

P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
ADS = 3-1/4" ALUMINUM DISK STAMPED "CORE5 PERIMETER PARK KHA"
SET
XF = "X" CUT IN CONCRETE FOUND
RRSF = RAILROAD SPIKE FOUND
FMON = FLOODWAY MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0360L for Dallas, Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within

ZONE X (SHADED) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"














ZONE AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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.

1. BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. (2011)
2. PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
3. NO BUILDINGS ON SUBJECT PROPERTY.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°50'56"E	10.00'
L2	N89°46'54"E	10.46'
L3	S16°50'56"W	14.32'
L4	S00°13'03"E	18.13'
L5	N00°13'03"W	35.00'

LINE TYPE LEGEND

	BOUNDARY 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

LEGEND	
	ROOF DRAIN
	CABLE TV BOX
	CABLE TV HANDHOLE
	CABLE TV MANHOLE
	CABLE TV MARKER FLAG
	CABLE TV MARKER SIGN
	CABLE TV VAULT
	COMMUNICATIONS BOX
	COMMUNICATIONS HANDHOLE
	COMMUNICATIONS MANHOLE
	COMMUNICATIONS MARKER FLAG
	COMMUNICATIONS MARKER SIGN
	COMMUNICATIONS VAULT
	ELEVATION BENCHMARK
	FIBER OPTIC BOX
	FIBER OPTIC HANDHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC MARKER FLAG
	FIBER OPTIC MARKER SIGN
	FIBER OPTIC VAULT
	MONITORING WELL
	GAS HANDHOLE
	GAS METER
	GAS MANHOLE
	GAS MARKER FLAG
	GAS MARKER SIGN
	GAS TANK
	GAS VAULT
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER FLAG
	TELEPHONE MARKER SIGN
	TELEPHONE VAULT
	PIPELINE MARKER SIGN
	ELECTRIC BOX
	FLOOD LIGHT
	GUY ANCHOR
	GUY ANCHOR POLE
	ELECTRIC HANDHOLE
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC MARKER FLAG
	ELECTRIC MARKER SIGN
	UTILITY POLE
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	HANDICAPPED PARKING
	MARQUEE/BILLBOARD
	BORE LOCATION
	FLAG POLE
	GRASS STRIP
	MAIL BOX
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER MARKER FLAG
	SANITARY SEWER MARKER SIGN
	SANITARY SEWER SEPTIC TANK
	SANITARY SEWER VAULT
	STORM SEWER BOX
	STORM SEWER HANDHOLE
	STORM SEWER MANHOLE
	STORM SEWER MARKER FLAG
	STORM SEWER MARKER SIGN
	TRAFFIC BARRIER
	TRAFFIC BOLLARD
	TRAFFIC BOX
	CROSS WALK SIGNAL
	TRAFFIC HANDHOLE
	TRAFFIC MANHOLE
	TRAFFIC MARKER SIGN
	TRAFFIC SIGN
	TRAFFIC VAULT
	IDENTIFIED BOX
	IDENTIFIED HANDHOLE
	IDENTIFIED MANHOLE
	IDENTIFIED METER
	IDENTIFIED TANK
	IDENTIFIED VAULT
	FIRE DEPT. CONNECTION
	WATER HANDHOLE
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER MARKER FLAG
	WATER MARKER SIGN
	WATER VAULT
	WATER VALVE
	AIR RELEASE VALVE
	RISCP RP 800 IRON ROAD "W" MARK CAP SET PER SURVEY DATE AUGUST 10, 2021
	RISCP RP 800 ROAD SPIKE FOUND
	POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING
	CONTROLLING MONUMENT

MATCHLINE A (SEE SHEET 2)

NAME: 21084512407 CINTAS 1200018 IDWGS084512407 CORE 5 PERIMETER PARK INTERNATIONAL AND IBI DO CINTAS OMC BIOTTERBYBI ANKENSHIP MATTHEW 2/22/2002 4:23 PM LAST SAVED 2/22/2002 4:31 PM

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
BEING 17.2643 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-____
PAVING AND DRAINAGE NO. DP22-____

OWNER:
CORE5 PERIMETER PARK BUILDING B, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

