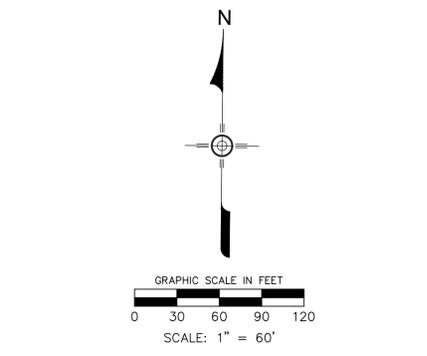
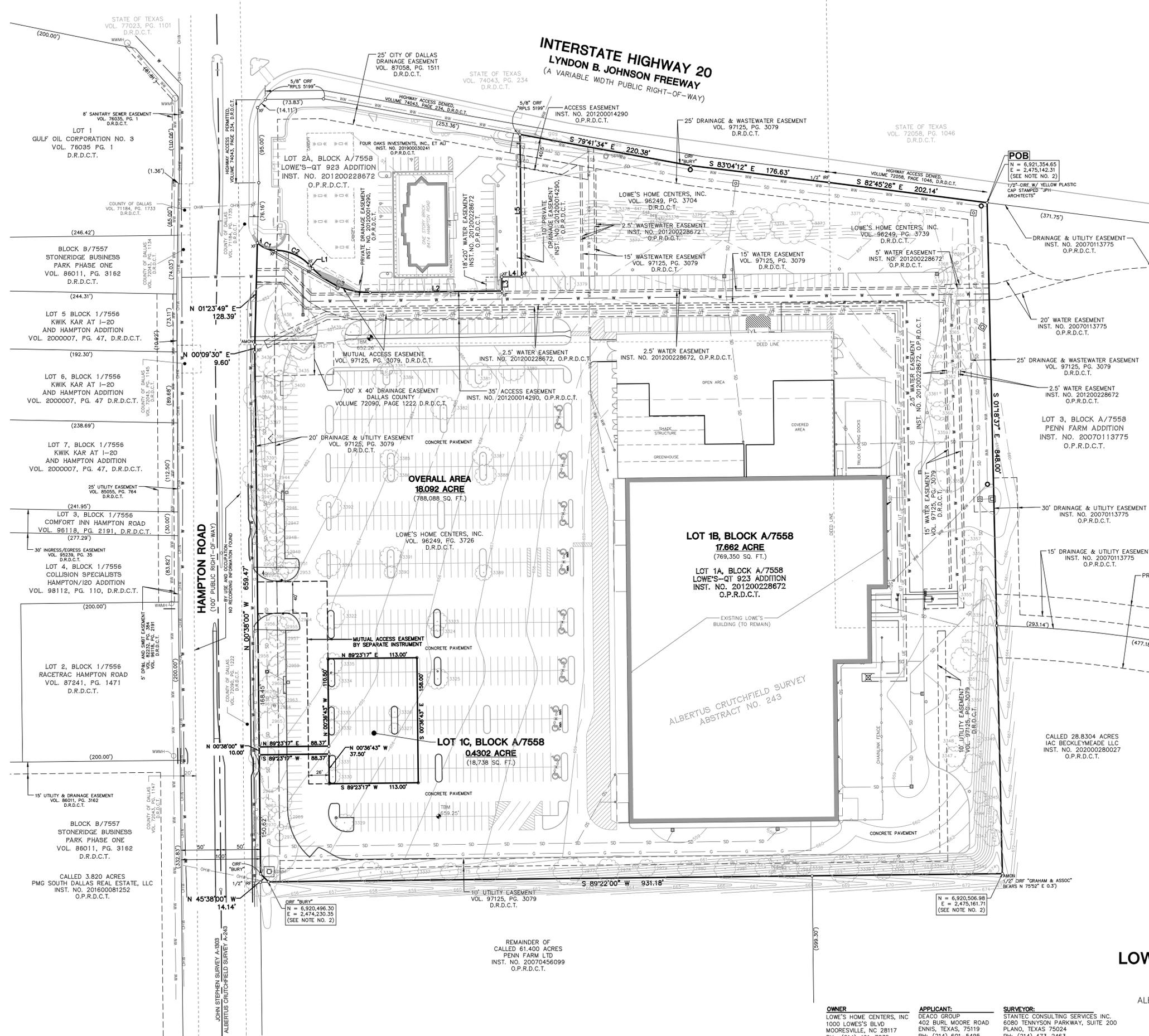




VICINITY MAP  
(NOT TO SCALE)

