

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: tv ml industrial

2. Owner's Name: 167th xf, a delaware limited liability company Phone: 404 433 5338

Address: 2100 Ross Ave, Suite 895 City: Dallas State: TX Zip Code: 75201

Owner's Email Address: brooksk@xebcrealty.com

3. Surveyor's Name: er brownell and assoc ,inc Phone: 305 860 3866

Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155

Surveyor's Email Address: alpoez@erbrownell.com

4. Folio No(s): 30-2013-001-0310 / _____ / _____ / _____

5. Legal Description of Parent Tract: see attache

6. Street boundaries: nw 167 st/east of 67 avenue

7. Present Zoning: lu-1 Zoning Hearing No.: 202000075

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(314,124 Square Ft.), Business(_____ Sq. Ft.), Office(30,000 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

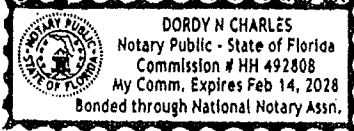
SS:

Signature of Owner: *Gretchen Kendrick*

(Print name & Title here): Gretchen Kendrick, Manager

BEFORE ME, personally appeared Gretchen Kendrick this 26 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 26 day of March, 2024 A.D.



Signature of Notary Public: *Dordy N Charles*

(Print, Type name here: Dordy N. Charles)

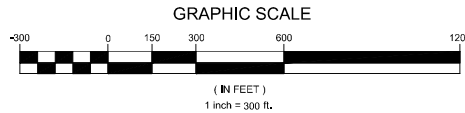
02/14/2028 HH492808
(Commission Expires) (Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TV ML INDUSTRIAL

A REPLAT OF A PORTION OF TRACTS 17, 18 AND 19 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, PLAT BOOK 2, PAGE 17, ALL IN THE NW 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 4957 SW 74TH COURT Miami, Florida, 33155
 PHONE: (305) 860-3866 FAX: (305) 860-3870
 CERTIFICATION No. LB 761 JULY, 2021

SURVEYOR'S NOTES:

Buildings noted under construction as shown are based on the MAP OF BOUNDARY SURVEY prepared by HADONNE CORP., under Job No. 23035, where the date of completion of the field work for the Foundation Survey was on September 25, 2024, as provided to the Surveyor in digital format on January 10, 2025. And was visibly inspected on January 11, 2025. USE WITH CAUTION.

The utility infrastructure under construction were not located.

Bearings as shown hereon are based on an assumed meridian, where the West line of Tract "A" of the plat of "PALMETTO COMMERCE CENTER", recorded in Plat Book 118 at Page 82, of Public Records of Miami-Dade County, Florida bears North 02°18'02" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark N-357, the same being a PK Nail and Brass Washer set near the point of curvature (PC) of the sidewalk located 45 feet South of the centerline of NW 167th Street and 10 feet East of the East edge of pavement of NW 67th Avenue, elevation 7.41 feet.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051, FAC at an equivalent distance standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", recorded in Plat Book 2 at Page 17; (iv) the adjacent plat of PALMETTO COMMERCE CENTER, recorded in Plat Book 118 at Page 82; (v) the plat of M & G SUBDIVISION, recorded in Plat Book 142 at Page 93; (vi) the plat of PALM PLAZA AMENDED, recorded in Plat Book 172 at Page 89; (vii) the Miami-Dade County Township Survey for Township 52 South, Range 40 East and (viii) the Florida Department of Transportation RIGHT OF WAY MAP for the Palmetto Expressway (State Road No. 826), recorded in Plat Book 60 at Page 91.

A comparison between measured (M), plat (P), Recorded (R) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. Calculated dimensions (C) are a protraction based on the Legal Description, and underlying and adjacent plats (R) are based on Legal Description.

A portion of the Subject Property lies within a Special flood Hazard Area (SFHA), an area subject to inundation by the 1% annual chance flood, as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0116L, Community No. 120635, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE where the Base Flood Elevation, the same being the water surface elevation of the 1% annual chance flood, was determined to be, elevation 6 feet (NGVD29). The balance of the herein described lands lies within Zone X, an area determined to be within the 0.2% annual chance floodplain, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. The delineation of the Special Flood Hazard Area is plotted hereon.

