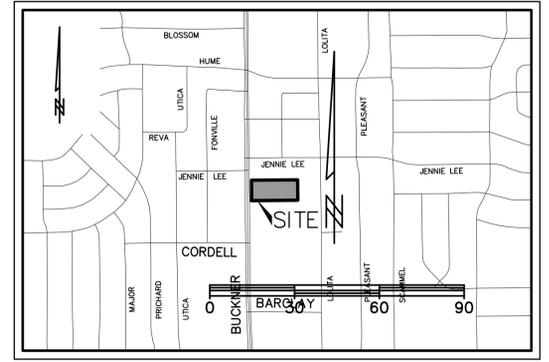
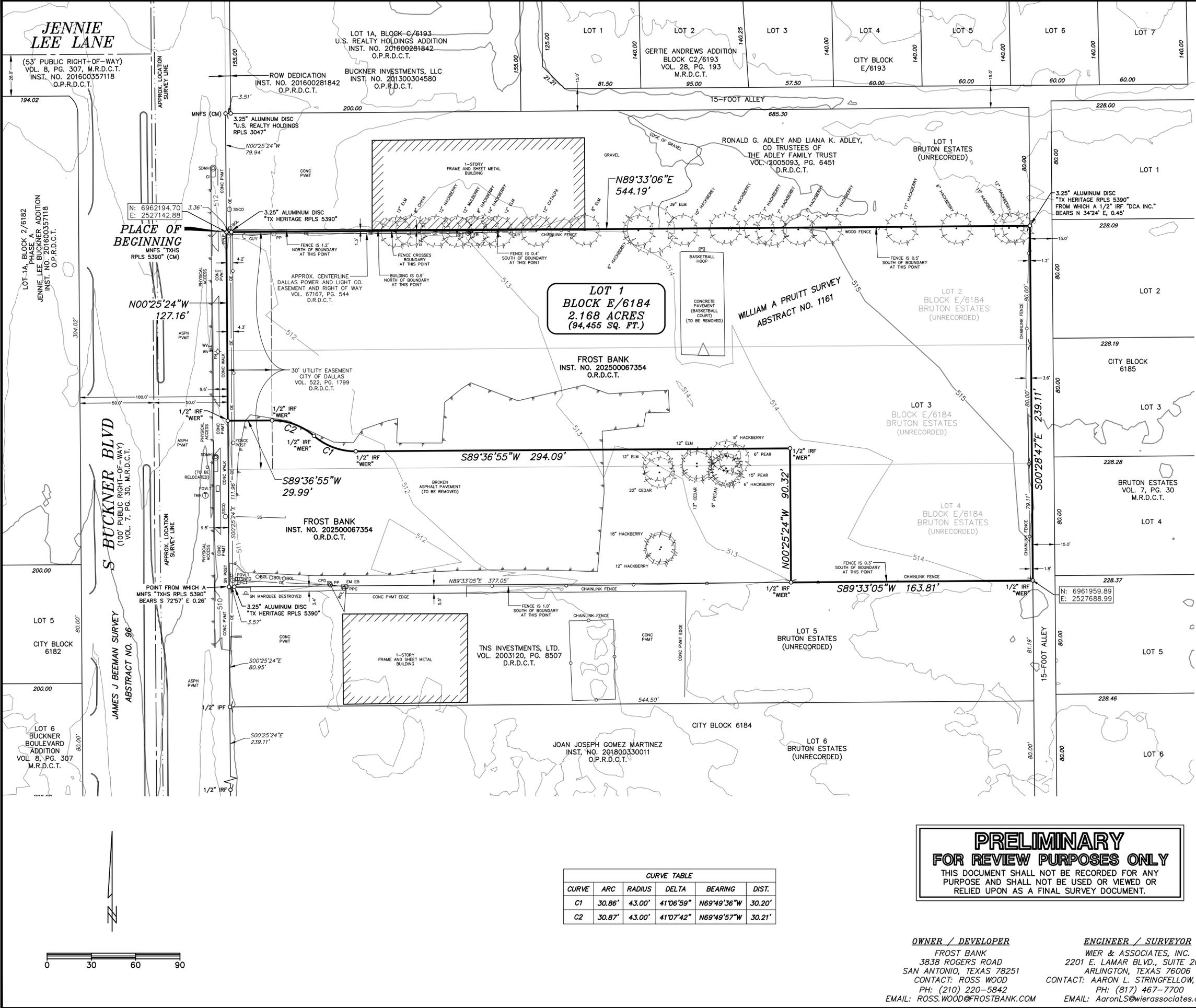