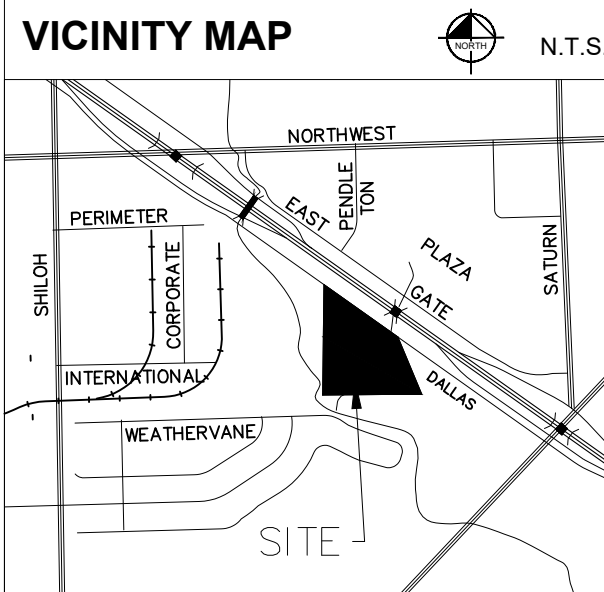
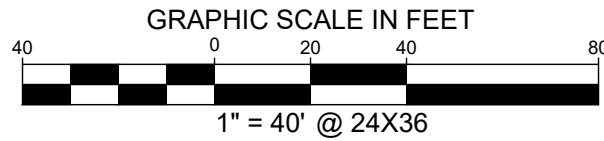
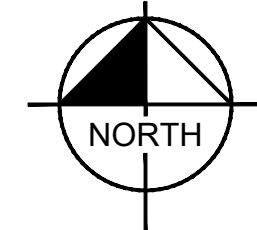
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-776-1780
EMAIL: dan.gallagher@kimley-horn.com

OWNER:
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DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

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

<h1 style="margin: 0;">Kimley»Horn</h1>					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240				Tel. No. (972) 770-1300 Fax No. (972) 230-3820	
FIRM # 10115500					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40"	LDV	JAD	FEB. 2023	064513407	1 OF 4

MATCHLINE B (SEE SHEET 3)



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	STORM SEWER VENT
COMMUNICATIONS VAULT	TRAFFIC BARRIER
ELEVATION BENCHMARK	TRAFFIC BOLLARD
FIBER OPTIC BOX	TRAFFIC BOX
FIBER OPTIC HANDHOLE	CROSS WALK SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MANHOLE
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VAULT	TRAFFIC SIGNAL
MONITORING WELL	TRAFFIC VAULT
GAS METER	UNIDENTIFIED BOX
GAS MANHOLE	UNIDENTIFIED HANDHOLE
GAS MARKER FLAG	UNIDENTIFIED METER
GAS SIGN	UNIDENTIFIED MANHOLE
GAS TANK	UNIDENTIFIED MARKER FLAG
GAS VAULT	UNIDENTIFIED MARKER SIGN
GAS VALVE	UNIDENTIFIED POLE
TELEPHONE BOX	UNIDENTIFIED TANK
TELEPHONE HANDHOLE	UNIDENTIFIED VAULT
TELEPHONE MANHOLE	UNIDENTIFIED VALVE
TELEPHONE MARKER FLAG	TREE
TELEPHONE MARKER SIGN	WATER BOX
PIPELINE MARKER SIGN	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC HANDHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER VAULT
ELECTRIC MANHOLE	WATER VALVE
ELECTRIC MARKER FLAG	AIR RELEASE VALVE
ELECTRIC MARKER SIGN	WATER WELL
UTILITY POLE	IRSCP 3/8" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
ELECTRIC TRANSFORMER	IRSCP 3/8" IRON ROD W/ "KHA" CAP SET PER SURVEY DATED AUGUST 18, 2021
ELECTRIC VAULT	P.O.B. POINT OF BEGINNING
HANDICAPPED PARKING	P.O.C. POINT OF COMMENCING
SIGN	C.M. CONTROLLING MONUMENT
MARQUEE/BILLBOARD	
BORE LOCATION	
FLAG POLE	
GREASE TRAP	

LEGEND:

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NOTES:

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- NO BUILDINGS ON SUBJECT PROPERTY.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

OWNER:
CORE5 PERIMETER PARK BUILDING B, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

OWNER:
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DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

ENGINEER:
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CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-778-1780
EMAIL: dan.gallagher@kimley-horn.com

