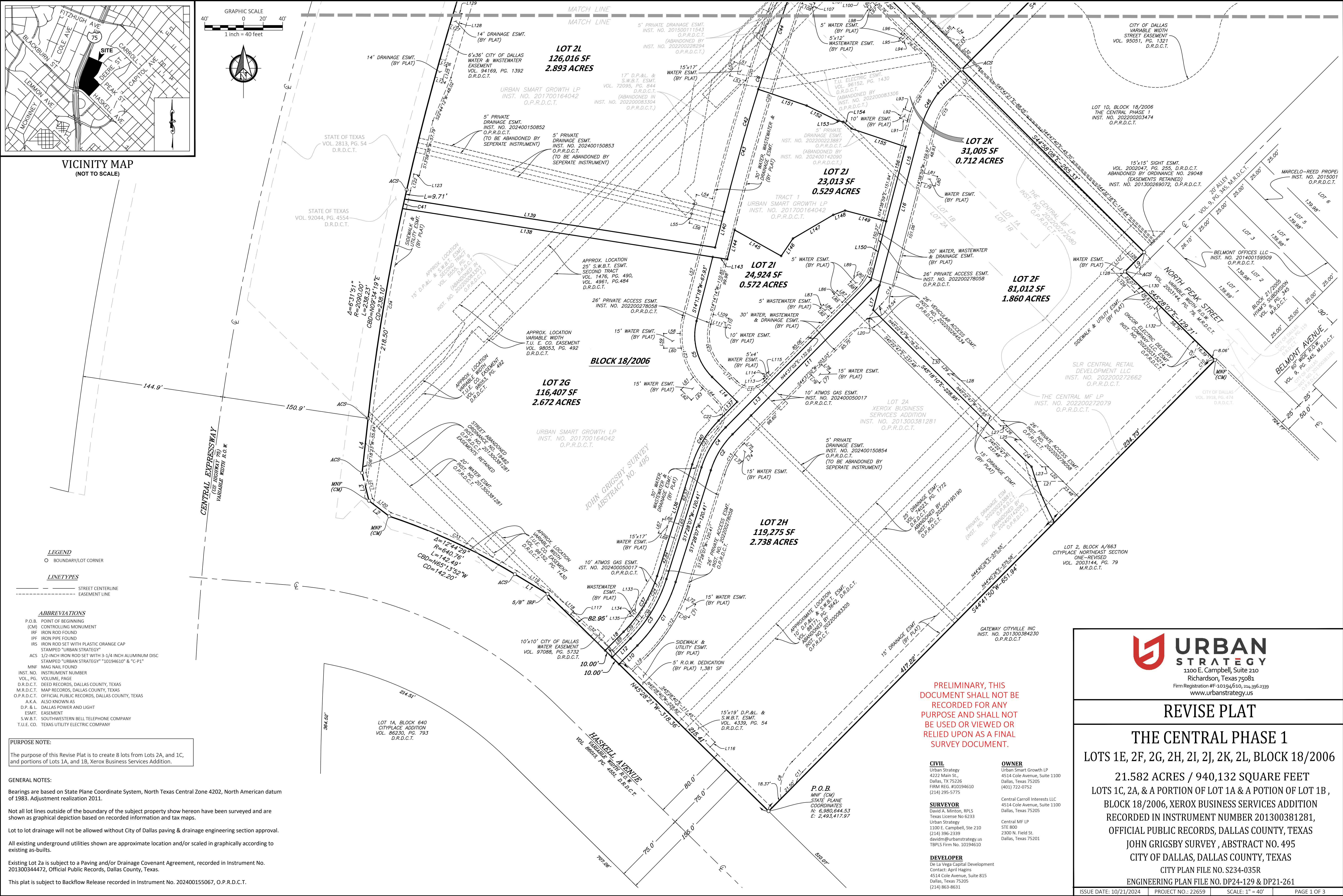
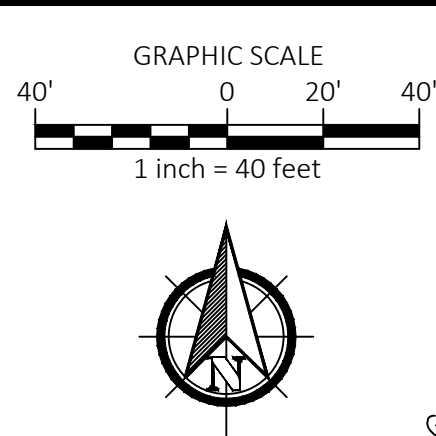


VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- BOUNDARY/LOT CORNER
- LINETYPES**
- STREET CENTERLINE
 - - - EASEMENT LINE
- ABBREVIATIONS**
- P.O.B. POINT OF BEGINNING
 - (CM) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS IRON ROD SET WITH PLASTIC ORANGE CAP
 - STAMPED "URBAN STRATEGY"
 - ACS 1/2-INCH IRON ROD SET WITH 3-1/4 INCH ALUMINUM DISC
 - STAMPED "URBAN STRATEGY" "10194610" & "C-P1"
 - MNF "MAG NAIL FOUND"
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, 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
 - A.K.A. ALSO KNOWN AS
 - D.P. & L. DALLAS POWER AND LIGHT
 - ESMT. EASEMENT
 - S.W.B.T. SOUTHWESTERN BELL TELEPHONE COMPANY
 - T.U.E. CO. TEXAS UTILITY ELECTRIC COMPANY

PURPOSE NOTE:

The purpose of this Revise Plat is to create 8 lots from Lots 2A, and 1C, and portions of Lots 1A, and 1B, Xerox Business Services Addition.

GENERAL NOTES:

Bearings are based on State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983. Adjustment realization 2011.

Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

All existing underground utilities shown are approximate location and/or scaled in graphically according to existing as-builts.

Existing Lot 2a is subject to a Paving and/or Drainage Covenant Agreement, recorded in Instrument No. 201300344472, Official Public Records, Dallas County, Texas.

This plat is subject to Backflow Release recorded in Instrument No. 202400155067, O.P.R.D.C.T.

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.

CIVIL
Urban Strategy
4222 Main St.
Dallas, Texas 75226
FIRM REG. #10194610
(214) 295-5775

SURVEYOR
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
(214) 396-2339
davidm@urbanstrategy.us
TBPLS Firm No. 10194610


OWNER
Urban Smart Growth LP
4514 Cole Avenue, Suite 1100
Dallas, Texas 75205
(401) 722-0752

Central Carroll Interests LLC
4514 Cole Avenue, Suite 1100
Dallas, Texas 75205

Central MF LP
STE 800
2300 N. Field St.
Dallas, Texas 75201

DEVELOPER
De La Vega Capital Development
Contact: April Hagnis
4514 Cole Avenue, Suite 815
Dallas, Texas 75205
(214) 863-8631

P.O.B.
STATE PLANE
COORDINATES
N: 6,980,644.53
E: 2,493,417.97



URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214-396-2339
www.urbanstrategy.us

REVISE PLAT

THE CENTRAL PHASE 1

LOTS 1E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, BLOCK 18/2006

21.582 ACRES / 940,132 SQUARE FEET

LOTS 1C, 2A, & A PORTION OF LOT 1A & A PORTION OF LOT 1B, BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION

RECORDED IN INSTRUMENT NUMBER 201300381281, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-035R

