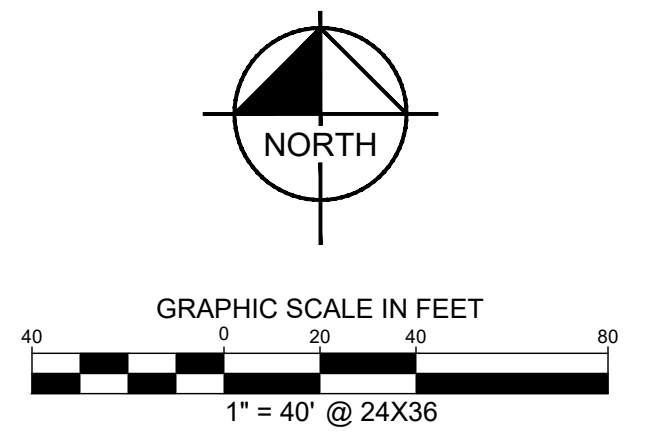


LEGEND

□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
○	MANHOLE	F	FIBER OPTIC
○	MARKER SIGN	G	NATURAL GAS
○	METER	P	PETROLEUM OR PIPELINE
○	MARKER PINFLAG	R	RAILROAD
○	POLE	S	SAN. SEWER OR WASTEWATER
○	STORAGE TANK	T	TELEPHONE
○	VALVE (EXCEPT WATER)	TV	TRAFFIC
○	WELL	U	UNIDENTIFIED
○	TV CABLE TV	W	WATER
○	ROOF DRAIN	SB	SANITARY SEWER BOX
○	ELEVATION BENCHMARK	SC	SANITARY SEWER CLEAN OUT
→	FLOW DIRECTION	SLS	SANITARY SEWER LIFT STATION
○	MONITORING WELL	SD	STORM SEWER DRAIN
○	FUEL TANK	TR	TRAFFIC BARRIER
○	FLOOD LIGHT	○	TRAFFIC BOLLARD
○	GUY ANCHOR	○	TRAFFIC CAMERA
○	GUY ANCHOR POLE	○	TRAFFIC SENSORS
○	UTILITY POLE	○	TRAFFIC SIGNAL
○	ELECTRIC SWITCH	○	TRASH BIN
○	ELECTRIC TRANSFORMER	○	TREE
○	HANDICAPPED PARKING	○	WATER BOX
○	PARKING METER	○	STORM SEWER CONNECTION
○	RAILROAD SIGNAL	○	FIRE HYDRANT
○	RAILROAD SIGN	○	WATER VALVE
○	SIEN	○	AIR RELEASE VALVE
○	MAIL BOX	○	WATER WELL
○	AC UNIT		
○	BASKET BALL GOAL		
○	BORE LOCATION		
○	FLAG POLE		
○	GOAL POST		
○	GREASE TRAP		
○	IRRIGATION VALVE		
○	LIGHT STANDARD		
○	MAIL BOX		
○	NEWS STAND		
○	PHONE BOOTH		
○	SECURITY CAMERA		

LINE TYPE LEGEND

---	BOUNDARY LINE	
---	EASEMENT LINE	
---	BUILDING LINE	
---	WATER LINE	
---	W	SANITARY SEWER LINE
---	SS	STORM SEWER LINE
---	SD	UNDERGROUND GAS LINE
---	GAS	OVERHEAD UTILITY LINE
---	OHE	UNDERGROUND ELECTRIC LINE
---	UGE	UNDERGROUND TELEPHONE LINE
---	UTL	CONTOUR LINE
---	450	FENCE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT



TREE TABLE

NO.	DBH	NAME	SCIENTIFIC NAME
107032	6"	ELM	Ulmus
107033	6"	ELM	Ulmus
107034	1"	ELM	Ulmus
107035	26"	ELM	Ulmus
107036	6"	HACKBERRY	Celtis
107037	8"	HACKBERRY	Celtis
107038	6"	HACKBERRY	Celtis
107039	6"	HACKBERRY	Celtis
107040	30"	OAK	Quercus
107041	14"	PINE	Pinus

- GENERAL NOTES:**
- BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011).
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 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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 - ALL BUILDINGS TO BE DEMOLISHED.

