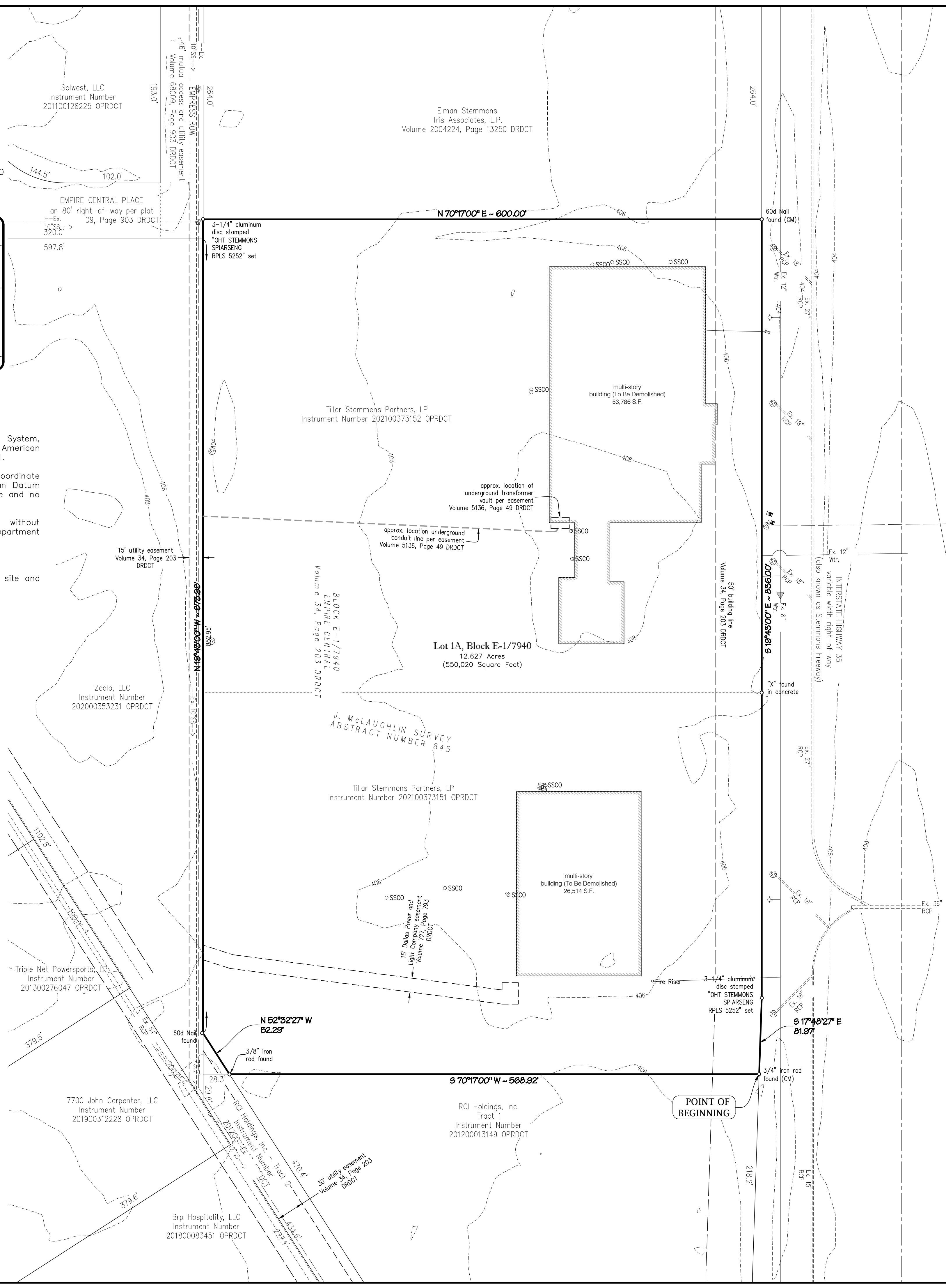


- GENERAL NOTES:**
1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
 3. Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
 4. No buildings on site.
 5. Purpose of this plat is to create a building site and remove building lines.