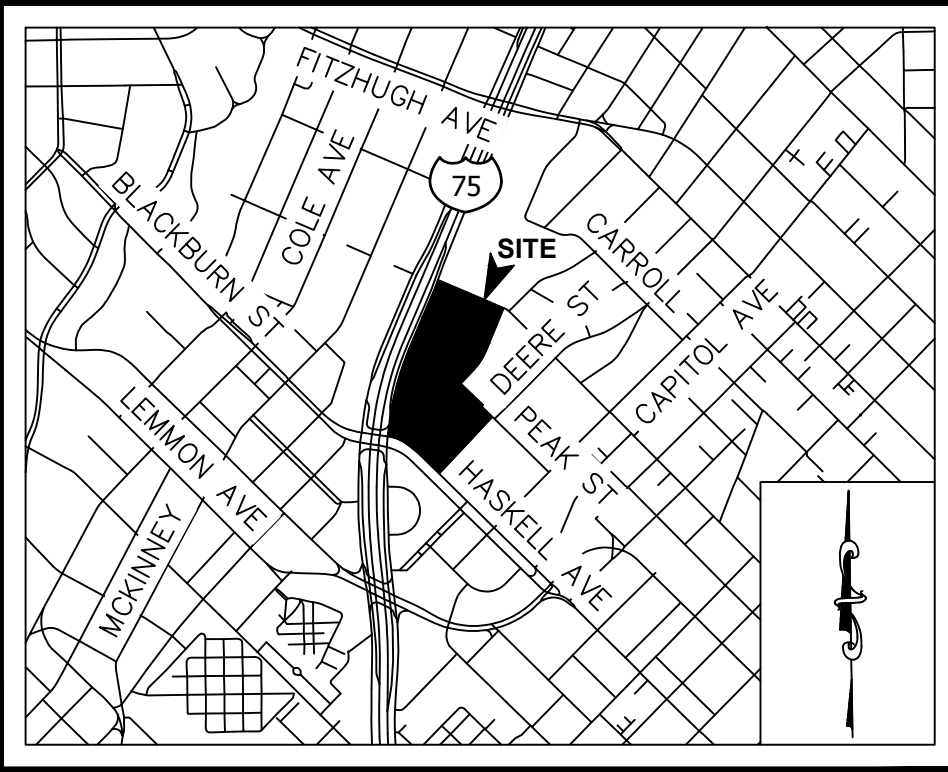
ENGINEERING PLAN FILE NO. DP24-129 & DP21-261

ISSUE DATE: 10/21/2024

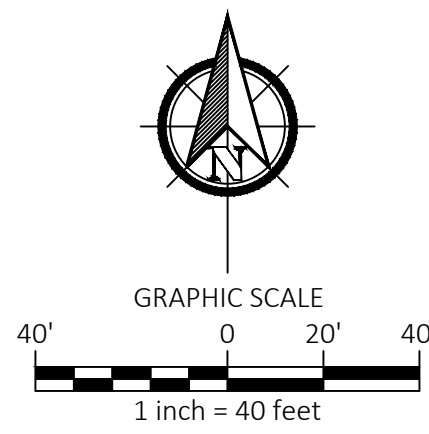
PROJECT NO.: 22659

SCALE: 1" = 40'