PRELIMINARY PLAT
ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A7930
 LUEDTKE, ALDRIDGE, PENDLETON ADDITION
 AND THE REMAINDER OF TRACT "S",
 SUNSET MOTOR LINES SUBDIVISION
 CITY OF DALLAS BLOCK 6062
 BEING 17.272 ACRES SITUATED IN THE
 ELI CHANDLER SURVEY, ABSTRACT NO. 356
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-258
 ENGINEERING NO. 3111-

Kimley»Horn

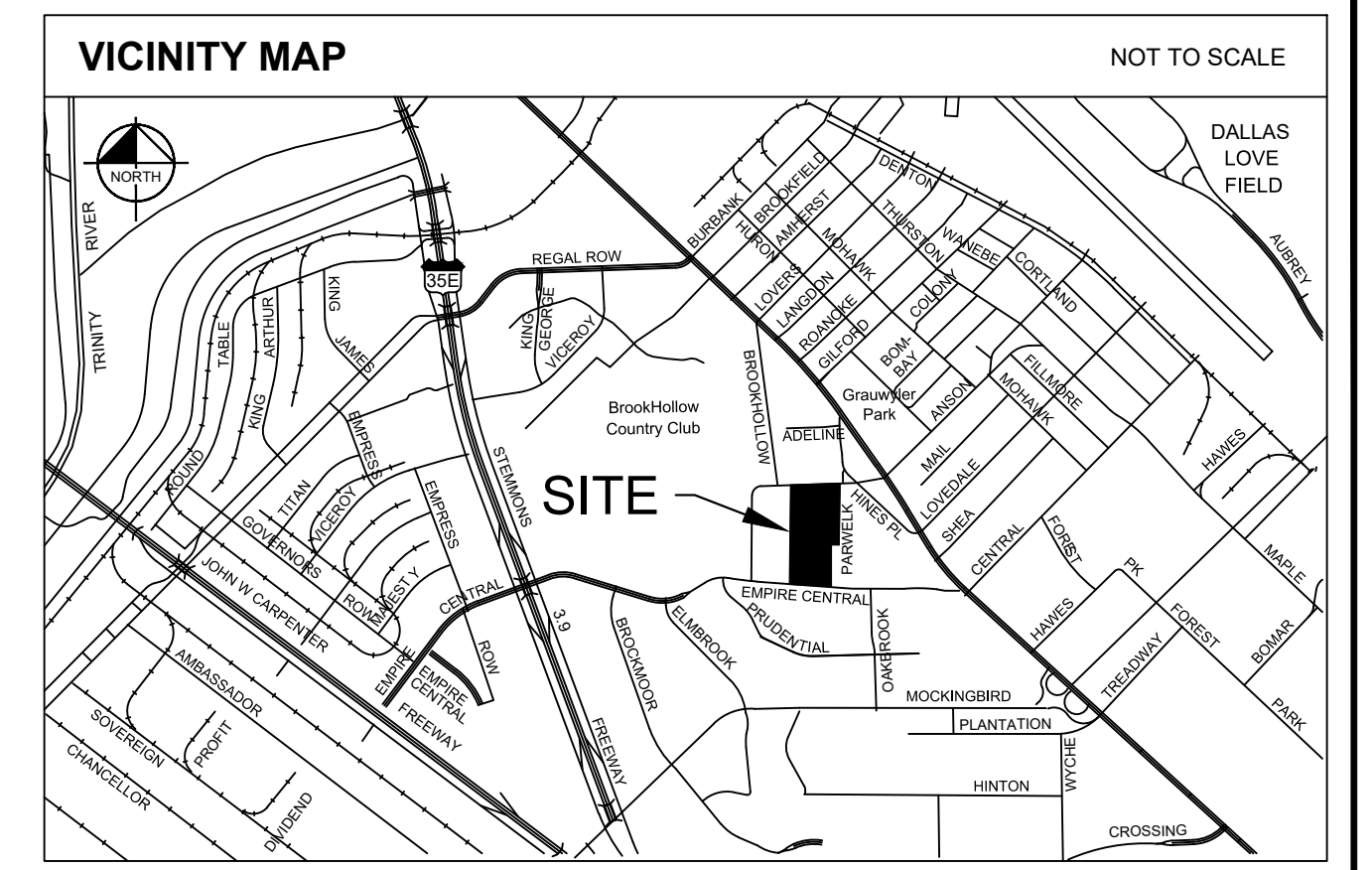
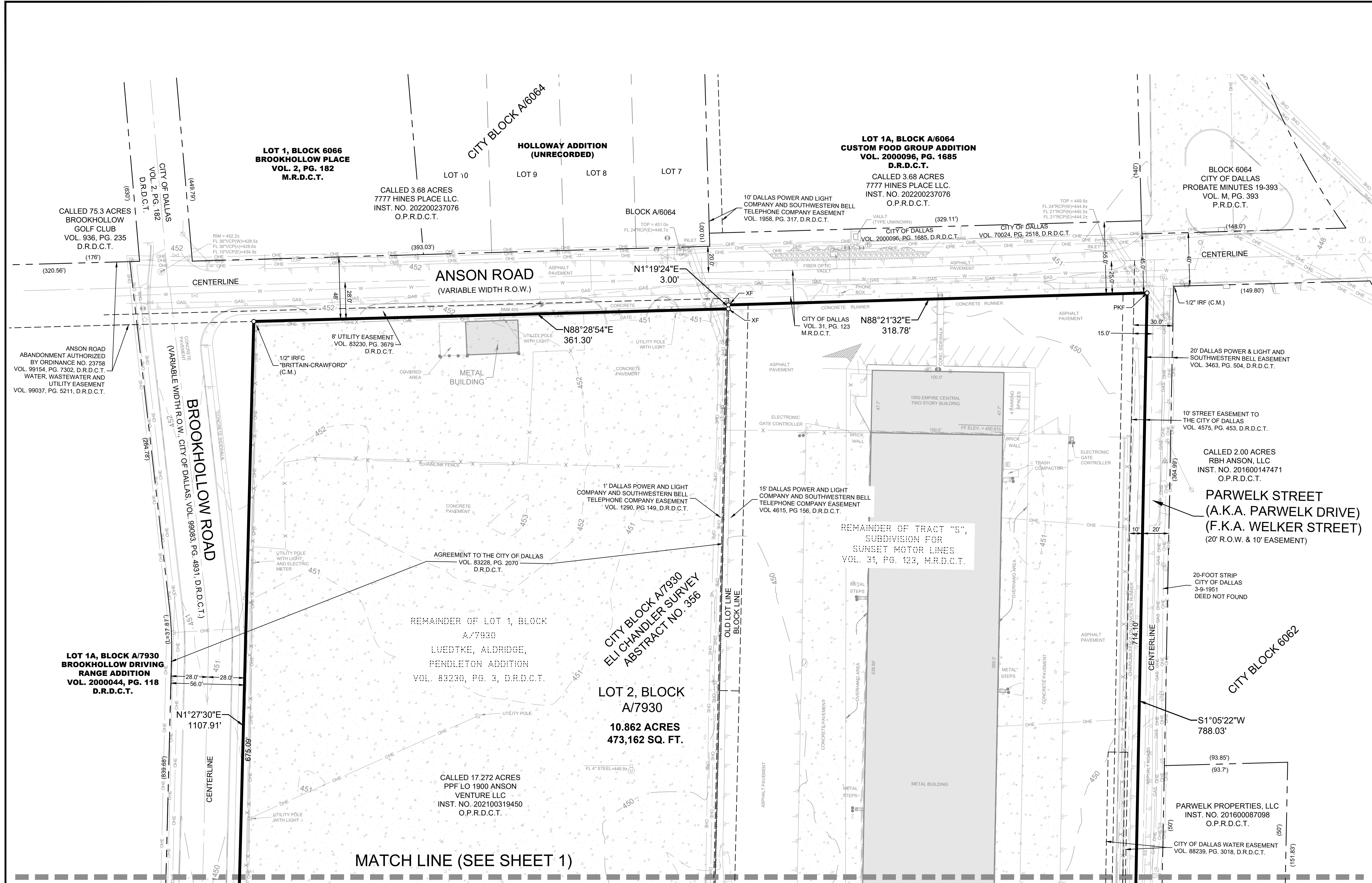
13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
 Fax No. (972) 239-3620

