

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°06'08"W	6.51'
L2	N89°20'56"E	24.00'
L3	N89°20'56"E	24.00'
L4	N65°19'53"W	32.34'
L5	N89°20'56"E	20.21'
L6	N00°53'52"W	3.63'
L7	N89°06'08"E	8.00'
L8	S00°53'52"E	3.39'
L9	S89°17'42"W	26.07'
L10	S00°58'07"E	4.54'
L11	S89°01'53"W	10.00'
L12	N00°58'07"W	14.58'
L13	N89°17'42"E	36.12'
L14	N00°39'04"W	10.23'
L15	N89°20'56"E	10.00'
L16	S00°39'04"E	9.74'
L17	N00°39'04"W	16.38'
L18	S89°20'56"W	10.00'
L19	S00°39'04"E	7.90'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°31'34"	26.00'	11.58'	N11°51'55"E	11.49'
C2	89°45'12"	26.00'	40.73'	N45°46'28"W	36.69'
C3	90°00'01"	50.00'	78.54'	N45°39'05"W	70.71'
C4	36°44'54"	26.00'	16.68'	N19°01'31"W	16.39'
C5	28°31'50"	26.00'	12.95'	N15°09'46"W	12.81'
C6	80°03'45"	26.00'	36.33'	N39°08'00"E	33.45'
C7	89°59'53"	15.00'	23.56'	N45°53'56"W	21.21'
C8	90°14'48"	26.00'	40.95'	N44°13'32"E	36.85'
C9	33°28'45"	26.00'	15.19'	S73°54'42"E	14.98'
C10	180°00'00"	26.00'	81.68'	N89°20'56"E	52.00'
C11	90°00'00"	26.00'	40.84'	S45°39'04"E	36.77'
C12	90°00'00"	26.00'	40.84'	N44°20'56"E	36.77'
C13	89°59'59"	26.00'	40.84'	S45°39'05"E	36.77'
C14	108°23'23"	26.00'	49.19'	N35°09'15"E	42.17'

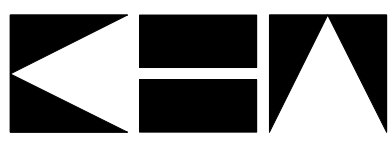
NOTES:

- According to Map No. 48113C0190 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" (unshaded) and is not within a special flood hazard area. 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.
- Basis of bearing is the south line of W-Lofts Addition as recorded in Clerk's Instrument No. 2008133996, Official Public Records, Dallas County, Texas, said bearing being South 89°17'49" West.
- Setbacks in accordance with current zoning.

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

FINAL PLAT
ELAN CITY CENTRE
LOT 1, BLOCK A
(7.851 ACRES OR 342,000 SQ.FT.)

BEING A REPLAT OF
GALLERIA APARTMENTS, LOT 1, BLOCK A
MARY BROWN SURVEY, ABSTRACT NO. 159
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS