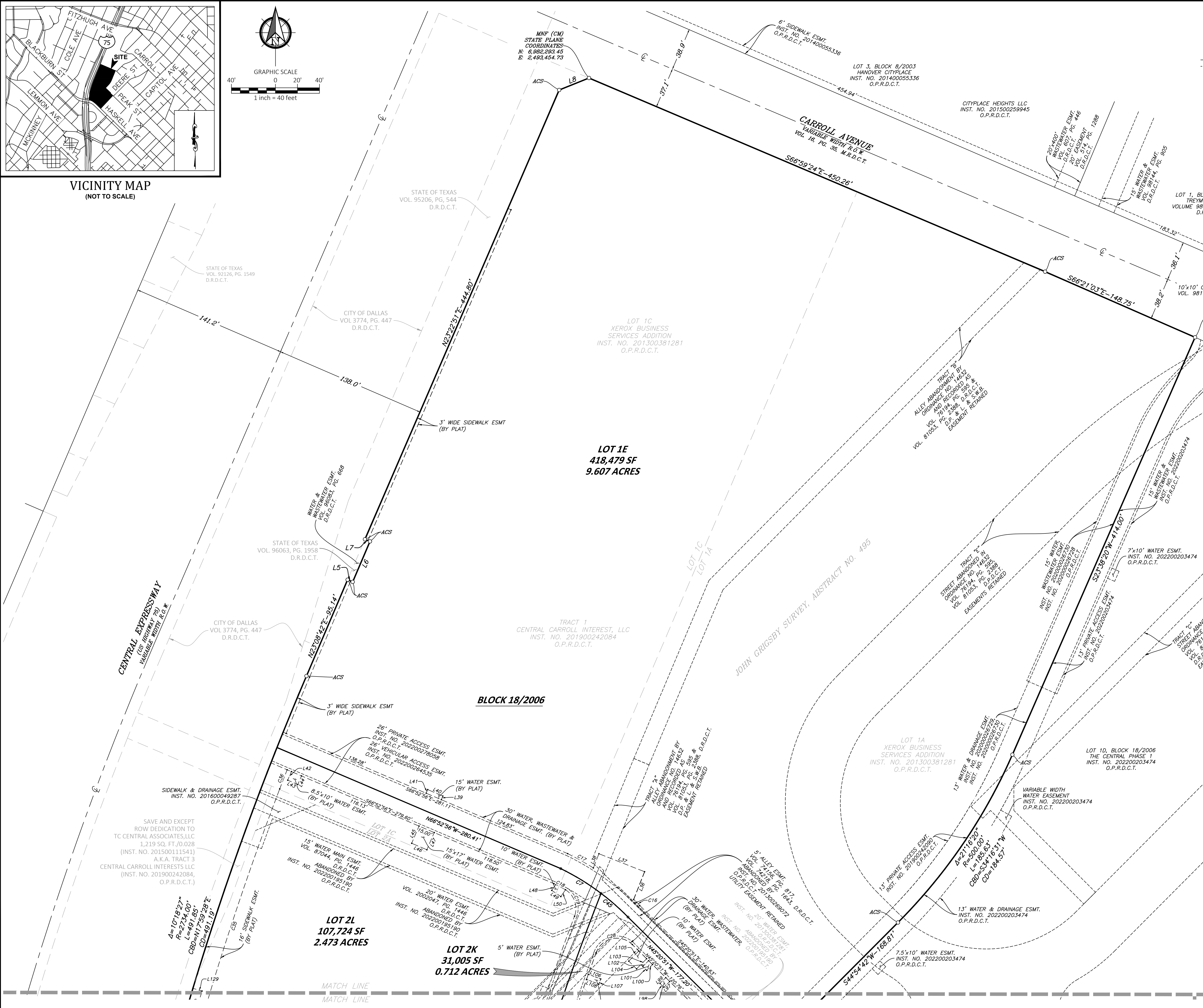
PAGE 1 OF 3



VICINITY MAP
(NOT TO SCALE)



LEGEND		ABBREVIATIONS	
○	BOUNDARY/LOT CORNER	P.O.B.	POINT OF BEGINNING
—	STREET CENTERLINE	(CM)	CONTROLLING MONUMENT
- - -	EASEMENT LINE	IRF	IRON ROD FOUND
- · - · -		IRP	IRON PIPE FOUND
		IRS	IRON ROD SET WITH PLASTIC ORANGE CAP
			STAMPED "URBAN STRATEGY"
		ACS	1/2" INCH IRON ROD SET WITH 3-1/4" INCH ALUMINUM DISC
			STAMPED "URBAN STRATEGY" 10194610" & "C-P1"
		MNF	MAG NAIL FOUND
		INST. NO.	INSTRUMENT NUMBER
		VOL. PG.	VOLUME, 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
		A.K.A.	ALSO KNOWN AS
		D.P. & L.	DALLAS POWER AND LIGHT
		ESMT.	EASEMENT
		S.W.B.T.	SOUTHWESTERN BELL TELEPHONE COMPANY
		T.U.E.CO.	TEXAS UTILITY ELECTRIC COMPANY