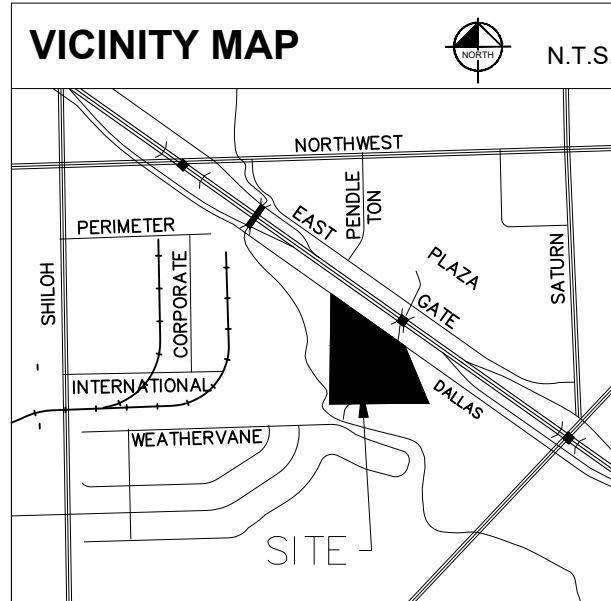
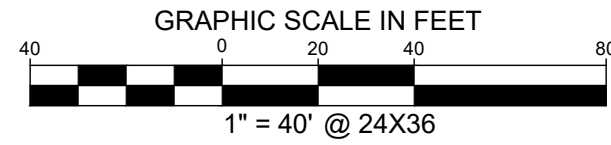
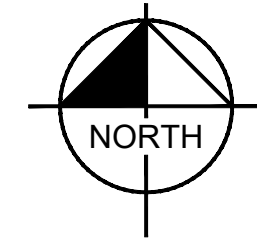
SURVEYOR:
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CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048

BEING 17.2643 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-_____
PAVING AND DRAINAGE NO. DP22-____