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VICINITY MAP NOT TO SCALE

\* LEGEND \*

- AC AIR CONDITIONER
- ASPH. ASPHALT
- BOL BOLLARD
- CI CURB INLET
- CM CONTROLLING MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- CPD CABLE PEDESTAL
- CVLT CABLE VAULT
- DI DROP INLET
- EB ELECTRIC BOX
- EMO ELECTRIC METER
- EMH ELECTRIC MANHOLE
- EP ELECTRIC PANEL
- EVLV ELECTRIC VAULT
- FDC FIRE DEPARTMENT CONNECTION
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- FOAMH FIBER OPTIC MANHOLE
- FOPD FIBER OPTIC PEDESTAL
- FOVLT FIBER OPTIC VAULT
- FP FLAG POLE
- GI GRATE INLET
- GL GROUND LIGHT
- GM GAS METER
- GTS GAS TEST STATION
- GUY GUY WIRE
- ICV IRRIGATION CONTROL VALVE
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- LP LIGHT POLE
- MB MAILBOX
- MNF MAG NAIL FOUND W/ SHINER
- MW MONITORING WELL
- PP POWER POLE
- PPC POWER POLE WITH CONDUIT
- PPLP POWER POLE WITH LIGHT POLE
- PMVT PAVEMENT
- PPT POWER POLE WITH TRANSFORMER
- RCP CONCRETE STORM DRAIN PIPE
- SDMH STORM DRAIN MANHOLE
- SN SIGN
- SNHC HANDICAP PARKING SIGN
- SNUG UNDERGROUND CABLE MARKER
- SNFO UNDERGROUND FIBER OPTIC MARKER
- SNIG UNDERGROUND GAS MARKER
- SNSS SANITARY SEWER MARKER
- SNT UNDERGROUND TELEPHONE MARKER
- SNW WATER MARKER
- SNW@ SANITARY SEWER MANHOLE
- SSM@ SANITARY SEWER CLEANOUT
- STP STANDPIPE
- TMH@ TELEPHONE MANHOLE
- TPD@ TELEPHONE PEDESTAL
- TRANS TRANSFORMER PAD
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TSVLT TRAFFIC SIGNAL VAULT
- TKLT TELEPHONE VAULT
- TXDOT TEXAS DEPT. OF TRANSPORTATION
- WM WATER METER
- WMH@ WATER MANHOLE
- WV WATER VALVE
- WVLT WATER VAULT
- OE OVERHEAD ELECTRIC LINE
- WER WER & ASSOC INC
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. SQUARE FEET

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	30.86'	43.00'	41°06'59"	N69°49'36"W	30.20'
C2	30.87'	43.00'	41°07'42"	N69°49'57"W	30.21'

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**PRELIMINARY PLAT**  
**FROST BUCKNER**  
**LOT 1, BLOCK E/6184**

BEING A PART OF CITY BLOCK 6184  
 WILLIAM A. PRUITT SURVEY,  
 SECTION No. 173C, ABSTRACT No. 1161,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NOS. PLAT-25-000028 & S245-194  
 CITY ENGINEERING NO. XXXX-XXXX

PREPARED BY:  
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 Texas Board of Professional Land Surveying Registration No. 10033900

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 EMAIL: AaronL@wierassociates.com