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CIVIL
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4222 Main St.,
Dallas, TX 75226
FIRM REG. #10194610
(214) 295-5775

OWNER
Urban Smart Growth LP
4514 Cole Avenue, Suite 1100
Dallas, Texas 75205
(401) 722-0752

SURVEYOR
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
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TBPLS Firm No. 10194610

DEVELOPER
De La Vega Capital Development
Contact: April Hagins
4514 Cole Avenue, Suite 815
Dallas, Texas 75205
(214) 863-8631



REVISE PLAT

THE CENTRAL PHASE 1

LOTS 1E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, BLOCK 18/2006

21.582 ACRES / 940,132 SQUARE FEET

LOTS 1C, 2A, & A PORTION OF LOT 1A & A PORTION OF LOT 1B, BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION RECORDED IN INSTRUMENT NUMBER 201300381281, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-035R

ENGINEERING PLAN FILE NO. DP24-129 & DP21-261

ISSUE DATE: 10/21/2024 | PROJECT NO.: 22659 | SCALE: 1" = 40' | PAGE 2 OF 3

FILE NAME: SW-22659-PHASE 1 FINAL PLAT REVISED_24-10-21.DWG
DATE PLOTTED: 10/21/2024 11:13 AM
PLOTTER: HP DesignJet T1130

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Urban Smart Growth LP, Central Carroll Interests LLC, acting by and through their duly authorized agent, Artemio De La Vega, along with The Central MF LP, and SLR Central Retail Development, LLC, acting by and through their duly authorized agent, Case Killgore, do hereby adopt this plat, designating the herein described property as THE CENTRAL PHASE 1, 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 line 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 line 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 and upon 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 THIS ____ DAY OF _____, 2024.

Urban Smart Growth LP
a Texas limited partnership

Artemio De La Vega, CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Artemio De La Vega, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

Central Carroll Interests LLC
a Texas limited liability company

Artemio De La Vega, CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Artemio De La Vega, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

The Central MF GP LLC,
a Delaware limited liability company,
its General Partner

Case Killgore, Authorized Signatory

STATE OF DELAWARE
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Case Killgore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

SLR Central Retail Development, LLC
a Delaware limited liability company

Case Killgore, Authorized Signatory

STATE OF DELAWARE
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Case Killgore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Urban Smart Growth LP, Central Carroll Interests, LLC, The Central MF LP, and SLR Central Retail Development, LLC, are the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being all of Lots 1C, 2A, and a portion of Lots 1A and 1B, Block 18/2006 of the Xerox Business Services Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201300381281 Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being part of Tract 1 as described in Special Warranty Deed to said Urban Smart Growth LP, recorded in Instrument Number 201700164042, O.P.R.D.C.T., being part of Tract 1 as described in Special Warranty Deed with Vendors Lien to said Central Carroll Interests, LLC recorded in Instrument Number 201900242084, O.P.R.D.C.T., being that tract of land described in Special Warranty Deed to said The Central MF LP, recorded in Instrument No. 202200272079 and 202200272080, O.P.R.D.C.T., and also being that tract of land described in Condominium Special Warranty Deed to SLR Central Retail Development, LLC, recorded in Instrument No. 202200272662, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a Mag Nail found in the northeast Right-of-Way line of Haskell Avenue, a variable width right-of-way, being the West corner of Lot 2, Block A/663, according to the City Place Northeast Section 1 Revised plat recorded in Volume 2003144, Page 79 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the South corner of said Lot 2A;

THENCE North 45 degrees 28 minutes 21 seconds West, along the northeast Right-of-Way line of said Haskell Avenue, a distance of 318.36 feet to a 5/8 inch iron rod found for corner;