LEGEND

AMON	3-1/4-INCH ALUMINUM MONUMENT STAMPED "LOWE'S - DUTCH BROS ADDITION - STANTEC" SET
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
GIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
(XXX)	RECORD BEARING/DISTANCE
MH	MANHOLE
WMH	WATER MANHOLE
TSP	TRAFFIC SIGNAL POLE
FDC	FIRE DEPARTMENT CONNECTION
△	TELEPHONE PEDESTAL
⊕	CENTERLINE
⊕	SIGN
⊕	GAS METER
⊕	IRRIGATION CONTROL VALVE
⊕	WASTEWATER CLEANOUT
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
●	BOLLARD
⊕	LIGHT POLE
⊕	POWER POLE
⊕	GUY WIRE
⊕	TELEPHONE MANHOLE
WMHO	WASTEWATER MANHOLE
SDMH	STORM SEWER MANHOLE
GMH	GAS MANHOLE
GT	GREASE TRAP MANHOLE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	WASTEWATER LINE
—	STORM SEWER LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND TELEPHONE/COMMUNICATIONS
—	OVERHEAD WIRES
—	CONTOUR LABEL
—	EDGE IF ASPHALT
⊕	TREE CANOPY



- GENERAL NOTES**
- BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
  - GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LOWE'S LOT INTO 2 LOTS.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - ALL IMPROVEMENTS ON LOT 1B WILL REMAIN.
  - THE SUBJECT TRACTS OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4813C0490K, DATED JULY 07, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - REFERENCE BENCHMARK:  
CITY OF DALLAS WATER DEPARTMENT BENCHMARK (73-C-1) A SQUARE CUT ON THE CENTER OF A 11" X 3.5' CONCRETE STORM SEWER DROP INLET ON THE SOUTH SIDE OF WHEATLAND ROAD, AND 57.5 FEET EAST OF THE CENTERLINE OF OLD HICKORY TRAIL. PUBLISHED ELEVATION = 673.17' NGVD29  
CITY OF DALLAS WATER DEPARTMENT BENCHMARK (73-G-1) A SQUARE CUT IN THE NORTHWEST CORNER OF A 3' X 6' CONCRETE STORM SEWER INLET ON THE EAST SIDE OF OLD HICKORY TRAIL, AND 64' SOUTH OF THE CENTERLINE OF BECKLEYMEADE AVE. PUBLISHED ELEVATION = 709.22' NGVD29
- SITE BENCHMARK:  
SQUARE CUT ON THE BASE OF A LIGHT POLE PIER IN THE MIDDLE OF THE LOWE'S PARKING LOT AS SHOWN HEREON  
ELEVATION = 659.25'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 43°58'54" E	5.99'
L2	N 89°22'00" E	167.26'
L3	N 00°38'00" W	18.00'
L4	N 89°22'00" E	25.00'
L5	N 00°38'00" W	179.57'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	25.95'	35.00'	42°28'33"	25.36'	S 68°05'54" E
C2	47.50'	60.00'	45°21'17"	46.26'	S 66°39'32" E
C3	81.42'	100.00'	46°39'07"	79.19'	S 67°18'27" E

**PRELIMINARY PLAT**  
**LOWE'S - DUTCH BROS ADDITION**  
 LOTS 1B AND 1C, BLOCK A/7558  
 BEING 18.092 ACRES LOCATED IN THE  
 ALBERTUS CRUTCHFIELD SURVEY, ABSTRACT NO. 243  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-128  
 APRIL 6, 2023



**OWNER:**  
 LOWE'S HOME CENTERS, INC  
 1000 LOWE'S BLVD  
 MOORESVILLE, NC 28117  
 PH: (214) 491-7835  
 CONTACT: KK YEOW

**APPLICANT:**  
 DEACO GROUP  
 402 BURL MOORE ROAD  
 ENNIS, TEXAS, 75119  
 PH: (214) 601-5495  
 CONTACT: LARAE DEAGAN

**SURVEYOR:**  
 STANTEC CONSULTING SERVICES INC.  
 6880 TENNYSON PARKWAY, SUITE 200  
 PLANO, TEXAS 75024  
 PH: (214) 473-2463  
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
 TPELS FIRM NO. 10194488

TREE TABLE	
TAG NO.	DESCRIPTION & SIZE
2944	LIVE OAK 16"
2945	LIVE OAK 14"
2946	LIVE OAK 12"
2947	CEDAR ELM 13"
2948	LIVE OAK 18"
2949	CEDAR ELM 15"
2950	CREPE MYRTLE 9"
2951	CREPE MYRTLE 14"
2952	CREPE MYRTLE 10"
2953	CREPE MYRTLE 13"
2954	CREPE MYRTLE 12"
2955	CREPE MYRTLE 10"
2956	CREPE MYRTLE 13"
2957	CEDAR ELM 11"
2958	LIVE OAK 18"
2959	CEDAR ELM 12"
2960	LIVE OAK 14"
2961	LIVE OAK 15"
2962	CREPE MYRTLE 5"
2963	CREPE MYRTLE 5"
2964	CREPE MYRTLE 5"
2965	LIVE OAK 17"
2966	LIVE OAK 16"
2967	LIVE OAK 15"
2968	CEDAR ELM 16"
2969	LIVE OAK 14"
2970	ASH 13"
2971	CREPE MYRTLE 4"
2972	CREPE MYRTLE 5"
2973	HACKBERRY 19"
2975	CEDAR ELM 11"
2976	CEDAR ELM 14"
2977	SPANISH OAK 18"
2978	CEDAR ELM 14"
2979	CEDAR ELM 11"
2980	CEDAR ELM 10"
2981	SPANISH OAK 13"
2982	LIVE OAK 12"
2983	CHINESE ELLM 9"
2984	SPANISH OAK 11"
3322	CALLERY PEAR 17"