\* O W N E R ' S C E R T I F I C A T E \*

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS FROST BANK IS THE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM A. PRUITT SURVEY, ABSTRACT NO. 1161, DALLAS COUNTY, TEXAS, BEING A PORTION OF CITY BLOCK 6184, AND BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO FROST BANK, RECORDED IN INSTRUMENT NUMBER 202500067354, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAGNAIL FOUND WITH A SHINER STAMPED "TXHS RPLS 5390" IN THE EAST RIGHT-OF-WAY LINE OF S BUCKNER BOULEVARD (A 100-FOOT RIGHT-OF-WAY), SAID MAGNAIL BEING THE NORTHWEST CORNER OF SAID FROST BANK TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO RONALD G. ADLEY AND LIANA K. ADLEY, CO-TRUSTEES OF THE ADLEY FAMILY TRUST, RECORDED IN VOLUME 2005093, PAGE 6451, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE N 89°33'06" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID S BUCKNER BOULEVARD AND ALONG THE NORTH LINE OF SAID FROST BANK TRACT AND THE SOUTH LINE OF SAID ADLEY TRACT, AT A DISTANCE OF 3.36 FEET PASSING A 3-1/4" ALUMINUM DISC FOUND STAMPED "TX HERITAGE RPLS 5390", CONTINUING IN ALL A TOTAL DISTANCE OF 544.19 FEET TO A 3-1/4" ALUMINUM DISC FOUND STAMPED "TX HERITAGE RPLS 5390" IN THE WEST RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY, SAID ALUMINUM DISC BEING THE NORTHEAST CORNER OF SAID FROST BANK TRACT, THE SOUTHEAST CORNER OF SAID ADLEY TRACT, AND FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DCA INC." BEARS N 34°24' E, 0.45 FEET;

THENCE S 00°28'47" E, ALONG THE EAST LINE OF SAID FROST BANK TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 239.11 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID FROST BANK TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO TNS INVESTMENTS, LTD., RECORDED IN VOLUME 2003120, PAGE 6507, D.R.D.C.T.;

THENCE S 89°33'05" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY AND ALONG THE SOUTH LINE OF SAID FROST BANK TRACT AND THE NORTH LINE OF SAID TNS INVESTMENTS TRACT, A DISTANCE OF 163.81 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC";

THENCE N 00°25'24" W, DEPARTING THE SOUTH LINE OF SAID FROST BANK TRACT AND THE NORTH LINE OF SAID TNS INVESTMENTS TRACT, A DISTANCE OF 90.32 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC";

THENCE S 89°36'55" W, A DISTANCE OF 294.09 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC", BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 30.86 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, A DELTA ANGLE OF 41°06'59", AND A CHORD BEARING OF N 69°49'36" W, 30.20 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC", BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 30.87 FEET ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 43.00 FEET, A DELTA ANGLE OF 41°07'42", AND A CHORD BEARING OF N 69°49'57" W, 30.21 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC";

THENCE S 89°36'55" W, A DISTANCE OF 29.99 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WER & ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF SAID S BUCKNER BOULEVARD AND THE WEST LINE OF SAID FROST BANK TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS S 00°25'24" E, 192.91 FEET, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TNS INVESTMENTS TRACT;

THENCE N 00°25'24" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S BUCKNER BOULEVARD AND THE WEST LINE OF SAID FROST BANK TRACT, A DISTANCE OF 127.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.168 ACRES (94,455 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS )  
COUNTY OF DALLAS )

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT FROST BANK, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FROST BUCKNER**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT, OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FROST BANK

SIGNATURE: \_\_\_\_\_  
NAME: ROSS WOOD  
TITLE: SENIOR VICE PRESIDENT, PROPERTIES

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED ROSS WOOD, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S STATEMENT

I, AARON L. STRINGFELLOW, 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 \_\_\_\_\_, 2025

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON JUNE 12, 2025. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

\_\_\_\_\_  
AARON L. STRINGFELLOW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: AaronLS@WerAssociates.com

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\* G E N E R A L N O T E S \*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4813C0370K, MAP REVISED JULY 7, 2014, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X" AN "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY;
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
4. THE PURPOSE OF THIS PLAT IS TO COMBINE PORTIONS OF THREE TRACTS INTO ONE LOT.
5. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED FACTOR OF 0.999985715.
6. THE COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011, ON GRID COORDINATE BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA.
7. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING.
8. ALL PLAT CORNERS DEPICTED HEREON AS 1/2" IRON ROD FOUND WITH CAP STAMPED SURVEYS COMPLETED BEFORE PLATTING PROCESS BEGAN.
9. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

<b>CERTIFICATE OF APPROVAL</b>	
I, <u>Tony Shidde</u> , Chairperson or Brent Rubin, 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	

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**PRELIMINARY PLAT  
FROST BUCKNER  
LOT 1, BLOCK E/6184**

BEING A PART OF CITY BLOCK 6184  
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SECTION No. 173C, ABSTRACT No. 1161,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NOS. PLAT-25-000028 & S245-194  
CITY ENGINEERING NO. XXXX-XXXX

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