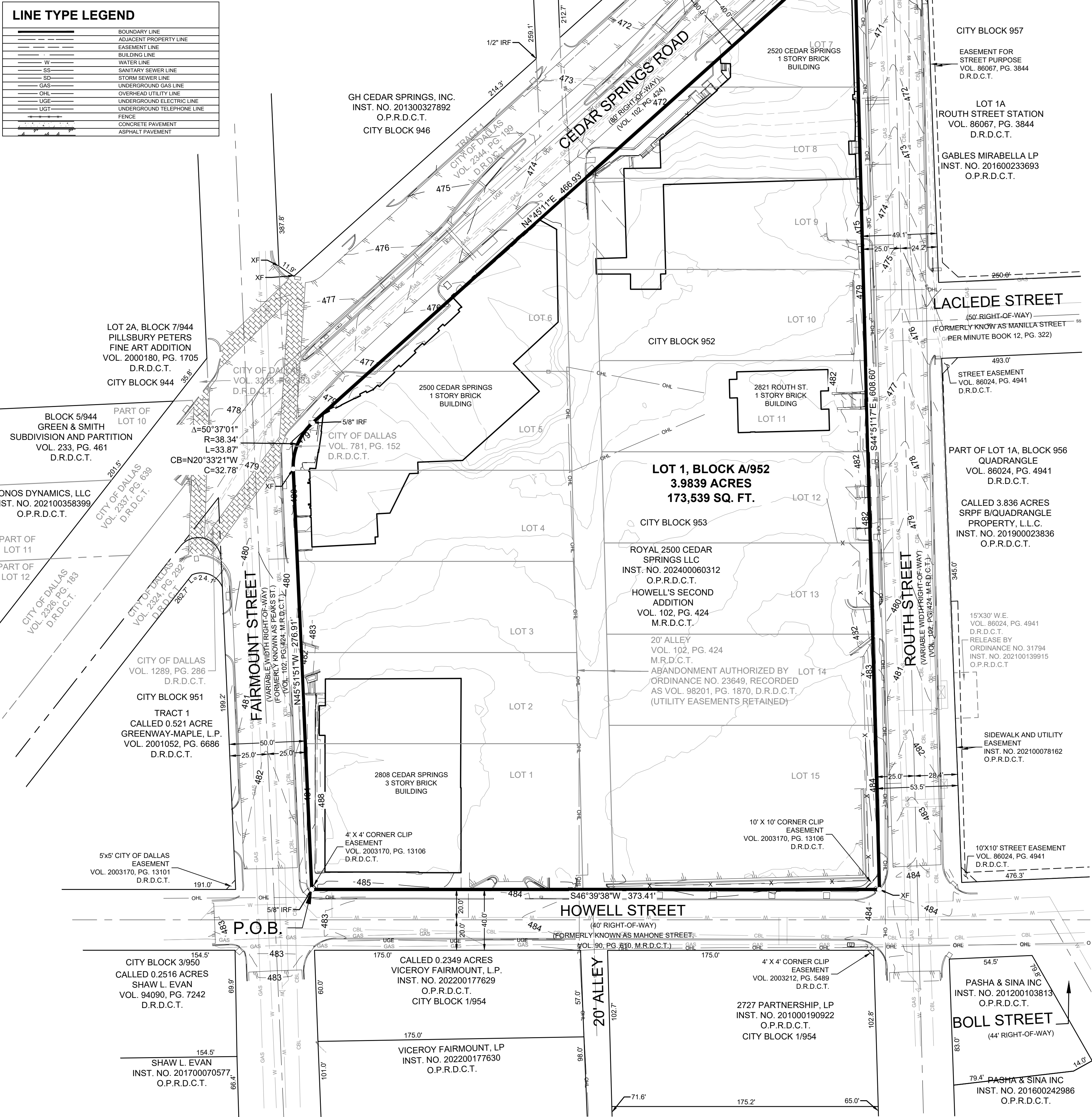
- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from one previously platted lot and all of the portion of an abandoned alley across City Block 5623.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All improvements will be removed from the site.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0335K, for Dallas County, Texas and incorporated areas, dated 07/07/2014, 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

LINE TYPE LEGEND

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



OWNERS CERTIFICATE

WHEREAS ROYAL 2500 CEDAR SPRINGS LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 953 and 952 and being all of Lots 3-11, Block 952 and Lots 1, 2, and 12-15, Block 953, Howell's Second Addition, an addition to the City of Dallas, recorded in Volume 102, Page 424, Map Records, Dallas County, Texas, and being all of a 20-foot alley in Block 952 and 953 as abandoned by City Ordinance No. 23649, recorded as Volume 98201, Page 1870 Deed Records, Dallas County, Texas, and being all of a 3.984 acre tract described in Special Warranty Deed with Vendor's Lien to Royal 2500 Cedar Springs LLC, recorded in Instrument No. 202400060312, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the south corner of said Lot 1 and the south corner of said 3.984 acre tract, at the intersection of the northwest right-of-way line of Howell Street (a 40-foot wide right-of-way, formerly known as Mahone Street, Volume 90, Page 610, of said Map Records) and the northeast right-of-way line of Fairmount Street (a variable width right-of-way, formerly known as Peaks Street, Volume 102, Page 424 of said Map Records);