TREE TABLE	
TAG NO.	DESCRIPTION & SIZE
3323	HOLLY 12"
3324	HOLLY 8"
3325	HOLLY 13"
3326	CEDAR ELM 7"
3327	CEDAR ELM 7"
3329	SPANISH OAK 11"
3330	HOLLY 9"
3331	HOLLY 8"
3332	CREPE MYRTLE 10"
3333	CREPE MYRTLE 9"
3334	CREPE MYRTLE 11"
3335	CREPE MYRTLE 14"
3336	LIVE OAK 14"
3337	CEDAR ELM 11"
3338	CEDAR ELM 9"
3339	SPANISH OAK 18"
3340	CEDAR ELM 12"
3341	CEDAR ELM 12"
3342	CEDAR ELM 14"
3343	LIVE OAK 11"
3344	CEDAR ELM 14"
3345	LIVE OAK 8"
3346	LIVE OAK 12"
3347	ASH 13"
3348	ASH 10"
3349	LIVE OAK 12"
3350	LIVE OAK 14"
3351	LIVE OAK 12"
3352	LIVE OAK 16"
3353	LIVE OAK 16"
3354	LIVE OAK 17"
3355	LIVE OAK 14"
3356	LIVE OAK 11"
3357	LIVE OAK 7"
3358	LIVE OAK 13"
3359	LIVE OAK 18"
3360	LIVE OAK 12"
3361	LIVE OAK 18"
3362	LIVE OAK 15"
3363	LIVE OAK 18"
3364	LIVE OAK 13"

TREE TABLE	
TAG NO.	DESCRIPTION & SIZE
3365	LIVE OAK 14"
3366	LIVE OAK 20"
3367	LIVE OAK 17"
3368	LIVE OAK 13"
3369	LIVE OAK 17"
3370	SPANISH OAK 16"
3371	SPANISH OAK 15"
3373	SPANISH OAK 26"
3374	SPANISH OAK 21"
3375	CALLERY PEAR 16"
3376	SPANISH OAK 7"
3377	SPANISH OAK 16"
3378	SPANISH OAK 24"
3379	LIVE OAK 10"
3380	WILLOW 16"
3381	LIVE OAK 16"
3382	CHINESE TALLOW 15"
3383	LIVE OAK 8"
3384	LIVE OAK 18"
3385	CEDAR ELM 11"
3386	CEDAR ELM 9"
3387	CEDAR ELM 12"
3388	CEDAR ELM 13"
3389	CEDAR ELM 10"
3390	CEDAR ELM 8"
3391	CEDAR ELM 13"
3392	CALLERY PEAR 15"
3393	CALLERY PEAR 15"
3394	LIVE OAK 20"
3395	LIVE OAK 10"
3396	LIVE OAK 13"
3397	LIVE OAK 10"
3398	LIVE OAK 15"
3399	LIVE OAK 20"
3400	LIVE OAK 19"
3435	SPANISH OAK 20"
3436	SPANISH OAK 21"
3437	LIVE OAK 17"
3438	SPANISH OAK 20"
3439	SPANISH OAK 11"

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, **LOWE'S HOME CENTERS, INC.** IS THE OWNER OF A 18.092 ACRE TRACT OF LAND SITUATED IN THE ALBERTUS CRUTCHFIELD SURVEY, ABSTRACT NO. 243, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1A, BLOCK A/7558 OF LOWE'S-QT 923 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201200228672, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO DESCRIBED IN THE WARRANTY DEEDS TO LOWE'S HOME CENTERS, INC. RECORDED IN VOLUME 96249, PAGE 3704, VOLUME 96249, PAGE 3726 AND VOLUME 96249, PAGE 3739, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 18.092 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JPH ARCHITECTS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1A, BLOCK A/7558, SAME BEING THE NORTHWEST CORNER OF LOT 3, BLOCK A/7558 OF PENN FARM ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20070113775 O.P.R.D.C.T., AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20, ALSO KNOWN AS LYNDON B. JOHNSON FREEWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01°18'37" EAST, ALONG THE COMMON LINE OF SAID LOT 1A, BLOCK A/7758 AND SAID LOT 3, BLOCK A/7558, AT A RECORD DISTANCE OF 534.58 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A/7558 SAME BEING THE NORTHWEST CORNER OF A CALLED 28.8304 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO IAC BECKLEYMEADE LLC, RECORDED IN INSTRUMENT NO. 202000280027, O.P.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1A, BLOCK A/7758 AND SAID 28.8304 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 848.00 FEET TO A 5/8-INCH IRON ROD WITH 3 1/4-INCH ALUMINUM DISK STAMPED "LOWE'S - DUTCH BROS ADDITION - STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1A, BLOCK A/7558;