The Subject Property as described contains 683,327.88 square feet more or less (15.69 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTF all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 60' feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Dated: January 10, 2025 (Revised as noted)

E.R. BROWNELL & ASSOCIATES, INC.
 Digitally signed by
 Thomas Brownell
 Date: 2025.01.13
 15:55:14 -05'00'

The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LEGAL DESCRIPTION:

A Portion of Tracts 17, 18 and 19, Section 13, Township 52 South, Range 40 East of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Tract "A" of "PALMETTO COMMERCE CENTER", according to the plat thereof as recorded in Plat Book 118, Page 82, of the Public Records of Miami-Dade County, Florida; thence run South 02°12'32" West, along the West line of said Tract "A" for a distance of 928.44 feet to a point of intersection with the North right-of-way line of the Palmetto Expressway (State Road Number 826) as recorded in Plat Book 60, At Page 91, of the Public Records of Miami-Dade County, Florida; thence run North 87°41'39" West, along said North right-of-way line for a distance of 736.00 feet to a point of intersection with a line that lies 736 feet West of the West Line of said Tract "A"; thence run North 02°12'32" East, along said parallel line for a distance of 828.44 feet to a point of intersection with a line that lies 35 feet South of and parallel with the North line of Section 13, Township 52 South, Range 40 East and also being the South right-of-way line of canal; thence run South 87°47'25" East, along said parallel line for a distance of 736.00 feet to the Point of Beginning.

NOTES:

Number of Acres: 15.69 +/- Acres
 Number of Tract: 1 Tract
 Method of Sewer: Septic Tank
 Method of Water: Public Water
 Property Zoned: IU-1
 Dade County Flood Criteria: 6.5 feet (P.B. 120 PG 13)
 FEMA Base Flood Elevation: Zone AE E1 6.0 and Zone "X"
 Tax Folio Number: 30-2013-001-0310
 Number of PRM: 4 PRMs
 Number of PCP: 2 PCPs

NOTE: All improvement within Proposed Tract "A" are to be Removed

DEVELOPMENT INFORMATION:

30,000 SQ.FT OFFICE
 314,124 SQ.FT WAREHOUSE
 As per Site Plan for (VF Acquisition) PEREIRA A1A Dated 05/19/2021 Sheet A-1 (ZONING HEARING # Z2020000075)

PREPARED FOR:

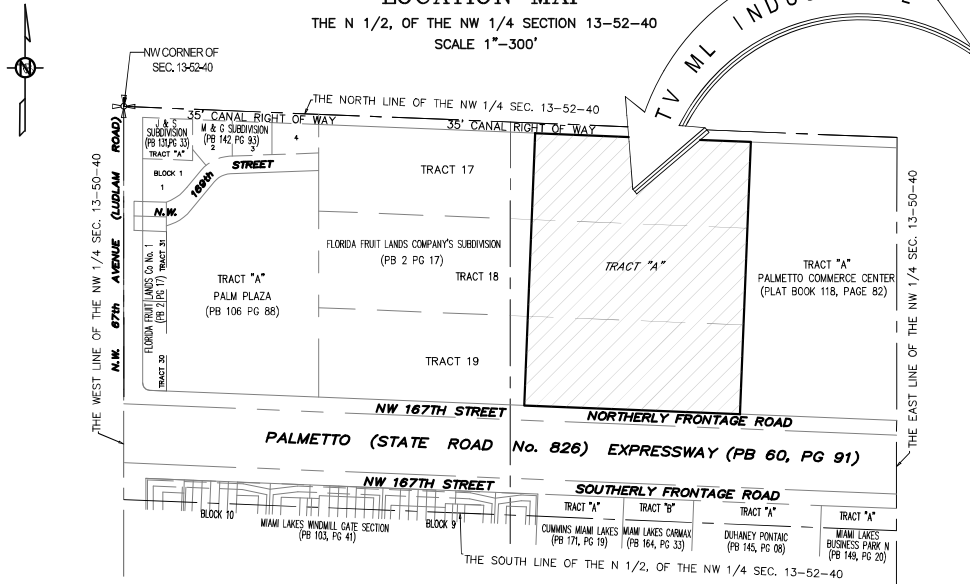
167th x f, llc a Delaware limited liability company
 3310 Mary Street, suite 302
 Miami, FL 33133

CONTACT PERSON INFORMATION:

Name: Angel Lopez
 Telephone Number: (305) 860-3866
 Fax Number: (305) 860-3870
 e-mail address: alopez@erbrownell.com

LOCATION MAP

THE N 1/2, OF THE NW 1/4 SECTION 13-52-40
 SCALE 1"=300'



E.R. Brownell & Associates, Inc.
 SURVEYORS & MAPPERS
 LAND PLANNERS
 CONSULTING ENGINEERS
 4957 SW 74th COURT
 305-860-3866 (PHONE) 305-860-3870 (FAX)
 workrequest@erbrownell.com
 F.B. 1265
 PLS/PSM No. 2891
 Ref. AA
 Date: 06/18/21
 Scale: 1" = 60'
 Chk. by: TB
 Certification No. LB761

TENTATIVE PLAT
MIAMI, FLORIDA 33015

REVISION	DATE	DESCRIPTION
1	01-10-2025	REVISED TO SHOW BUILDING UNDER CONSTRUCTION
2	01-10-2025	REVISED TO UP DATE TENTATIVE PLAT
3	01-10-2025	REVISED PER MIAMI-DADE COUNTY COMMENTS
4	01-10-2025	REVISED PER MIAMI-DADE COUNTY COMMENTS

No. _____ Date _____
 Appvd. _____ Job No. _____
 Sheet: 1 OF 2
 J.N. 58382
 Sk. No. _____
 T-979

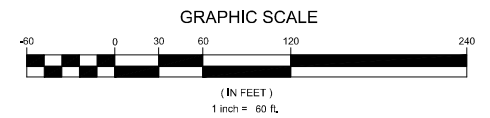
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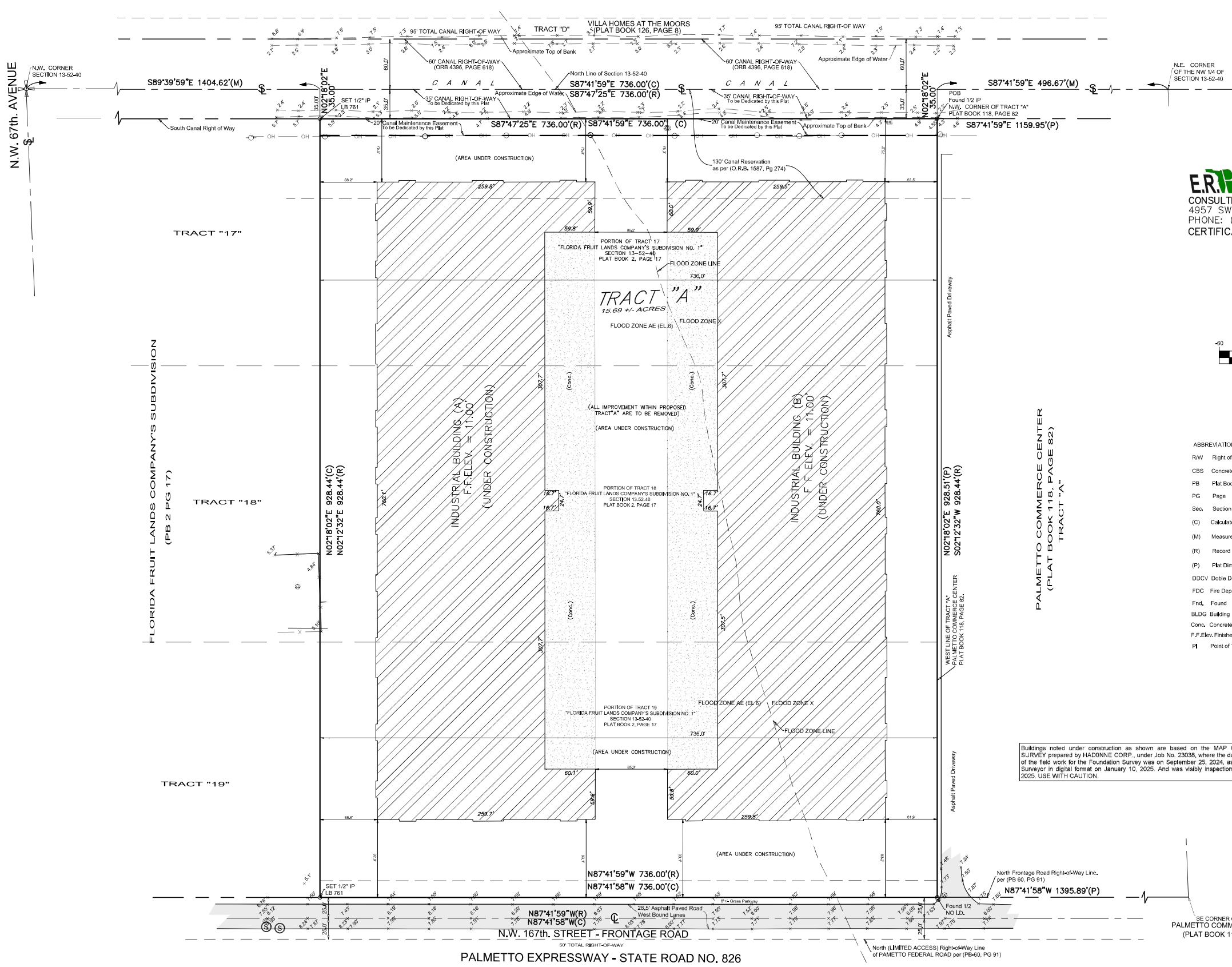
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PREPARED BY
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 LAND SURVEYORS
 4957 SW 74th COURT
 MIAMI, FLORIDA, 33155
 PHONE: (305) 860-3866
 FAX: (305) 860-3870
 CERTIFICATION No. LB 761
 JULY, 2021