THENCE with said northeast right-of-way line of Fairmount Street and the southwest lines of said Lots 1-5, the following courses and distances:

North 45°51'51" West, a distance of 276.91 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right with a radius of 38.34 feet, a central angle of 50°37'01", and a chord bearing and distance of North 20°33'21" West, 32.78 feet; In a northerly direction, with said tangent curve to the right, an arc distance of 33.87 feet to a 5/8" iron rod found for the west corner of said 3.984 acre tract, at the intersection of said northeast right-of-way line of Fairmount Street and the southeast right-of-way line of Cedar Springs Road (an 80-foot right-of-way, Volume 102, Page 424 of said Map Records);

THENCE with said southeast right-of-way line of Cedar Springs Road and the west lines of said Lots 5-8 and the west line of said 20-foot alley, North 04°45'11" East, a distance of 466.93 feet to an "X" cut in concrete found at the west end of a corner clip at the intersection of said southeast right-of-way line of Cedar Springs Road and the southwest right-of-way line of Routh Street (a variable width right-of-way, Volume 102, Page 424, M.R.D.C.T.);

THENCE with said corner clip the northwest line of said 3.984 acre tract, South 85°20'27" East, a distance of 13.94 feet to an "X" cut in concrete found for the east end of said corner clip;

THENCE with said southwest right-of-way line of Routh Street and the northeast lines of said Lots 7-15, South 44°51'17" East, a distance of 608.60 feet to an "X" cut in concrete found for the east corner of said Lot 15 and the east corner of said 3.984 acre tract, at the intersection of said southwest right-of-way line of Routh Street and said northwest right-of-way line of Howell Street;

THENCE with said northwest right-of-way line of Howell Street and the southeast lines of said Lots 1 and 15 and the southeast line of said 20-foot alley, South 46°39'38" West, a distance of 373.41 feet to the **POINT OF BEGINNING** and containing 173,539 square feet or 3.9839 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROYAL 2500 CEDAR SPRINGS LLC, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **2500 CEDAR SPRINGS 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__.

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.

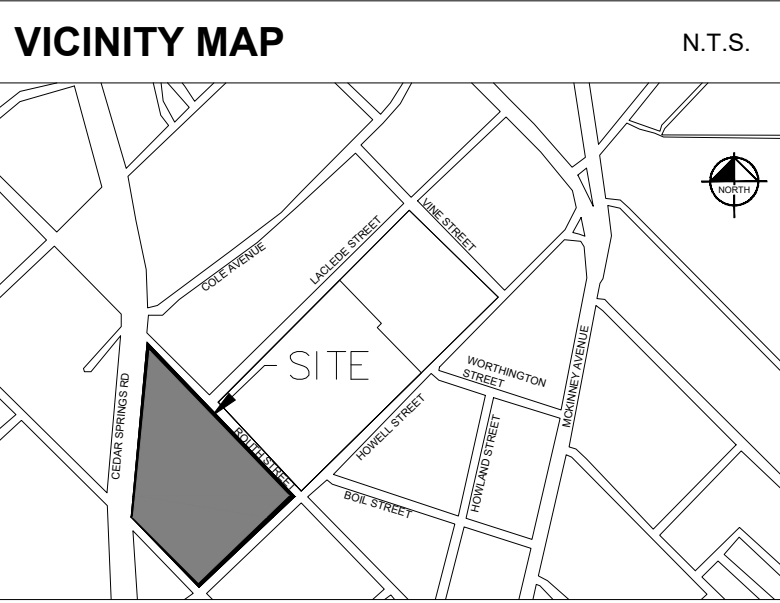
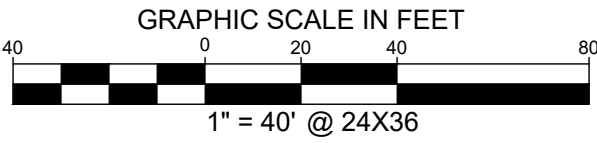
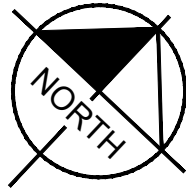
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER:
ROYAL 2500 CEDAR SPRINGS LLC
8111 DOUGLAS AVENUE, SUITE 600
DALLAS, TEXAS 75225
CONTACT: CHASE PROSPERE
PHONE: 214-740-3312
CPROSPERE@LPC.COM

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: SARAH SCOTT, P.E.
SARAH.SCOTT@KIMLEY-HORN.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



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
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY
RECORDING LABEL HERE

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
LOT 1, BLOCK A/952
2500 CEDAR SPRINGS ADDITION
ALL OF CITY BLOCK 952 AND 953
AND BEING 3.9839 ACRES OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-069
WASTEWATER NO. ____ -
PAVING AND DRAINAGE NO. ____ -

Kimley»Horn

2500 Pacific Avenue
Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	Jan. 2025	063319117	1 OF 1