THENCE North 58 degrees 57 minutes 08 seconds West, with said northeast Right-of-Way line of Haskell Avenue and the said southwest line of Lot 2A, a distance of 39.19 feet to a 1/2-inch iron rod with a 3-1/4 inch aluminum disc stamped, "Urban Strategy" "10194610" "C-1", from here forward referred to as "ACS," set for the beginning of a tangent curve to the left, having a radius of 640.76 feet, a central angle of 12 degrees 44 minutes 29 seconds, and a chord bearing of North 65 degrees 13 minutes 52 seconds West, 142.20 feet;

THENCE, along the northwest Right-of-Way line of said Haskell Avenue, and said curve to the left, an arc length of 142.49 feet to a Mag Nail found for corner;

THENCE North 52 degrees 39 minutes 09 seconds West, along the said northeast Right-of-Way line of Haskell Avenue, a distance of 26.13 feet to a Mag Nail found for corner at the intersection of the Northeast Right-of-Way line of Haskell Avenue and the southeast Right-of-Way of Central Expressway, US Highway 75, a variable width right-of-way;

THENCE North 13 degrees 48 minutes 31 seconds West, along the southeast Right-of-Way line of said Central Expressway, a distance of 29.48 feet to an "ACS," set for corner;

THENCE North 06 degrees 18 minutes 23 seconds East, along the said southeast right-of-way line of Central Expressway, and the said northwest line of Lot 2A, a distance of 56.35 feet to an "ACS" set for corner, being the beginning of a tangent curve to the right, having a radius of 2,090.00 feet, a central angle of 06 degrees 31 minutes 51 seconds, and a chord bearing and distance of North 09 degrees 34 minutes 19 seconds East, 238.10 feet;

THENCE along the southeast Right-of-Way line of said Central Expressway, and an arc length of 238.23 feet to an "ACS" set for corner, being the beginning of a compound curve to the right, having a radius of 2,734.00 feet, a central angle of 10 degrees 18 minutes 27 seconds, a chord bearing and distance of North 17 degrees 59 minutes 28 seconds East, 491.19 feet;

THENCE, with said southeast Right-of-Way, a distance of 491.85 feet to an "ACS";

THENCE North 23 degrees 08 minutes 42 seconds East, along the said southeast Right-of-Way line of Central Expressway, a distance of 95.14 feet to an "ACS," set for corner;

THENCE South 66 degrees 51 minutes 18 seconds East, along the said southeast Right-of-Way line of Central Expressway, a distance of 5.00 feet to an "ACS," set for corner;

THENCE North 23 degrees 08 minutes 42 seconds East, along the said southeast Right-of-Way line of Central Expressway, a distance of 40.00 feet to an "ACS," set for corner;

THENCE North 66 degrees 51 minutes 18 seconds West, along the said southeast Right-of-Way line of Central Expressway, a distance of 5.00 feet to an "ACS," set for corner;

THENCE North 23 degrees 22 minutes 51 seconds East, along the said southeast Right-of-Way line of Central Expressway, a distance of 444.80 feet to an "ACS" set for corner, being the intersection of the southeast Right-of-Way line of said Central Expressway, and the southwest Right-of-Way line of Carroll Avenue, a variable width Right-of-Way;

THENCE North 68 degrees 05 minutes 13 seconds East, along a corner clip of said intersection, a distance of 29.21 feet to a mag nail found for corner;

THENCE South 66 degrees 59 minutes 24 seconds East, along said southwest Right-of-Way line of Carroll Avenue, a distance of 450.26 feet to an "ACS" set for corner;

THENCE South 66 degrees 21 minutes 03 seconds East, along said southwest Right-of-Way line of Carroll Avenue, a distance of 148.75 feet to an "ACS" set for corner, being the most northerly, northeast corner of said Central Carroll Interest, LLC tract, and the north corner of Lot 1D, Block 18/2006, The Central Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 202200203474, O.P.R.D.C.T.;

