

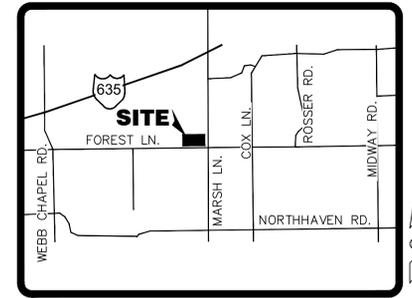
LOT NO.	ACRES	SQ. FT.
GROSS	1.4032	61,121
LOT 4E, BLOCK H/6616	0.9765	42,538
LOT 4F, BLOCK H/6616	0.4266	18,584

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

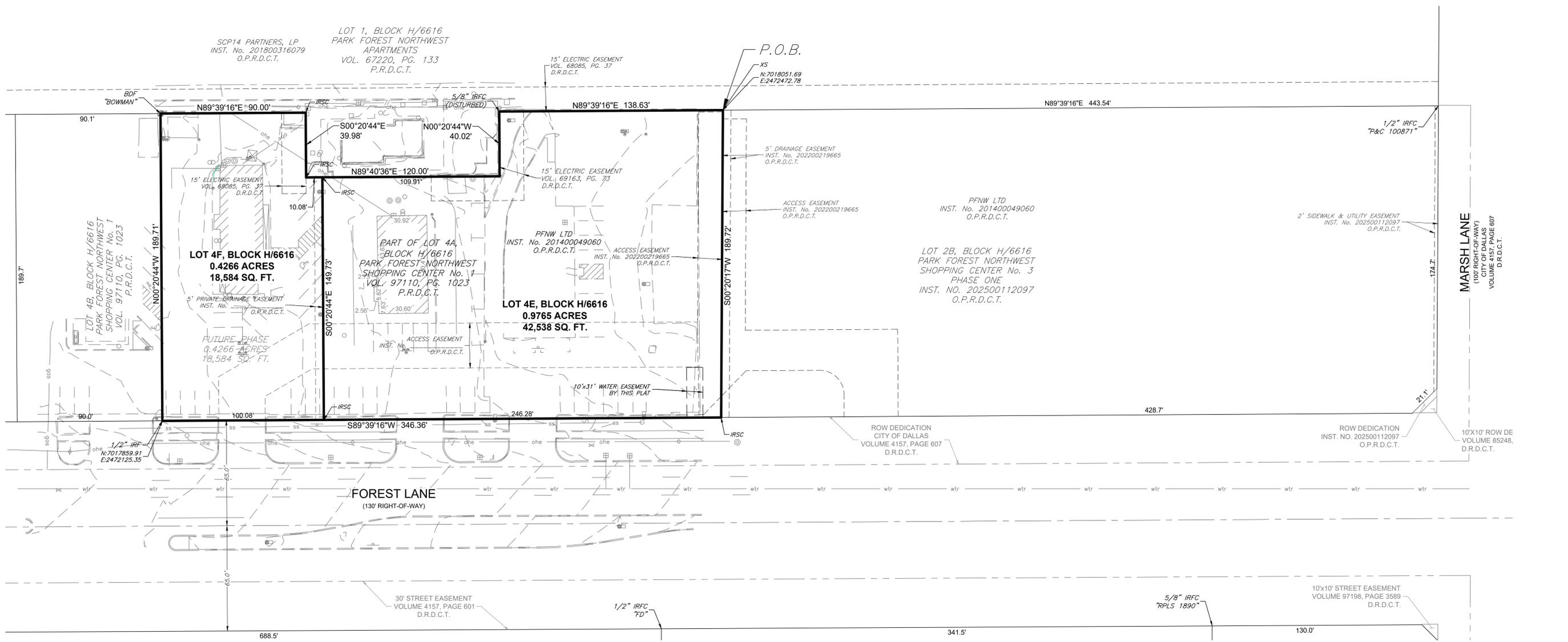
LAND USE	
2 COMMERCIAL LOTS	
GROSS AREA = 1.4032 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 0.0000 ACRES	
NET AREA = 1.4032 ACRES	

LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 XF = "X" CUT FOUND
 IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
 P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



NOTES

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 1/1/2025 with an applied combined scale factor of 1.000136506.
- The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0190K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.
- The purpose of this plat is to create two lots from a portion of one platted lot.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- Improvements have been shaded for clarity.
- All structures on the proposed Lot 4E are to be demolished.
- All structures on the proposed Lot 4F are to remain.

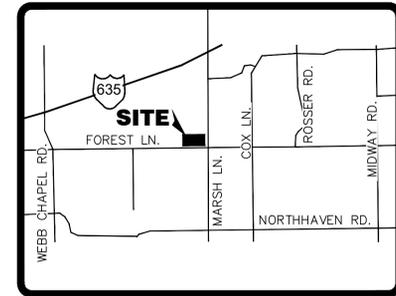
PRELIMINARY PLAT
LOTS 4E & 4F, BLOCK H/6616,
PARK FOREST NORTHWEST
SHOPPING CENTER
 1.4032 ACRES
 BEING A REPLAT OF A PORTION OF LOT 4A, BLOCK H/6616, PARK FOREST NORTHWEST SHOPPING CENTER NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT RECORDED IN VOLUME 97110, PAGE 1023, P.R.D.C.T.
 JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1220
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-25-000157
 ENGINEERING NO. DP21-288