**Kimley-Horn
and Associates, Inc.**

5750 Genesis Court, Suite 200
Frisco, Texas 75034

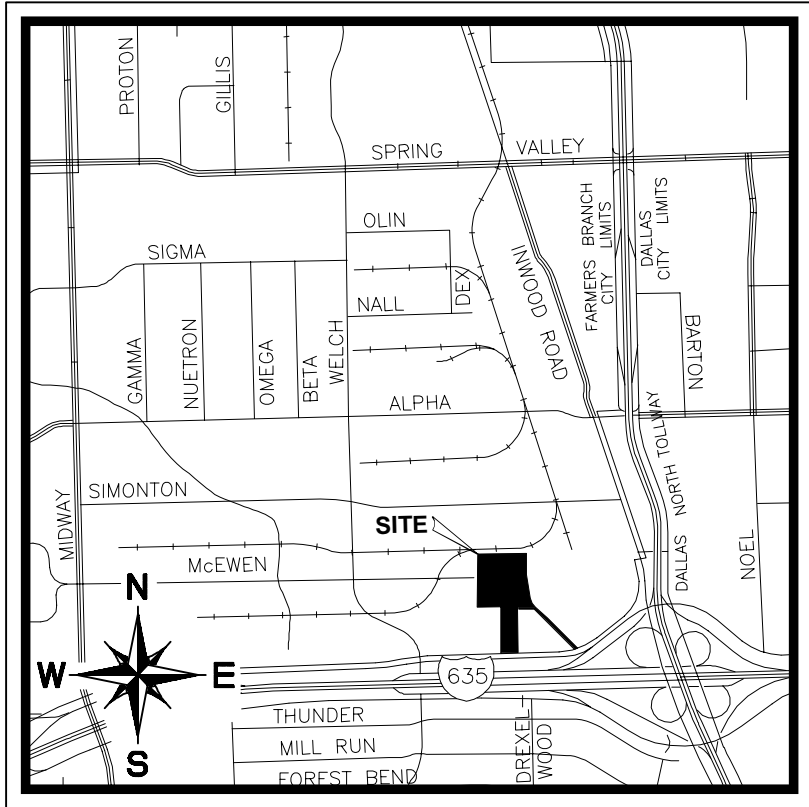
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale 1" = 60'	Drawn by MBM	Checked by DEM	Date 04/24/2013	Project No. 067771603	Sheet No. 1 OF 3
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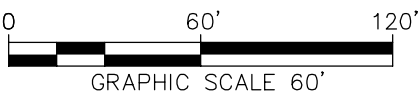
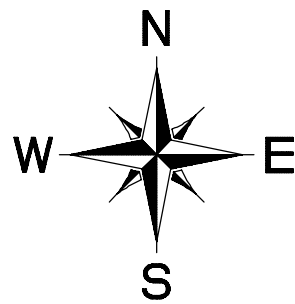
ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
12700 PARK CENTRAL DRIVE,
SUITE 1800 DALLAS, TEXAS 75251
CONTACT: David Meyers, P.E.
david.meyers@kimley-horn.com

OWNER:
GS MULTIFAMILY DALLAS
GALLERIA, LLC
18 BROAD STREET, 3rd FLOOR.
CHARLESTON, SC 29401

DWG NAME: K:\FRL SURVEY\6771603\MCEWEN ROAD SURVEY.LDD REPLAT\DWG\ELAN CITY CENTRE-GALLERIA WEST REPLAT.DWG PLOTTED BY: DELAUGHTER, JEFF 4/24/2013 12:03 PM LAST SAVED 4/24/2013 11:59 AM





LOCATION MAP
NOT-TO-SCALE



NOTES:

1. According to Map No. 48113C0190 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" (unshaded) and is not within a special flood hazard area. 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.
2. Basis of bearing is the south line of W-Lofts Addition as recorded in Clerk's Instrument No. 2008133996, Official Public Records, Dallas County, Texas, said bearing being South 89°17'49" West.
3. Setbacks in accordance with current zoning.

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	EASEMENT ABANDONED BY THIS PLAT

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION
OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT
TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

(PRIOR DEDICATIONS ABANDONED BY THIS PLAT)

FINAL PLAT
ELAN CITY CENTRE

LOT 1, BLOCK A
(7.851 ACRES OR 342,000 SQ.FT.)

BEING A REPLAT OF
GALLERIA APARTMENTS, LOT 1, BLOCK A
MARY BROWN SURVEY, ABSTRACT NO. 159
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS



**Kimley-Horn
and Associates, Inc.**

5750 Genesis Court, Suite 200
Frisco, Texas 75034

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MBM	DEM	04/24/2013	067771603	2 OF 3

