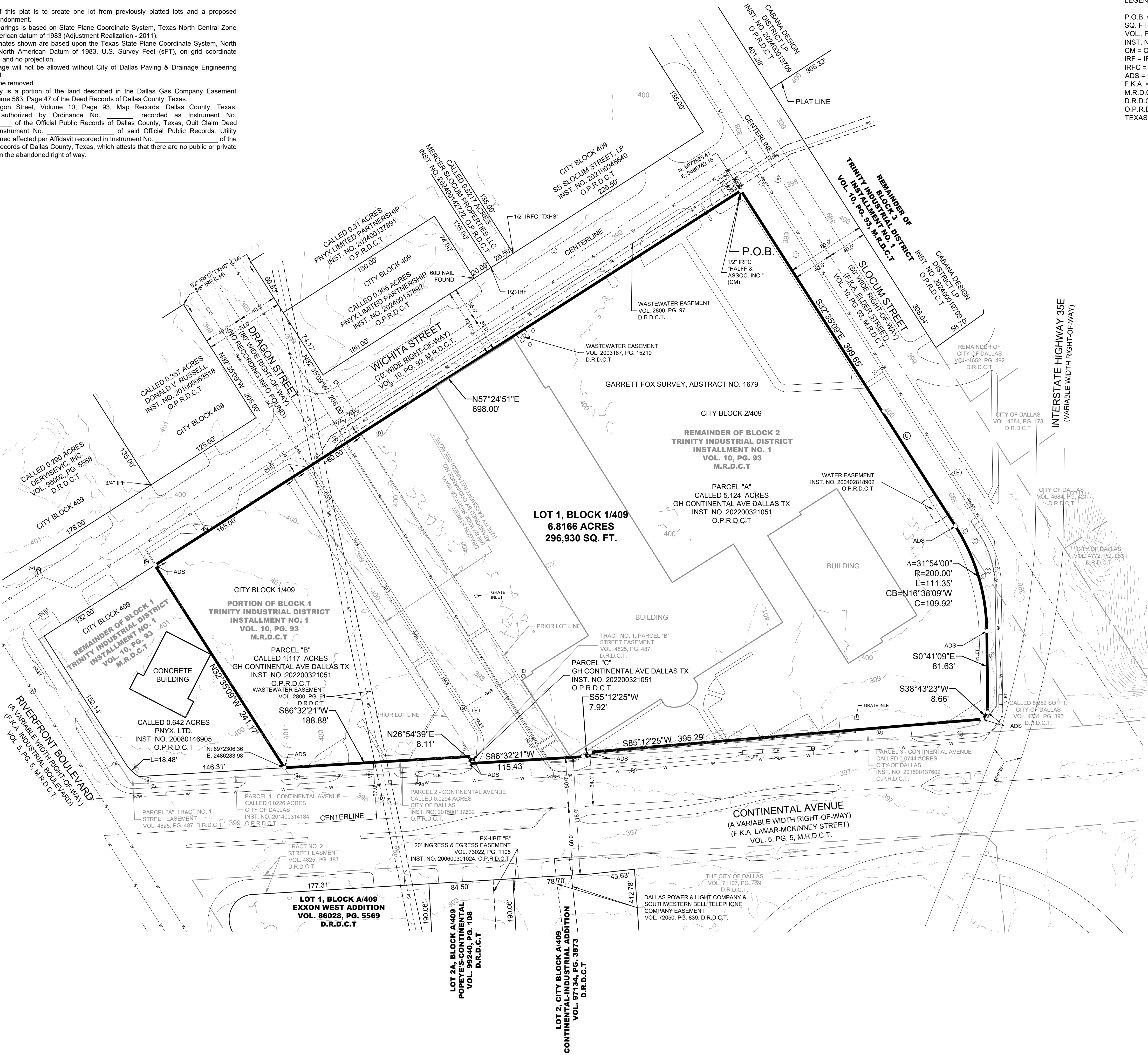


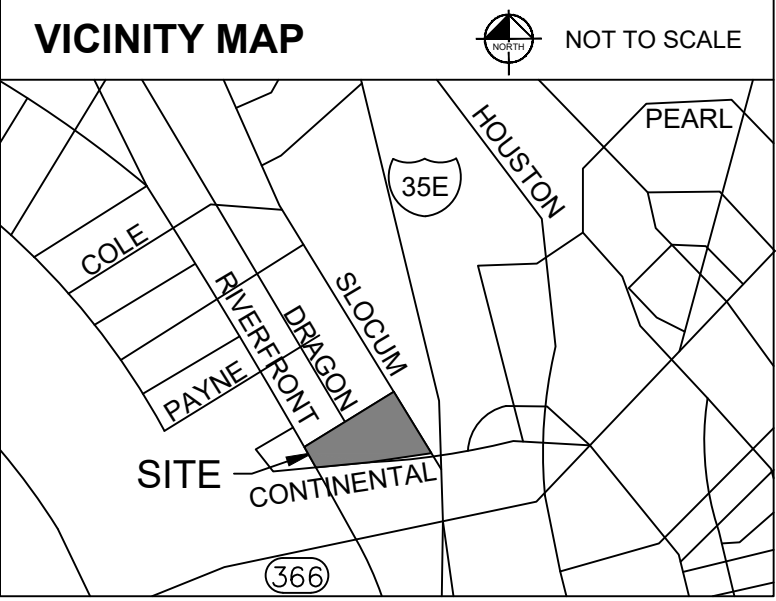
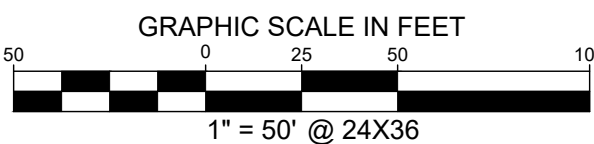
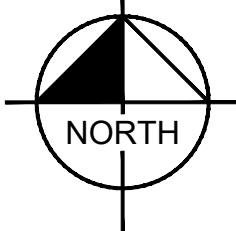
GENERAL NOTES:

1. The purpose of this plat is to create one lot from previously platted lots and a proposed right-of-way abandonment.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
3. 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.
4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. All Buildings to be removed.
6. Subject property is a portion of the land described in the Dallas Gas Company Easement recorded in Volume 563, Page 47 of the Deed Records of Dallas County, Texas.
7. Portion of Dragon Street, Volume 10, Page 93, Map Records, Dallas County, Texas. Abandonment authorized by Ordinance No. _____ recorded as Instrument No. _____ of the Official Public Records of Dallas County, Texas, Quit Claim Deed recorded as Instrument No. _____ of said Official Public Records. Utility Easement Retained affected per Affidavit recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas, which attests that there are no public or private utilities located in the abandoned right of way.



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL., PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
ADS = 3 1/4" ALUMINUM DISK STAMPED "CONTINENTAL KHA" SET
F.K.A. = FORMERLY KNOWN AS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



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
---	OHL- OVERHEAD UTILITY LINE
---	UGL- UNDERGROUND ELECTRIC LINE
---	UGT- UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