OWNER:
 PPF/LO 1900 ANSON VENTURE LLC
 8111 DOUGLAS AVE, SUITE 600
 DALLAS, TEXAS 75225
 CONTACT: THOMAS KUHLMANN

ENGINEER AND SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: LOGAN LINDSLEY, P.E.
 LOGAN.LINDSLEY@KIMLEY-HORN.COM

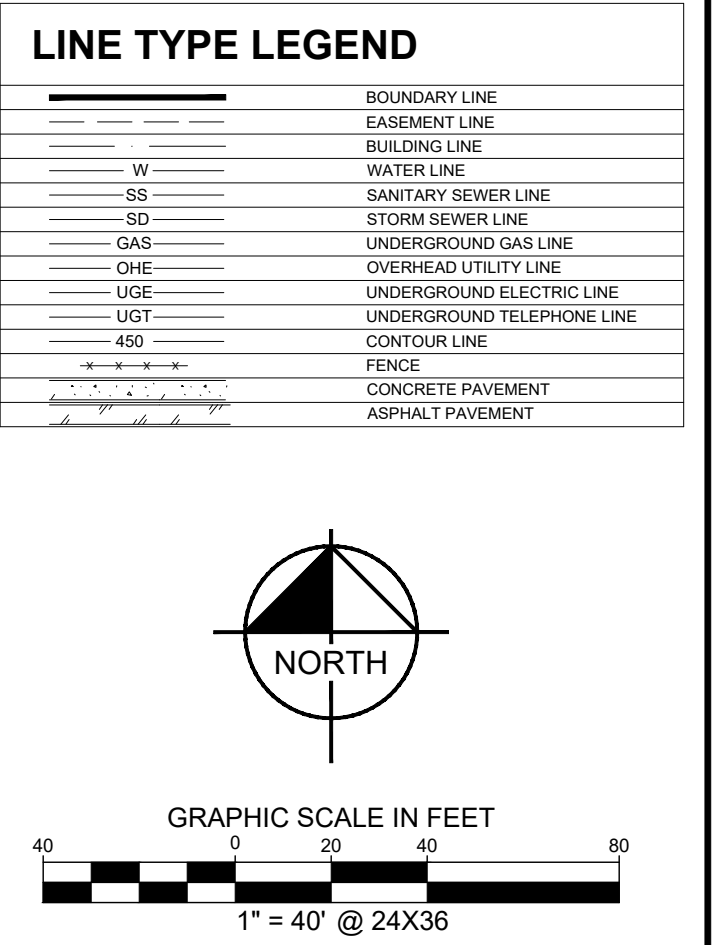
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	Sep. 2023	063319100	1 OF 3

DWG NAME: TCDL_SURVEY063319100-BROOKHOLLOW BUSINESS CENTER/BROOKHOLLOW PP DWG PLOTTED BY: WILEY, GREG 02/10/23 10:43:37 AM LAST SAVED: 02/10/23 9:57 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved.



LEGEND

□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
○	MANHOLE	F	FIBER OPTIC
▲	MARKER SIGN	G	NATURAL GAS
○	METER	P	PETROLEUM OR PIPELINE
○	MARKER PINFLAG	R	RAILROAD
○	POLE	S	SEW. SEWER OR WASTEWATER
○	STORAGE TANK	D	STORM SEWER
○	VALVE (EXCEPT WATER)	T	TELEPHONE
○	WALL	TR	TRAFFIC
○	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
○	ROOF DRAIN	SS	SANITARY SEWER BOX
○	ELEVATION BENCHMARK	○	SANITARY SEWER CLEAN OUT
→	FLOW DIRECTION	■	SANITARY SEWER LIFT STATION
○	MONITORING WELL	■	STORM SEWER DRAIN
○	FUEL TANK	■	TRAFFIC BARRIER
○	FLOOD LIGHT	■	TRAFFIC BOLLARD
○	GUY ANCHOR	■	TRAFFIC CAMERA
○	GUY ANCHOR POLE	■	TRAFFIC SENSORS
○	UTILITY POLE	○	TRAFFIC SIGNAL
○	ELECTRIC SWITCH	○	TRASH BIN
[T]	ELECTRIC TRANSFORMER	○	TREE
○	HANDICAPPED PARKING	■	WATER BOX
○	PARKING METER	○	FIRE SPRINKLER CONNECTION
○	RAILROAD SIGNAL	○	FIRE HYDRANT
○	RAILROAD SIGN	○	WATER VALVE
○	SIGN	○	AIR RELEASE VALVE
○	MANHOLE/BILLBOARD	○	WATER WELL
○	AC UNIT		
○	BASKET BALL GOAL		
○	BOPE LOCATION		
○	FLAG POLE		
○	GOAL POST		
○	GREASE TRAP		
○	IRRIGATION VALVE		
○	LIGHT STANDARDS		
○	MAIL BOX		
[N]	NEWS STAND		
○	PHONE BOOTH		
○	SECURITY CAMERA		



GENERAL NOTES:

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LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "ANSON, KHA" SET
- C.M. = CONTROLLING MONUMENT
- (XX.XX) = RECORD DISTANCE
- INST. NO. = INSTRUMENT NUMBER
- IPF = IRON PIPE FOUND
- IRFC = IRON ROD WITH RED PLASTIC CAP FOUND
- IRSC = 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "EASEMENT KHA" SET
- MNF = MAG NAIL FOUND
- 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
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- XF = X CUT IN CONCRETE FOUND