DWG NAME: K:\FI SURVEY\067771603-MCEWEN ROAD SURVEY\ 100 REPLAT.DWG IAN CITY CENTRE-GALLERIA WEST REPLAT.DWG PLOTTED BY: DELAUGHTER, JEFF 4/24/2013 12:17 PM LAST SAVED 4/24/2013 12:17 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, GS MULTIFAMILY DALLAS GALLERIA, LLC is the sole owner of a tract of land situated in the Mary Brown Survey, Abstract No. 159, City of Farmers Branch, Dallas County, Texas, and being all of Galleria Apartments, Lot 1, Block A, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201200064730 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), same also being all of those tracts of land, conveyed to said GS Multifamily Dallas Galleria, LLC, as evidenced in a Special Warranty Deed, recorded in County Clerk's Instrument No. 201100258002, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the most southerly southeast corner of said Galleria Apartments, Lot 1, Block A, same being the southwest corner of Lot 1, Block A of Hilton Revised Addition, an Addition to the City of Farmers Branch, Texas, according to the Plat recorded in Volume 97044, Page 2966 of the Deed Records of Dallas County, Texas, said iron rod also being on the north right of way line of Interstate Highway No. 635 (Lyndon B. Johnson Freeway), a variable width right of way;

THENCE South 87°26'58" West, along the south line of said Galleria Apartments, Lot 1, Block A and the north right of way line of said Interstate Highway No. 635 (Lyndon B. Johnson Freeway), a distance of 181.50 feet to a PK nail set for the most southerly southwest corner of said Galleria Apartments, Lot 1, Block A, same being the southeast corner of Lot 1, W. O. Bankston Addition, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof recorded in Volume 96083, Page 3876, D.R.D.C.T.;

THENCE North 00°05'44" East, departing the north right of way line of said Interstate Highway No. 635 (Lyndon B. Johnson Freeway), along the west line of said Galleria Apartments, Lot 1, Block A and the east line of Lot 1 of said W. O. Bankston Addition, a distance of 487.92 feet to a 5/8-inch "KHA" capped iron rod set for an ell corner of said Galleria Apartments, Lot 1, Block A and the northeast corner of Lot 1 of said W. O. Bankston Addition;

THENCE South 89°17'49" West, along the north line of Lot 1 of said W. O. Bankston Addition and a south line of said Galleria Apartments, Lot 1, Block A, a distance of 247.86 feet to a 5/8-inch "KHA" capped iron rod set for the most westerly southwest corner of said Galleria Apartments, Lot 1, Block A, same being the southeast corner of Lot 2 of said W. O. Bankston Addition;

THENCE North 00°01'43" East, along the west line of said Galleria Apartments, Lot 1, Block A and the east line of Lot 2 of said W. O. Bankston Addition, a distance of 287.71 feet to a 5/8-inch "KHA" capped iron rod set for the most westerly northwest corner of said Galleria Apartments, Lot 1, Block A and northeast corner said Lot 2, same being on the south right of way line of Galleria Drive (a 45' wide right of way), from said corner, a found 1/2-inch iron rod bears West, 1.64 feet;

THENCE North 89°41'31" East, along the common line of said Galleria Apartments, Lot 1, Block A and said Galleria Drive, a distance of 45.00 feet to a PK nail set for the most southerly southeast corner of said Galleria Drive;

THENCE North 00°01'43" East, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Galleria Drive, a distance of 193.02 feet to a PK nail set for a corner;

THENCE North 44°41'19" East, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Galleria Drive, a distance of 35.56 feet to a PK nail set for the most northerly, northwest corner of said Lot 1, Block A;

THENCE North 89°20'56" East, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Galleria Drive, a distance of 421.51 feet to a PK nail set for the most northerly northeast corner of said Galleria Apartments, Lot 1, Block A;

THENCE South 45°39'04" East, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Galleria Drive, a distance of 21.65 feet to a 5/8-inch "KHA" capped iron rod set for the most easterly northeast corner of said Galleria Apartments, Lot 1, Block A, same being the intersection of the south right of way line of said Galleria Drive with the west right of way line of Galleria Place (a variable width right of way), as created in City of Farmers Branch Resolution 2008-028, recorded in County Clerk's Instrument No. 20080134000, O.P.R.D.C.T.;

THENCE South 00°39'47" East, along the east line of said Galleria Apartments, Lot 1, Block A and the west right of way line of said Galleria Place, a distance of 159.25 feet to a 5/8-inch "KHA" capped iron rod set for a corner;