Ⓡ	ROOF DRAIN	Ⓡ	HANDICAPPED PARKING
Ⓡ	CABLE TV BOX	Ⓡ	SIGN
Ⓡ	CABLE TV HANDHOLE	Ⓡ	MARQUEE/BILLBOARD
Ⓡ	CABLE TV MANHOLE	Ⓡ	BORER LOCATION
Ⓡ	CABLE TV MARKER SIGN	Ⓡ	FLAG POLE
Ⓡ	CABLE TV VAULT	Ⓡ	GREASE TRAP
Ⓡ	COMMUNICATIONS BOX	Ⓡ	MAIL BOX
Ⓡ	COMMUNICATIONS HANDHOLE	Ⓡ	SANITARY SEWER CLEAN OUT
Ⓡ	COMMUNICATIONS MANHOLE	Ⓡ	SANITARY SEWER MANHOLE
Ⓡ	COMMUNICATIONS MARKER SIGN	Ⓡ	SANITARY SEWER MARKER FLAG
Ⓡ	COMMUNICATIONS VAULT	Ⓡ	SANITARY SEWER MARKER SIGN
Ⓡ	ELEVATION BENCHMARK	Ⓡ	SANITARY SEWER SEPTIC TANK
Ⓡ	FIBER OPTIC BOX	Ⓡ	STORM SEWER BOX
Ⓡ	FIBER OPTIC HANDHOLE	Ⓡ	STORM SEWER DRAIN
Ⓡ	FIBER OPTIC MANHOLE	Ⓡ	STORM SEWER MANHOLE
Ⓡ	FIBER OPTIC MARKER SIGN	Ⓡ	STORM SEWER VAULT
Ⓡ	FIBER OPTIC VAULT	Ⓡ	TRAFFIC BARRIER
Ⓡ	GAS MANHOLE	Ⓡ	TRAFFIC BOLLARD
Ⓡ	GAS MARKER SIGN	Ⓡ	TRAFFIC BOX
Ⓡ	GAS MARKER FLAG	Ⓡ	CROSS WALK SIGNAL
Ⓡ	GAS SIGN	Ⓡ	TRAFFIC HANDHOLE
Ⓡ	UNIDENTIFIED BOX	Ⓡ	TRAFFIC MANHOLE
Ⓡ	UNIDENTIFIED HANDHOLE	Ⓡ	TRAFFIC MARKER SIGN
Ⓡ	UNIDENTIFIED MANHOLE	Ⓡ	TRAFFIC SIGN
Ⓡ	UNIDENTIFIED MARKER FLAG	Ⓡ	TRAFFIC VAULT
Ⓡ	UNIDENTIFIED MARKER SIGN	Ⓡ	UNIDENTIFIED VALVE
Ⓡ	UNIDENTIFIED POLE	Ⓡ	WATER BOX
Ⓡ	UNIDENTIFIED TANK	Ⓡ	FIRE DEPT CONNECTION
Ⓡ	UNIDENTIFIED VAULT	Ⓡ	WATER HAND HOLE
Ⓡ	UNIDENTIFIED VALVE	Ⓡ	WATER METER
Ⓡ	WATER BOX	Ⓡ	WATER MANHOLE
Ⓡ	FIRE DEPT CONNECTION	Ⓡ	WATER MARKER FLAG
Ⓡ	WATER HAND HOLE	Ⓡ	WATER MARKER SIGN
Ⓡ	WATER METER	Ⓡ	WATER VAULT
Ⓡ	WATER MANHOLE	Ⓡ	AIR RELEASE VALVE
Ⓡ	WATER MARKER FLAG	Ⓡ	WATER WELL
Ⓡ	WATER MARKER SIGN		
Ⓡ	WATER VAULT		
Ⓡ	AIR RELEASE VALVE		
Ⓡ	WATER WELL		

PRELIMINARY PLAT
CONTINENTAL PLACE
LOT 1, BLOCK 1/409
BEING A REPLAT OF BLOCKS 1 & 2, TRINITY INDUSTRIAL DISTRICT INSTALLMENT NO. 1
BEING 6.8166 ACRES OUT OF THE GARRETT FOX SURVEY, ABSTRACT NO. 1679
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS FILE NO.:
PLAT-25-000095 AND S245-241

Kimley»Horn

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

OWNER:
GH CONTINENTAL AVE DALLAS TX
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STAMFORD, CT 06901
CONTACT: MILIAN PAREKH
PHONE: 646-919-1529
EMAIL: MPAREKH@TWENTYLAKES.COM

ENGINEER:
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13455 NOEL ROAD, TWO GALLERIA
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SURVEYOR:
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CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JDF	JAD	Sep. 2025	060056800	1 OF 2

OWNER'S CERTIFICATE

WHEREAS, GH CONTINENTAL AVE DALLAS TX is the owner of a tract of land situated in the Garrett Fox Survey, Abstract No. 1679, Dallas County, Texas, in City of Dallas Blocks 1/409 and 2/409, and being a portion of Blocks 1 and 2, Trinity Industrial District Installment No. 1, an addition to the City of Dallas, according to the plat recorded in Volume 10, Page 93, Map Records, Dallas County, Texas, and being all of a called 5.124 acre tract of land described as Parcel "A", all of a called 1.117 acre tract of land described as Parcel "B", and all of a called 43.7 square foot tract of land described as Parcel "C" in Special Warranty Deed to GH Continental Ave Dallas TX, recorded in Instrument No. 202200321051, Official Public Records, Dallas County, Texas, and being a portion of Dragon Street (an 80' wide right-of-way) as dedicated by said Trinity Industrial District Installment No. 1, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "HALFF & ASSOC. INC.," found for the north corner of said Block 2, at the intersection of the southwest right-of-way line of Slocum Street (an 80' wide right-of-way, formerly known as Elder Street) and the southeast right-of-way line of Wichita Street (a 70' wide right-of-way), as dedicated by said Trinity Industrial District Installment No. 1;