THENCE with the northwest line of said Lot 1D, the following bearings and distnaces:

South 23 degrees 38 minutes 20 seconds West, a distance of 414.00 feet to an "ACS" set for corner, said corner being the beginning of a tangent curve to the right, having a radius of 500.00 feet, a central angle of 21 degrees 16 minutes 20 seconds, and a chord bearing and distance of South 34 degrees 16 minutes 31 seconds West, 184.57 feet;

Along said curve to the right, an arc length of 185.63 feet to an "ACS" set for a point for corner;

South 44 degrees 54 minutes 42 seconds West, a distance of 168.81 feet to an "ACS" set for the west corner of said Lot 1D;

THENCE South 44 degrees 58 minutes 08 seconds East, with the southwest line of said Lot 1D, a distance of 265.33 feet to an "ACS" set for the south corner of said Lot 1D, being the west corner of a 0.090 acre or 3,924 square foot Right-of-Way dedication to the City of Dallas, Volume 2002, Page 119, D.R.D.C.T., being the North corner of a 0.083 acre or 3,631 square foot right-of-way dedication to the City of Dallas, Instrument No. 201300381281, D.R.D.C.T., according to said Xerox Business Services Addition, being in the northwest Right-of-Way line of North Peak Street, a called 50 foot Right-of-Way, according to Volume 9, Page 345, M.R.D.C.T., and also being the South corner of said Jefferson tract, the most easterly northeast corner of said Central Carroll tract, and being in the Southeast line of said Lot 1B;

THENCE South 44 degrees 54 minutes 10 seconds West, along the said northwest Right-of-Way of North Peak Street, a distance of 27.99 feet to an "ACS" set for corner, said corner being the West corner of said North Peak Street;

THENCE South 45 degrees 28 minutes 07 seconds East, along the southwest Right-of-Way line of said North Peak Street, a distance of 129.71 feet to a Mag Nail found for the south corner of said Right-of-Way dedication to the City of Dallas (201300381281), according to said Xerox Business Services Addition, and being on the Northwest line of said Lot 2, Block A/663, City Place Northeast Section 1 Revised;

THENCE South 44 degrees 41 minutes 50 seconds West, along the northwest line of said City Place Lot 2, Block A/663, a distance of 651.94 feet to the POINT OF BEGINNING, and containing 940,132 square feet or 21.582 acres of land.

Table with 3 columns: Line #, Direction, Length. Contains 19 lines of survey data.

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Table with 5 columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Distance. Contains 25 rows of curve data.

Table with 5 columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Distance. Contains 25 rows of curve data.

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

I, David A. Minton, 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 land surveying and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

dated this the ____ day of _____, 2024.

David A. Minton
Registered Professional Land Surveyor no. 6233

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2024.

Notary Public, in and for the State of Texas

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.

PLACE COUNTY RECORDING LABEL HERE
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. 20__ and same was duly approved on the ____ day of _____, 20__ by said Commission
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214-396-2339
www.urbanstrategy.us

REVISE PLAT

THE CENTRAL PHASE 1
LOTS 1E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, BLOCK 18/2006

21.582 ACRES / 940,132 SQUARE FEET
LOTS 1C, 2A, & A PORTION OF LOT 1A & A POTION OF LOT 1B,
BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION
RECORDED IN INSTRUMENT NUMBER 201300381281,
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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-035R
ENGINEERING PLAN FILE NO. DP24-129 & DP21-261

FILE NAME: S:\2025-PHASE-FINAL-DAT_REVISION_24-10-12.DWG
DATE PLOTTED: 10/21/2024 11:13 AM
PLOTTER: HP DesignJet T1100PS
PLOTTER DRIVER: HP DesignJet T1100PS
PLOTTER MODEL: HP DesignJet T1100PS
PLOTTER SERIAL: 107240284.113.001