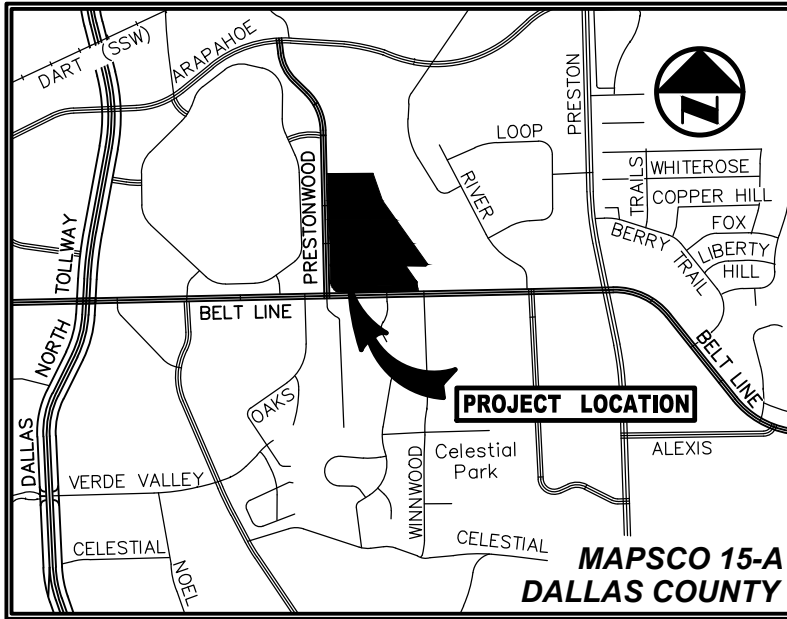
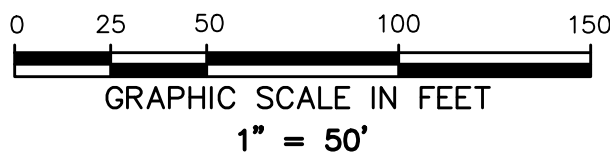
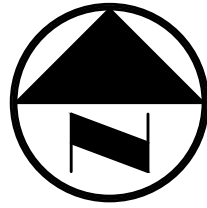


SURVEYOR / ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
C/T PRESTONWOOD CREEK JV, LLC
3657 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PH: 832-214-5027
CONTACT: OSAGIE JOHN OKPAMEN



VICINITY MAP
(NOT TO SCALE)



LEGEND

- B+ BOLLARD
- CO+ CLEANOUT
- CON+ CONDUIT
- ELEC+ ELECTRIC BOX
- EM+ ELECTRIC METER
- FDC+ FIRE DEPT. CONN.
- FR+ FIRE HYDRANT
- FL+ FLOOD LIGHT
- GM+ GAS METER
- GUY+ GUY ANCHOR
- H+ HOLE (TYPE UNKNOWN)
- JUN+ JUNCTION BOX
- LS+ LIGHT STANDARD
- MB+ MAILBOX
- MP+ METAL POST
- PP+ POWER POLE
- PP W/ GUY ANCHOR
- TR+ TRAFFIC SIGN
- TRANS+ TRANSFORMER
- SS+ SAN. SEWER MANHOLE
- STM+ STORM SEWER MANHOLE
- TRF+ TRAFFIC SIGNAL LIGHT
- TR+ TRANSFORMER
- VAULT (TYPE UNKNOWN)
- WM+ WATER METER
- WV+ WATER VALVE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- HAND RAIL
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

AREA TABLE

LOT	ACRES	SF
LOT 1R	3.937 ACRES	171,489 SF
LOT 2R	3.090 ACRES	134,613 SF
LOT 3R	1.272 ACRES	55,406 SF
LOT 4R	1.185 ACRES	51,609 SF
LOT 5R	1.219 ACRES	53,092 SF
TOTAL	10.703 ACRES	466,209 SF

PRELIMINARY PLAT
**PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT
PHASE I**
**LOTS 1R, 2R, 3R, 4R, & 5R,
BLOCK A/8222**

A REPLAT OF LOTS 1-A & 1-B, BLOCK A/8222
REVISED PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT PHASE I
ROBERT WILBURN SURVEY, ABSTRACT NO. 1580,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-061
ENGINEERING NO. XX-XXX
SHEET 1 OF 2

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB	KCH	1"=50'	FEB. 2024	R0046247.00

TBPELS. ENGINEERING FIRM NO. 17156
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - PRESTONWOOD CREEK MULTI-USE DEVELOPMENT PHASE I

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, C/T Prestonwood Creek JV, LLC is the owner of a 10.703 acre (466,209 square feet) tract of land situated in the Robert Wilburn Survey, Abstract No. 1580, City of Dallas, Dallas County, Texas; said tract being part of Lot 1-A and Lot 1-B, Block A/8222, Revised Prestonwood Creek Multi-Use Development Phase I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96199, Page 2095 of the Deed Records of Dallas County, Texas and also being part of that certain tract of land described as "Tract 1" in Special Warranty Deed to C/T Prestonwood Creek JV, LLC recorded in Instrument Number 201900109964 of the Official Public Records of Dallas County, Texas; said 10.703 acre (466,209 square feet) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for corner in the east right-of-way line of Prestonwood Boulevard (a variable width right-of-way); said point being the northwest corner of said Lot 1-B and the southwest corner of Lot 2, Block A/8222, Turnberry Isle, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93176, Page 1948 of the said Deed Records;