SURVEYOR
 KIMLEY-HORN AND ASSOC. INC.
 110 N. COLLEGE AVENUE, SUITE 1800
 TYLER, TEXAS 75702
 STANLEY CRAWFORD RUSSELL, RPLS
 TEL. NO. 903-617-5839
 StanC.Russell@Kimley-Horn.com

OWNER
 PFW, LTD.
 16475 DALLAS PARKWAY, SUITE 800
 ADDISON, TEXAS 75001

Kimley»Horn
 110 N. College Avenue, Suite 1800
 Tyler, Texas 75702
 FIRM # 10194040
 Tel. No. (903) 617-5839
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SCR	SMP	9/30/2025	069304976	1 OF 2



**LOCATION MAP
NOT TO SCALE**

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 1.4032 acre (61,121 square foot) tract of land situated in the John B. Richards Survey, Abstract No. 1220, City of Dallas, Dallas County, Texas; said tract being a portion of Lot 4A, Block H/6616, Park Forest Northwest Shopping Center No. 1, an addition to the City of Dallas according to the plat recorded in Volume 97110, Page 1023, Plat Records, Dallas County, Texas (P.R.D.C.T.) and being a portion of a called 5.59410 acre tract of land described in Special Warranty Deed to PFWN LTD. recorded in Instrument Number 201400049060, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut set in the north line of said Lot 4A and the south line of Lot 1, Block H/6616, Park Forest Northwest Apartments, an addition to the City of Dallas according to the plat recorded in Volume 67220, Page 133, P.R.D.C.T., from which a 1/2" iron rod found with a cap stamped "P&C 100871" in the west right-of-way line of Marsh Lane (a 100' right-of-way) being the northeast corner of Lot 2B, Block H/6616, Park Forest Northwest Shopping Center No. 3 Phase One and the southeast corner of said Lot 1 bears North 89°36'16" East, a distance of 443.54 feet, said "X" cut being the northwest corner of said Lot 2B;

THENCE South 00°20'17" West, departing the said north line of Lot 4A and the said south line of Lot 1, along the west line of said Lot 2B, a distance of 189.72 feet to a 5/8" iron rod set with a cap stamped "KHA" in the north right-of-way line of Forest Lane (a 130' right-of-way) and the south line of said Lot 4A, said iron rod being the southwest corner of said Lot 2B;

THENCE South 89°39'16" West, along the said north right-of-way line of Forest Lane and the said south line of Lot 4A, a distance of 346.36 feet to a 1/2" iron rod found, said iron rod being the southwest corner of said Lot 4A and the southeast corner of Lot 4B of said Park Forest Northwest Shopping Center No. 1;

THENCE North 00°20'44" West, departing the said north right-of-way line of Forest Lane, along the west line of said Lot 4A and the east line of said Lot 4B, a distance of 189.71 feet to a brass disk found stamped "BOWMAN" in the said south line of Lot 1, said brass disk being the northwest corner of said Lot 4A and the northeast corner of said Lot 4B;

THENCE along the said north line of Lot 4A and the said south line of Lot 1 the following five (5) calls:

North 89°39'16" East, a distance of 90.00 feet to a 5/8" iron rod set with a cap stamped "KHA";

South 00°20'44" East, a distance of 39.98 feet to a 5/8" iron rod set with a cap stamped "KHA";

North 89°40'36" East, a distance of 120.00 feet to a point for corner;

North 00°20'44" West, a distance of 40.02 feet to a 5/8" iron rod found with a cap (disturbed);

North 89°39'16" East, a distance of 138.63 feet to the **POINT OF BEGINNING** and containing 61,121 square feet or 1.4032 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PFWN LTD, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein above described property as **PARK FOREST NORTHWEST SHOPPING CENTER NO. 3, PHASE II**, 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 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2026.

PFWN, LTD.

By: FMLNW GP, LLC
a Texas limited liability company, its general partner

By: Robert W. Kennedy
Manager

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Crawford Russell, 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 Signed Final Plat.

Dated this the ____ day of _____, 2026.

Stanley Crawford Russell
Registered Professional Land Surveyor No. 7080
Kimley-Horn and Associates, Inc.
110 N. College Avenue, Suite 1800
Tyler, TX 75702
Ph. 903-617-5839
StanC.Russell@Kimley-Horn.com

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 SMITH §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Stanley Crawford Russell 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 _____, 2026.

Notary Public in and for the State of Texas

NOTES

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 1/1/2025 with an applied combined scale factor of 1.000136506.
- The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0190K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.
- The purpose of this plat is to create two lots from a portion of one platted lot.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- Improvements have been shaded for clarity.
- All structures on the proposed Lot 4E are to be demolished.
- All structures on the proposed Lot 4F are to remain.

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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
LOTS 4E & 4F, BLOCK H/6616,
PARK FOREST NORTHWEST
SHOPPING CENTER
1.4032 ACRES**

BEING A REPLAT OF A PORTION OF LOT 4A, BLOCK H/6616, PARK FOREST NORTHWEST SHOPPING CENTER NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT RECORDED IN VOLUME 97110, PAGE 1023, P.R.D.C.T.

JOHN B. RICHARDS SURVEY, ABSTRACT No. 1220
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000157
ENGINEERING NO. DP21-288

Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702

FIRM # 10194040

Tel. No. (903) 617-5839
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	SMP	9/30/2025	069304976	2 OF 2

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 903-617-5839
StanC.Russell@Kimley-Horn.com

OWNER
PFWN, LTD.
16475 DALLAS PARKWAY, SUITE 800
ADDISON, TEXAS 75001