THENCE SOUTH 89°22'00" WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOT 1A, BLOCK A/7758 AND SAID 28.8304 TRACT OF LAND, AT A RECORD DISTANCE OF 241.18 FEET PASSING THE MOST WESTERLY NORTHWEST CORNER OF SAID 28.8304 ACRE TRACT OF LAND SAME BEING THE NORTHEAST CORNER OF A CALLED 61.400 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PENN FARM LTD, RECORDED IN INSTRUMENT NO. 20070456099, O.P.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1A, BLOCK A/7758 AND SAID 61.400 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 931.18 FEET TO A CAPPED IRON ROD STAMPED "BURY" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1A, BLOCK A/7558 AND BEING AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE HAMPTON ROAD (100' PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HAMPTON ROAD THE FOLLOWING CALLS:

NORTH 45°38'00" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD STAMPED "BURY" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1A, BLOCK A/7558;

NORTH 00°38'00" WEST, A DISTANCE OF 659.47 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 00°09'30" EAST, A DISTANCE OF 9.60 FEET TO A 5/8-INCH IRON ROD WITH 3 1/4-INCH ALUMINUM DISK STAMPED "LOWE'S - DUTCH BROS ADDITION - STANTEC" SET FOR CORNER;

NORTH 01°23'49" EAST, A DISTANCE OF 128.39 FEET TO A CUT "X" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF LOT 2A, BLOCK A/7558 OF SAID LOWE'S-QT 923 ADDITION AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 43°08'23" EAST, A DISTANCE OF 35.00 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 1A, BLOCK A/7558 AND SAID LOT 2A, BLOCK A/7558 THE FOLLOWING CALLS:

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°28'33", FOR AN ARC LENGTH OF 25.95 FEET, A CHORD BEARING OF SOUTH 68°05'54" EAST, AND A CHORD DISTANCE OF 25.36 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 00°39'50" WEST, A DISTANCE OF 60.00;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°21'17", FOR AN ARC LENGTH OF 47.50 FEET, A CHORD BEARING OF SOUTH 66°39'32" EAST, AND A CHORD DISTANCE OF 46.26 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 43°58'54" EAST, A DISTANCE OF 5.99 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°39'07", FOR AN ARC LENGTH OF 81.42 FEET, A CHORD BEARING OF SOUTH 67°18'27" EAST, AND A CHORD DISTANCE OF 79.19 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 89°22'00" EAST, A DISTANCE OF 167.26 FEET TO A CUT "X" FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2A, BLOCK A/7558;

NORTH 00°38'00" WEST, A DISTANCE OF 18.00 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 89°22'00" EAST, A DISTANCE OF 25.00 FEET TO A CUT "X" FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2A, BLOCK A/7558;

NORTH 00°38'00" WEST, A DISTANCE OF 179.57 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JPH ARCHITECTS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A, BLOCK A/7558 AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20 THE FOLLOWING CALLS:

SOUTH 79°41'34" EAST, A DISTANCE OF 220.38 FEET TO A CAPPED IRON ROD STAMPED "BURY" FOUND FOR CORNER;

SOUTH 83°04'12" EAST, A DISTANCE OF 176.63 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

SOUTH 82°45'26" EAST, A DISTANCE OF 202.14 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 788,088 SQUARE FEET OR 18.092 ACRES OF LAND;

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LOWE'S HOME CENTERS, INC.** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOWE'S - DUTCH BROS 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 BUILDINGS, 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.

**LOWE'S HOME CENTERS, INC.**

BY: \_\_\_\_\_  
KK YEOW

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KK YEOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2022.

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

**SURVEYOR'S STATEMENT:**

I, MICHAEL J. MURPHY, 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 THE 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
MICHAEL J. MURPHY, R.P.L.S.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

**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  
**For Review Purposes Only**  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
April 6, 2023

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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

PRELIMINARY PLAT  
**LOWE'S - DUTCH BROS ADDITION**  
**LOTS 1B AND 1C, BLOCK A/7558**  
BEING 18.092 ACRES LOCATED IN THE  
ALBERTUS CRUTCHFIELD SURVEY, ABSTRACT NO. 243  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-128  
APRIL 6, 2023