THENCE South 10°34'15" East, continuing along the east line of said Galleria Apartments, Lot 1, Block A and the west right of way line of said Galleria Place, a distance of 56.06 feet to a 5/8-inch "KHA" capped iron rod set for the most northerly corner of said Galleria Place, as dedicated by Plat recorded in County Clerk's Instrument No. 2008133996, O.P.R.D.C.T.;

THENCE South 00°39'04" East, continuing along the east line of said Galleria Apartments, Lot 1, Block A and the west right of way line of said Galleria Place, a distance of 131.69 feet to a 5/8-inch "KHA" capped iron rod set for the point of curvature of a curve to the left;

THENCE in a southerly direction, continuing along the east line of said Galleria Apartments, Lot 1, Block A and the west right of way line of said Galleria Place, and along the arc of said curve to the left, through a central angle of 41°08'14", having a radius of 258.50 feet, a chord bearing of South 21°13'11" East, a chord distance of 181.64 feet and an arc length of 185.60 feet to a 5/8-inch "KHA" capped iron rod set for the most easterly southeast corner of said Galleria Apartments, Lot 1, Block A, same being on the north line of the aforesaid Lot 1, Block A of Hilton Revised Addition;

THENCE South 89°18'48" West, departing the west right of way line of said Galleria Place, along the common line of said Galleria Apartments, Lot 1, Block A and said Lot 1, Block A, Hilton Revised Addition, a distance of 154.35 feet to an "X" cut found for a corner;

THENCE North 00°41'12" West, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Lot 1, Block A, Hilton Revised Addition, a distance of 26.22 feet to an "X" cut found for a corner;

THENCE South 89°24'51" West, continuing along the common line of said Galleria Apartments, Lot 1, Block A and said Lot 1, Block A, Hilton Revised Addition, a distance of 11.16 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1, Block A, Hilton Revised Addition;

THENCE South 00°54'01" East, continuing along the common line of said Galleria Apartments, Lot 1, Block A and Lot 1, Block A of said Hilton Revised Addition, a distance of 481.67 feet to the POINT OF BEGINNING and containing 7.851 acres (342,000 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GS MULTIFAMILY DALLAS GALLERIA, LLC, acting by and through Laird Sparks, Vice President, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **ELAN CITY CENTRE , LOT 1, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

WITNESS, my hand, this the ____ day of _____, 2013.

By: GS MULTIFAMILY DALLAS GALLERIA, LLC, a Delaware limited liability company

BY: _____
Laird Sparks, Vice President

ACKNOWLEDGEMENT

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 Laird Sparks, 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 _____, 2013.

Notary Public in and for the State of _____

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Michael B. Marx, 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 and the City of Farmers Branch Subdivision ordinance.

Dated this the _____ day of _____, 2013.



Michael B. Marx, R.P.L.S. No. 5181
KIMLEY-HORN AND ASSOC., INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx 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 _____, 2013.

Notary Public in and for the State of Texas

My commission expires: _____

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2013.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT
ELAN CITY CENTRE
LOT 1, BLOCK A
(7.851 ACRES OR 342,000 SQ.FT.)

BEING A REPLAT OF
GALLERIA APARTMENTS, LOT 1, BLOCK A
MARY BROWN SURVEY, ABSTRACT NO. 159
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
12700 PARK CENTRAL DRIVE,
SUITE 1800 DALLAS, TEXAS 75251
CONTACT: David Meyers, P.E.
david.meyers@kimley-horn.com

OWNER:
GS MULTIFAMILY DALLAS
GALLERIA, LLC
18 BROAD STREET, 3rd FLOOR.
CHARLESTON, SC 29401

**Kimley-Horn
and Associates, Inc.**

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	MBM	DEM	04/24/2013	067771603	3 OF 3

DWG NAME: K:\R\I SURVEY\08771603-MCE\VEN ROAD SURVEY_LDD REPLAT\DWG\ELAN CITY CENTRE-GALLERIA WEST REPLAT.DWG PLOTTED BY: DELAUGHTER, JEFF 4/24/2013 12:27 PM LAST SAVED: 4/24/2013 12:17 PM