THENCE, North 89 degrees, 30 minutes, 39 seconds East, departing the said east line of Prestonwood Boulevard and along the north line of said Lot 1-B and the south line of said Lot 2, a distance of 335.80 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Lot 1-B and a southeast corner of said Lot 2;

THENCE, along the northeast line of said Lot 1-B, a southwest line of said Lot 2, a southwest line of that certain tract of land described as "Tract VII" in Special Warranty Deed to Spirit Realty, L.P. recorded in Instrument Number 202100217915 of the said Official Public Records and a southwest line of that certain tract of land described as "Tract I" of said Spirit Realty, L.P. tract, the following two (2) calls:

South 19 degrees, 10 minutes, 36 seconds East, at a distance of 29.00 feet passing the southernmost southeast corner of said Lot 2 and a west corner of said "Tract VII", continuing in all a total distance of 214.88 feet to a 1/2-inch iron rod with red unreadable cap found for corner; said point being an east corner of said Lot 1-B and the southwest corner of said "Tract VII";

South 35 degrees, 23 minutes, 39 seconds East, at a distance of 88.23 feet passing the southeast corner of said "Tract VII" and a west corner of said "Tract I", continuing in all a total distance of 581.03 feet to a point for corner; said point being the easternmost southeast corner of said Lot 1-B, a west corner of said "Tract I" and the north corner of Lot 1-C of said Revised Prestonwood Creek Multi-Use Development Phase I;

THENCE, along the southeast line of said Lot 1-B and the north line of said Lot 1-C, the following two (2) calls:

South 54 degrees, 36 minutes, 21 seconds West, a distance of 15.34 feet to a point for corner;

South 89 degrees, 49 minutes, 57 seconds West, a distance of 151.84 feet to a point for corner on a southeast line of said Lot 1-A; said point being the northwest corner of said Lot 1-C and a southeast corner of said Lot 1-B;

THENCE, along the said southeast line of said Lot 1-A and the west line of said Lot 1-C, the following two (2) calls:

South 35 degrees, 03 minutes, 38 seconds East, a distance of 145.71 feet to a point for corner;

South 00 degrees, 33 minutes, 38 seconds East, a distance of 69.78 feet to a "+" cut in concrete for corner on the north right-of-way line of Belt Line Road (a variable width right-of-way); said point being the southeast corner of said Lot 1-A and the southwest corner of said Lot 1-C;

THENCE, South 89 degrees, 26 minutes, 22 seconds West, along the said north line of Belt Line Road and the south line of said Lot 1-A, a distance of 588.11 feet to a point for corner at the southeast end of a circular right-of-way corner clip at the intersection of the said north line of Belt Line Road and the said east line of Prestonwood Boulevard; said point being a southwest corner of said Lot 1-A and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, departing the said north line of Belt Line Road and along said corner clip, the southwest line of said Lot 1-A and said curve to the right, having a central angle of 66 degrees, 03 minutes, 50 seconds, a radius of 93.00 feet, a chord bearing and distance of North 33 degrees, 35 minutes, 28 seconds West, 101.39 feet, an arc distance of 107.23 feet to a 5/8-inch iron rod found for corner at the end of said curve; said point also being a southwest corner of said Lot 1-A;

THENCE, along the said east line of Prestonwood Boulevard and the west line of Lot 1-A and Lot 1-B, the following three (3) calls:

North 00 degrees, 33 minutes, 38 seconds West, a distance of 275.00 feet to a 5/8-inch iron rod with yellow unreadable cap found for corner;

North 04 degrees, 09 minutes, 26 seconds West, a distance of 175.35 feet to a point for corner;

North 00 degrees, 33 minutes, 38 seconds West, a distance of 343.55 feet to the POINT OF BEGINNING;

CONTAINING: 466,209 square feet or 10.703 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C/T Prestonwood Creek JV, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **Prestonwood Creek Multi-Use Development Phase I**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2024.

C/T Prestonwood Creek JV, LLC

By: Owner
Title: Title

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the _____ day of _____, 2024.

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. RELEASED 2/21/24.

Kyle Coleman Harris
Texas Registered Professional Land Surveyor
No. 6266
kyle.harris@westwoodps.com
westwoodps.com

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0185K, Community-Panel No. 480171 0185 K, Revised Date: July 4, 2014 and Map No. 48113C0180K, Community-Panel No. 480171 0180 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X", Zone "X" Shaded and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "X" Shaded - Other Flood Areas: Areas of 0.2% 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 the 1% annual chance flood.

Zone "AE" - Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood: Base Flood Elevations determined.

- The purpose of this plat is to create 5 new lots from 2 platted lots. The north portion of the parking garage that is over the property line will be demolished.
- Lot-to-lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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
**PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT
PHASE I
LOTS 1R, 2R, 3R, 4R, & 5R,
BLOCK A/8222**

A REPLAT OF LOTS 1-A & 1-B, BLOCK A/8222
REVISED PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT PHASE I
ROBERT WILBURN SURVEY, ABSTRACT NO. 1580,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-061
ENGINEERING NO. XX-XXX
SHEET 2 OF 2

Westwood
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GEB	KCH	NONE	FEB. 2024	R0046247.00

SURVEYOR / ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER
C/T PRESTONWOOD CREEK JV, LLC
3657 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PH: 832-214-5027
CONTACT: OSAGIE JOHN OKPAMEN

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - PRESTONWOOD CREEK MULTI-USE DEVELOPMENT PHASE I

GEB:AS
1/27/2024 9:47 AM
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