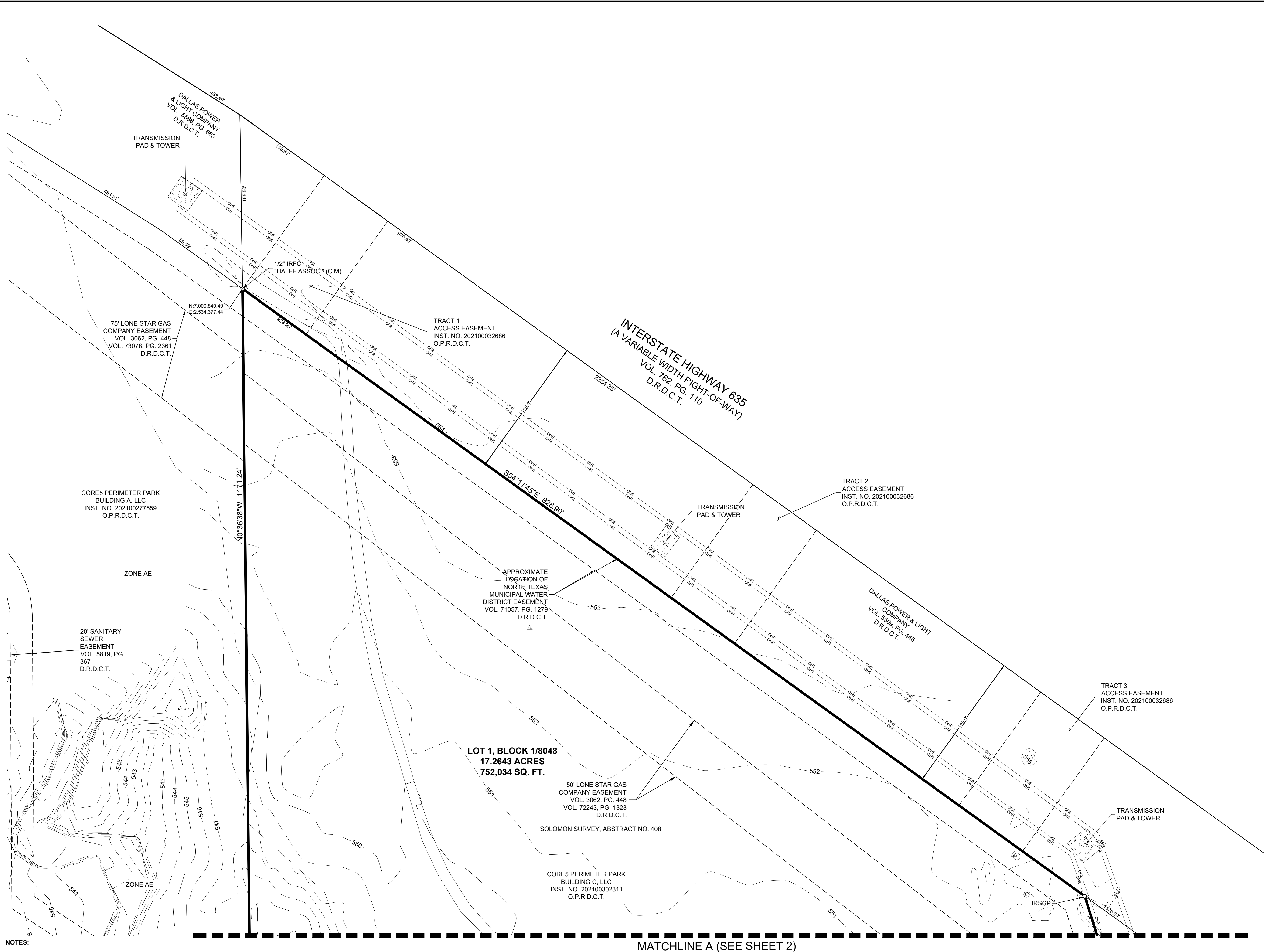
Kimley»Horn

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 1" = 40"	Drawn by LDV	Checked by JAD
Date FEB. 2023	Project No. 064513407	Sheet No. 2 OF 4



LEGEND:

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"CORES PERIMETER PARK KHA" SET
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MATCHLINE A (SEE SHEET 2)

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DALLAS, TEXAS 75248
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CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
BEING 16.8367 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-_____
PAVING AND DRAINAGE NO. DP22-____

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 1" = 40'	Drawn by LDV	Checked by JAD
Date FEB. 2023	Project No. 064513407	Sheet No. 3 OF 4

DWG NAME: Z:\064513407-CIVITAS\13455 NOEL ROAD\064513407_CIVITAS 5 PERIMETER PARK INTERNATIONAL AND LBL.PP.DWG/AS DWG PLOTTED BY: BLANKENSHIP, MATTHEW 2/23/2023 4:23 PM LAST SAVED: 2/23/2023 4:21 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CORE5 PERIMETER PARK BUILDING C, LLC and CORE5 PERIMETER PARK BUILDING B, LLC, are the owners of a tract of land situated in the Solomon Survey, Abstract No.408, City of Dallas, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to CORE5 PERIMETER PARK BUILDING C, LLC, recorded in Instrument No. 202100302311 of the Official Public Records of Dallas County, Texas, and being a portion of a tract of land described in Special Warranty Deed to CORE5 PERIMETER PARK BUILDING B, LLC recorded in Instrument No. 202200122611, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Lot 3, Block C/8048, Second Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 73229, Page 1365, Deed Records, Dallas County, Texas and being the southeast corner of the east terminus of International Parkway (a 60 foot wide right-of-way);

THENCE with said east terminus of International Parkway, North 16°50'56" East, a distance of 10.00 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;

THENCE departing said east terminus of International Parkway, and over and across said CORE 5 tract (Building B), the following courses and distances:

North 89°46'54" East, a distance of 10.46 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 16°50'56" West, a distance of 14.32 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 31°07'47" West, a distance of 112.62 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner and being the beginning of a tangent curve to the right with a radius of 505.34 feet, a central angle of 37°14'02", and a chord bearing and distance of South 49°44'48" West, 322.65 feet;
In a southwesterly direction, with said tangent curve to the right, an arc distance of 328.40 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
South 00°13'03" East, a distance of 18.13 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner;
North 89°46'54" East, a distance of 1,378.50 feet to a 3-1/4" aluminum disk stamped "CORE5 PERIMETER PARK KHA" set for corner in the east line of said CORE 5 tract (Building B) and in the west line of said CORE5 tract (Building C);