PRELIMINARY PLAT

**ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930**

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.272 ACRES SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-258
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	Sep. 2023	063319100	2 OF 3

DWG NAME: FCDL_SURVEY106319100-BROOKHOLLOW BUSINESS CENTER/DRIVING RANGES ADDITION PP.DWG PLOTTED BY: WILEY_GREG 02/22/2023 4:37 PM LAST SAVED: 02/15/2023 9:57 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PPF/LO 1900 ANSON VENTURE LLC is the owner of a 17.272 acre tract of land situated in the ELI CHANDLER SURVEY, Abstract No. 356, City of Dallas Block Nos. A/7930 and 6062, City of Dallas, Dallas County, Texas and being the remainder of Lot 1, Block A/7930, of the LUEDTKE, ALDRIDGE, PENDLETON ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83230, Page 3, Deed Records, Dallas County, Texas, and also the remainder of Tract "S", of the subdivision for Sunset Motor Lines, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 123, of the Map Records of Dallas County, Texas, and being all of that called 17.272 acre tract of land described in the Special Warranty Deed to PPF/LO 1900 Anson Venture LLC recorded in Instrument No. 202100319450, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the north right-of-way line of Empire Central Drive (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 82198, Page 108, Deed Records, Dallas County, Texas and Volume 31, Page 123, Map Records, Dallas County, Texas) and the east right-of-way line of Brookhollow Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 99083, Page 4931, Deed Records, Dallas County, Texas);

THENCE North 1°27'30" East, with said east right-of-way line, a distance of 1107.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the intersection of said east right-of-way line with the south right-of-way line of Anson Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 31, Page 123, Map Records, Dallas County, Texas, Volume 70024, Page 2518, and Volume 2000096, Page 1685 Deed Records, Dallas County, Texas) and being in the north line of said Lot 1, Block A/7930;

THENCE North 88°28'54" East, with said south right-of-way line and the north line of said Lot 1, Block A/7930, a distance of 361.30 feet to an "X" cut in concrete found in the west line of said Tract "S" and being the northeast corner of said Lot 1, Block A/7930;

THENCE North 1°19'24" East, continuing with said south right-of-way line and with said west line of Tract "S", a distance of 3.00 feet to an "X" cut in concrete found for corner;

THENCE North 88°21'32" East, continuing with said south right-of-way line and with the north line of said Tract "S", a distance of 318.78 feet to a PK nail found at the intersection of said south right-of-way line with the west right-of-way line of Parwelk Drive (a 20-foot right-of-way, no Deed found);

THENCE South 1°05'22" West, with said west right-of-way line and the east line of said Tract "S", a distance of 788.03 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set for the most easterly southeast corner of said "Tract S";

THENCE North 88°11'16" West, with a south line of said 17.272 acre tract and said Tract "S", a distance of 64.44 feet to a metal fence corner post found for an inner ell corner of said Tract "S";

THENCE South 0°49'48" East, with an east line of said Tract "S", a distance of 386.17 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set in said north right-of-way line of Empire Central Drive and being at the beginning of a non-tangent curve to the right having a central angle of 1°14'45", a radius of 1336.00 feet, a chord bearing and distance of North 82°08'21" West, 29.05 feet;

THENCE with said north right-of-way line of Empire Central Drive and south line of said 17.272 acre tract and said Lot 1, Block A/7930, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 29.05 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the beginning of a non-tangent curve to the left having a central angle of 6°23'17", a radius of 1464.00 feet, a chord bearing and distance of North 83°56'59" West, 163.14 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 163.23 feet to an "X" cut in concrete found for corner;

North 87°08'37" West, a distance of 432.63 feet to the **POINT OF BEGINNING** and containing a computed area of 752,386 square feet or 17.272 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PPF/LO 1900 ANSON VENTURE LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ANSON ADDITION**, 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 _____, 2023.

By: **PPF/LO 1900 ANSON VENTURE LLC**

Name: Thomas Kuhlmann
Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Thomas Kuhlmann, 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 _____ 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 _____ 20__.

September 20, 2023

DAVID J. DE WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
972-770-1300
david.dewirtd@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 DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtd 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 _____ 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
I, Tony Shidid, 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. 2023 and same was duly approved on the ____ day of _____ A.D. 2023 by said Commission.	
_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas	
Attest:	
	_____ Secretary

PRELIMINARY PLAT

**ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930**

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
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Kimley»Horn					
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Sep. 2023	063319100	3 OF 3

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