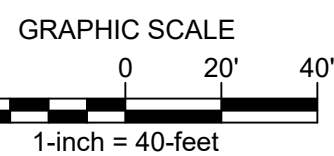
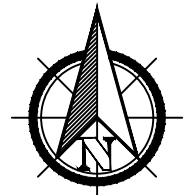


VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. 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.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. COORDINATES SHOWN HEREON AND THE BASIS OF BEARING HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (GRID), NAD83 (2011) EPOCH 2010.00. DERIVED BY GLOBAL NAVIGATION SATELLITE SYSTEMS OBSERVATIONS UTILIZING ALLTERRA RTKNET NETWORK.
5. ALL EXISTING STRUCTURES TO BE REMOVED

PLAT PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) PLATTED LOTS FROM ONE (1) EXISTING PLATTED LOT.

- LEGEND**
- BOUNDARY/LOT CORNER
 - A/C UNIT
 - ⊕ LIGHT POLE
 - ⊕ TRAFFIC LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ POWER POLE w/ LIGHT
 - ⊕ POWER POLE w/ XFORMER
 - ⊕ POWER POLE w/ METER BOX
 - ⊕ ELECTRIC BOX
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC VAULT
 - ⊕ GAS METER
 - ⊕ GAS MANHOLE
 - ⊕ GAS VALVE
 - ⊕ GAS MARKER
 - ⊕ WASTEWATER MANHOLE
 - ⊕ WASTEWATER CLEANOUT
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊕ WATER IRRIGATION BOX
 - ⊕ WATER MARKER
 - ⊕ MAILBOX
 - ⊕ BOLLARD
 - ⊕ SIGN
 - ⊕ MONITORING WELL
 - ⊕ UNKNOWN MANHOLE
 - ⊕ UNKNOWN VAULT
 - TREE

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - M.R.D.C.T. MAP 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
 - VOL. VOLUME
 - PG. PAGE
 - (XX° XX' XX") RECORD BEARING
 - (XX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - ADS 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET
 - STAMPED "URBAN STRATEGY" "10194610" "WTA"
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - ESMT EASEMENT
 - F.K.A. FORMERLY KNOWN AS

- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - WASTEWATER LINE
 - STORM-DRAIN LINE
 - WATER LINE
 - GAS LINE
 - TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS SimbolWood, LTD., is the sole owner of a 87.316 square foot or 2.005 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 826, Dallas County, Texas, being all of that tract of land described to said SimbolWood, LTD. tract, by Special Warranty Deed recorded in Instrument No. 20000088330, Official Public Records, Dallas County, Texas, and being all of Lot 1A, Block 826, A.W. Stern Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2004166, Page 25, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WTA" set for the intersection of the southeast Right-of-Way (R.O.W.) line of Willow Street, a variable width R.O.W. according to Volume 93, Page 510, M.R.D.C.T., and the southwest R.O.W. line of S. Halls Street, a 50 foot wide R.O.W., according to Volume 93, Page 510, M.R.D.C.T.;

THENCE South 53 degrees 55 minutes 49 seconds East, with the southwest R.O.W. line of said S. Hall Street, a distance of 200.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WTA" set for the north corner of that tract of land described to Dallas Area Rapid Transit (D.A.R.T.), by deed recorded in Volume 90177, Page 4230, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 35 degrees 35 minutes 37 seconds West, with the west line of said D.A.R.T. tract, a distance of 362.46 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WTA" set for the southwest corner of said D.A.R.T. tract, and being in the northeast R.O.W. line of a variable width D.A.R.T. R.O.W., formerly known as T. & P. Railroad, according to Volume 90177, Page 4230, D.R.D.C.T.;

THENCE North 73 degrees 18 minutes 17 seconds West, with the northeast R.O.W. line of said D.A.R.T. railroad (90177/4230), a distance of 232.49 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WTA" set for the intersection of the northeast R.O.W. line of said D.A.R.T. railroad (90177/4230), and the southeast R.O.W. line of said Willow Street;

THENCE, with the southeast R.O.W. line of said Willow Street, the following bearings and distances:

North 35 degrees 35 minutes 21 seconds East, a distance of 349.62 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WTA" set for corner

North 48 degrees 08 minutes 40 seconds East, a distance of 92.00 feet to the **POINT OF BEGINNING**, and containing 87,316 square feet or 2.005 acres of land.

OWNER'S DEDICATION

NOW THEREFOR, KNOWN ALL MEN BY THESE PRESENTS:

That, SimbolWood, LTD., acting by and through its duly authorized agent, Glenn J. Solomom, do hereby adopt this plat, designating the herein described property as WILLOW TOWNHOMES 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.

SimbolWood, Ltd.,
a Texas Limited Partnership

By: _____ Date: _____
Glenn J. Solomom, Sole Member

STATE OF TEXAS \$
COUNTY OF _____ \$

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Glenn J. Solomom, as Sole Member of SimbolWood, Ltd., 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 ___ day of _____, 2024.

Notary Public, in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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
City Plan Commission
Dallas, Texas
Attest:

Secretary

SURVEYOR'S STATEMENT

I, David A. Minton, 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 Land Surveying, 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 _____, 2024.

David A. Minton
Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority 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 in the capacity therein stated.

given under my hand and seal of office on this ___ day of _____, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR
DAVID A. MINTON, RPLS
TEXAS LICENSE NO 6233
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

DEVELOPER
KENT DEVELOPMENT
AUSTIN KENT
4438 W. LOVERS LN. STE. 100
DALLAS, TX 75209
503-505-4032
AUSTIN@KENTDEVCO.COM

OWNER
SIMBOLWOOD, LTD.
GLENN J. SOLOMOM
P.O. BOX 190429
214-459-3180
GS@SIMBOLCOMMERCIAL.COM



REPLAT

WILLOW TOWNHOMES ADDITION

LOTS 1A, 2A, & 3A, BLOCK 826
2.0046 ACRES / 87,322 SQUARE FEET
BEING A REPLAT OF
LOT 1A, BLOCK 826, A.W. STERN ADDITION NO. 2
RECORDED IN VOL. 2004166, PG. 25 IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S234-160
ENGINEERING PLAN No. XXXX-_____