THENCE with the east line of said CORE 5 tract (Building B) and with the east line of a tract of land described in Special Warranty deed to CORE5 PERIMETER PARK BUILDING A, LLC, recorded in Instrument No. 202100277559, of said Official Public Records and with the west line of said CORE5 tract (Building C), North 00°36'38" West, a distance of 1,171.24 feet to a 1/2" iron rod with cap stamped "HALFF ASSOCC." found for the northwest corner of said CORE5 tract (Building C) and the northeast corner of said CORE5 tract (Building A), and being the common corner or two tracts of land described in Deed to Dallas Power & Light, recorded in Volume 5509, Page 446 and Volume 5586, Page 663 of said Deed Records;

THENCE with the north line of said CORE5 tract (Building C) and the south line of said Dallas Power & Light tract (Volume 5509, Page 446), South 54°11'45" East, a distance of 928.90 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set per survey dated August 18, 2021 for corner;

THENCE with the east line of said CORE5 tract (Building C) and the west line of said Dallas Power & Light tract (Volume 710, Page 1510), South 17°26'32" East, a distance of 650.21 feet to a rail road spike found for the southeast corner of said 16.84 acres tract;

THENCE with the south line of said 16.84 acre tract and the north line of said Dallas Power & Light tract (Volume 710, Page 1510), South 88°55'57" West, a distance of 935.83 feet to a 5/8" iron rod with cap stamped "HALFF ASSOCC." found for the southwest corner of said called 16.84 acres tract and the southeast corner of said called 23.0740 acre tract and being a common corner of said Dallas Power & Light Company tract (Volume 710, Page 1510) and a tract of land described in Deed to Dallas Power & Light Company, recorded in Volume 67059, Page 2206, of said Deed Records;

THENCE with the north line of said Dallas Power & Light Company tract (Volume 67059, Page 2206), South 89°46'54" West, a distance of 1,388.57 feet to a 5/8" iron rod with "KHA" cap found for the southeast corner of said Lot 3, Block C/8048, from which a 1/2" iron rod found bears South 32°18'37" East, a distance of 0.31 feet;

THENCE with the east line of said Lot 3, Block C/8048, the following courses and distances:

North 00°13'03" West, a distance of 35.00 feet to a 1/2" iron rod found for corner and being the beginning of a non-tangent curve to the left with a radius of 495.34 feet, a central angle of 38°01'14", and a chord bearing and distance of North 50°08'24" East, 322.70 feet;
In an northeasterly direction, with said non-tangent curve to the left, an arc distance of 328.70 feet to a 1/2" iron rod found for corner;
North 31°07'47" East, a distance of 111.37 feet to the POINT OF BEGINNING and containing 752,034 square feet or 17.2643 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CORE5 PERIMETER PARK BUILDING C, LLC and CORE5 PERIMETER PARK BUILDING B, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as CIVITAS 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 esements, 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____.

CORE5 PERIMETER PARK BUILDING C, LLC

By: _____
Signature

By: _____
Name - Title

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 _____, 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 _____, 20____.

Notary Public in and for the State of Texas

CORE5 PERIMETER PARK BUILDING B, LLC

By: _____
Signature

By: _____
Name - Title

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 _____, 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 _____, 20____.

Notary Public in and for the State of Texas

NOTES:

- BEARING SYSTEM BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. (2011)
- PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 17.2643 ACRE TRACT FOR DEVELOPMENT.
- NO BUILDINGS ON SUBJECT PROPERTY.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

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 monumetation 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
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
972-770-1300

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

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 _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CIVITAS ADDITION
LOT 1, BLOCK 1/8048
BEING 17.2643 ACRES OUT OF THE
SOLOMON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-091
WASTEWATER NO. WW22-____
PAVING AND DRAINAGE NO. DP22-____

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 N/A	Drawn by LDV	Checked by JAD	Date FEB. 2023	Project No. 064513407	Sheet No. 4 OF 4

OWNER:
CORE5 PERIMETER PARK BUILDING B, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

OWNER:
CORE5 PERIMETER PARK BUILDING C, LLC
15660 N. DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
PHONE: 972-362-8725
EMAIL: kgreen@c5ip.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-776-1780
EMAIL: dan.gallagher@kimley-horn.com

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

DWG NAME: Z:\064513407-CIVITAS 13500 LB-DWG\064513407_CORE 5 PERIMETER PARK INTERNATIONAL AND LBL.PP.DWG/AS.DWG PLOTTED BY: BLANKENSHIP, MATTHEW 2/23/2023 4:23 PM LAST SAVED: 2/23/2023 4:21 PM