THENCE with the said southwest right-of-way lines of Slocum Street, the following courses and distances:

South 32°35'09" East, a distance of 399.65 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the beginning of a tangent curve to the right with a radius of 200.00 feet, a central angle of 31°54'00", and a chord bearing and distance of South 16°38'09" East, 109.92 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 111.35 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for corner;

South 00°41'09" East, a distance of 81.63 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the north corner of a corner clip at the intersection of said southwest right-of-way line of Slocum Street and the north right-of-way line of Continental Avenue (a variable width right-of-way, formerly known as Lamar-McKinney Street), recorded in Volume 5, Page 5 of said Map Records;

THENCE South 38°43'23" West, with said corner clip, a distance of 8.66 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the southwest corner of said corner clip;

THENCE with said north right-of-way line of Continental Avenue, the following courses and distances:

South 85°12'25" West ,a distance of 395.29 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for corner;

South 55°12'25" West, a distance of 7.92 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for corner;

South 86°32'21" West, a distance of 115.43 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the southwest corner of said Parcel "C" and the southeast corner of a called 0.0294 acre tract of land described in the Agreed Judgement recorded in Instrument No. 201500137602 of said Official Public Records;

North 26°54'39" East, a distance of 8.11 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the southeast corner of said Parcel "B";

South 86°32'21" West, a distance of 188.88 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set for the southeast corner of a called 0.642 acre tract of land described in Special Warranty Deed to PNYX, LTD., recorded in Instrument No. 20080146905 of said Official Public Records;

THENCE North 32°35'09" West, departing said north right-of-way line of Continental Avenue, over and across said Block 1, and with the northeast line of said 0.642 acre tract, a distance of 241.17 feet to a 3 1/4" aluminum disk stamped "CONTINENTAL KHA" set in said southeast right-of-way line of Wichita Street for the northeast corner of said 0.642 acre tract;

THENCE North 57°24'51" East, with said southeast right-of-way line of Wichita Street, passing at a distance of 165.00 feet, the most northerly corner of said Block 1, from which a 3/8" iron rod found bears North 32°35'09" West, a distance of 205.00 feet, and continuing along said southeast right-of-way line of Wichita Street, passing at a distance of 245.00 feet, the most westerly corner of said Block 2, from which a 1/2" iron rod with cap stamped "TXHS" bears North 32°35'09" West, a distance of 205.00 feet, and continuing with said southeast right-of-way line of Wichita Street, for a total distance of 698.00 feet to the POINT OF BEGINNING and containing 296,930 square feet or 6.8166 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION (CORPORATE)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GH CONTINENTAL AVE DALLAS TX, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CONTINENTAL PLACE** 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 _____ §
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 _____, 20__.

Notary Public in and for the State of _____

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 _____, 20__.

J. Andy Dobbs
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 _____, 20__.

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 Shidid, 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
CONTINENTAL PLACE
LOT 1, BLOCK 1/409
BEING A REPLAT OF BLOCKS 1 & 2, TRINITY
INDUSTRIAL DISTRICT INSTALLMENT NO. 1
BEING 6.8166 ACRES OUT OF THE
GARRETT FOX SURVEY, ABSTRACT NO. 1679
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS FILE NO.:
PLAT-25-000095 AND S245-241

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.
NA	JDF	JAD	Sep. 2025	060056800	2 OF 2

OWNER:
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DWG NAME: K:\DTD SURVEY\060056800-315 CONTINENTAL AVE.DWG PLOTTED BY: FENIMORE, DUSTIN 9/12/2025 10:28 AM LAST SAVED: 9/12/2025 9:25 AM