STATE OF TEXAS §
 COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Tillar Stemmons Partners, LP, is the owner of a 550,020 square feet or 12.627 acres tract of land situated in the J. McLaughlin Survey, Abstract Number 845, City of Dallas, Dallas County, Texas, being part of Block E-1/4970, Empire Central, an addition to the City of Dallas according to the plat thereof recorded in Volume 34, Page 203, Deed Records, Dallas County, Texas (DRDCT), and being all of two tracts conveyed to Tillar Stemmons Partners, LP, by deed recorded in Instrument Numbers 202100373151 and 202100373152 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west line of Interstate Highway 35, a variable width right-of-way by use and occupation (also known as Stemmons Freeway), for the northeast corner of a tract conveyed as Tract 1 to RCI Holdings, Inc., recorded in Instrument Number 201200013149 OPRDCT;

THENCE S 70°17'00" W, 568.92 feet along the north line thereof to another 3/4" iron rod found on the northeast corner of a tract conveyed as Tract 2 to RCI Holdings, Inc., recorded in Instrument Number 201200013149 OPRDCT;

THENCE N 52°32'27" W, 52.29 feet along the northeast line thereof to a 60d nail found on the east line of a tract conveyed to Zcolo, LLC, recorded in Instrument Number 202000353231 OPRDCT;

THENCE N 19°43'00" W, along the east line thereof, passing at 852.95 feet the southeast corner of Empress Row, a 46-foot-wide mutual access and utility easement per plot recorded in Volume 68009, Page 903, Deed Records, Dallas County, Texas, and continuing along the east line thereof a total distance of 873.98 feet to a 3-1/4" aluminum disc stamped "OHT STEMMONS SPIARSENG RPLS 5252" set for the southwest corner of a tract conveyed to Elman Stemmons Tris Associates, L.P., recorded in Volume 2004224, Page 13250 DRDCT;

THENCE N 70°17'00" E, 600.00 feet along the south line thereof to a 60d nail found on the west line of said highway;

THENCE S 19°43'00" E, 836.00 feet along the west line thereof to a 3-1/4" aluminum disc stamped "OHT STEMMONS SPIARSENG RPLS 5252" set for corner;

THENCE S 17°48'27" E, 81.97 feet continuing along the west line of said highway to the POINT OF BEGINNING with the subject tract containing 550,020 square feet or 12.627 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tillar Stemmons Partners, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **OHT STEMMONS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 rights 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 rights 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 _____, 2022.

Tillar Stemmons Partners, LP
 By: W.A. Landreth

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, 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 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 _____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public, State of Texas

PRELIMINARY PLAT

OHT STEMMONS ADDITION
 LOT 1, BLOCK E-1/7940
 J. McLAUGHLIN SURVEY, ABSTRACT NUMBER 845
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TOTAL AREA - 12.627 ACRES
 CITY PLAN FILE NO. S212-118
 ENGINEER FILE NO. 311T-_____

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER Tillar Stemmons Partners, LP 2900 Wingate Street, Ste. 200 Fort Worth, TX 76107 Telephone: (817) 228-5268 Contact: W. A. Landreth	APPLICANT OHT Partners - David Godvin 5440 Harvest Hill Rd., Ste. 101 Dallas, TX 75230 Telephone: (469) 722-4650 Contact: David Godvin
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LEGEND	
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Drawing: 01/2021_JOB521-333 8001 Stemmons_21-333 Preliminary Plat.dwg, Saved By: D:\Bentley\Drawings, Plotted: 2/28/2022, 3:30 PM
 Drawing: 01/2021_JOB521-333 8001 Stemmons_21-333 Preliminary Plat.dwg, Saved By: D:\Bentley\Drawings, Plotted: 2/24/2022, 2:07:36 PM