- ABBREVIATIONS:**
- RAW Right of Way
 - CBS Concrete Block Structure
 - PB Plat Book
 - PG Page
 - Sec. Section
 - (C) Calculated Dimension
 - (M) Measured Dimension
 - (R) Record Dimension
 - (P) Plat Dimension
 - DDCV Double Detector Check Valve
 - FDC Fire Department Connection
 - Fnd. Found
 - BLDG Building
 - Conc. Concrete
 - F.F.Elev. Finished Floor Elevation
 - PI Point of Tangent Intersection
- SYMBOL LEGEND**
- Fire Hydrant
 - Water Valve
 - Telephone Manhole
 - Light Pole
 - Catch Basin
 - Single Support Sign
 - Parking Meter
 - Wire Pullbox
 - Drainage Manhole
 - Electric Manhole
 - Sanitary Manhole
 - Concrete Pole
 - Grease Manhole
 - Double Detector Check Valve
 - Box Telephone
 - Water Meter
 - Sanitary Sewer Valve
 - Unknown Valve
 - Iron Pipe
 - Property Line
 - Section Line
 - Center Line
 - Spot Elevation
 - Ground Spot Elevation
 - Guy Wire
 - Meter Electric
 - Cleanout
 - Valve Gas
 - Irrigation Valve
 - Box Telephone
 - Box Electric
 - Monitoring Well
 - Tree
 - Palm Tree
 - Overhead Utility Line
 - Limited Access Right-of-Way
 - Concrete
 - Asphalt

Buildings noted under construction as shown are based on the MAP OF BOUNDARY SURVEY prepared by HADONE CORP. under Job No. 23038, where the date of completion of the field work for the Foundation Survey was on September 25, 2024, as provided to the Surveyor in digital format on January 10, 2025. And was visually inspection on January 11, 2025. USE WITH CAUTION.



Plot Date: 11/30/2025
 Saved By: JGuamancia
 C:\p\33526 (60) NW 167th STREET\11101033526 TENTATIVE PLAT (R) 01-05-25.dwg

TENTATIVE PLAT
MIAMI, FLORIDA 33015

No.	Date	Appvd.	Job No.	Description
1	01-05-2025			REVISION TO SHOW BUILDING UNDER CONSTRUCTION
2	11-05-2024			REVISION TO UP DATE TENTATIVE PLAT
3	09-07-2024			REVISION PER MIAMI-DADE COUNTY COMMENTS
4	09-07-2024			REVISION PER MIAMI-DADE COUNTY COMMENTS

Sheet: **2 OF 2**
 J.N. **58382**
 SIK. No.

NOTE: THIS SURVEY IS COMPOSED OF MULTIPLE SHEETS AND ONE IS NOT VALID WITH OUT THE OTHERS SEE SHEET 1 FOR CERTIFICATION, ORIGINAL SIGNATURE AND RAISED SEAL.

T-979