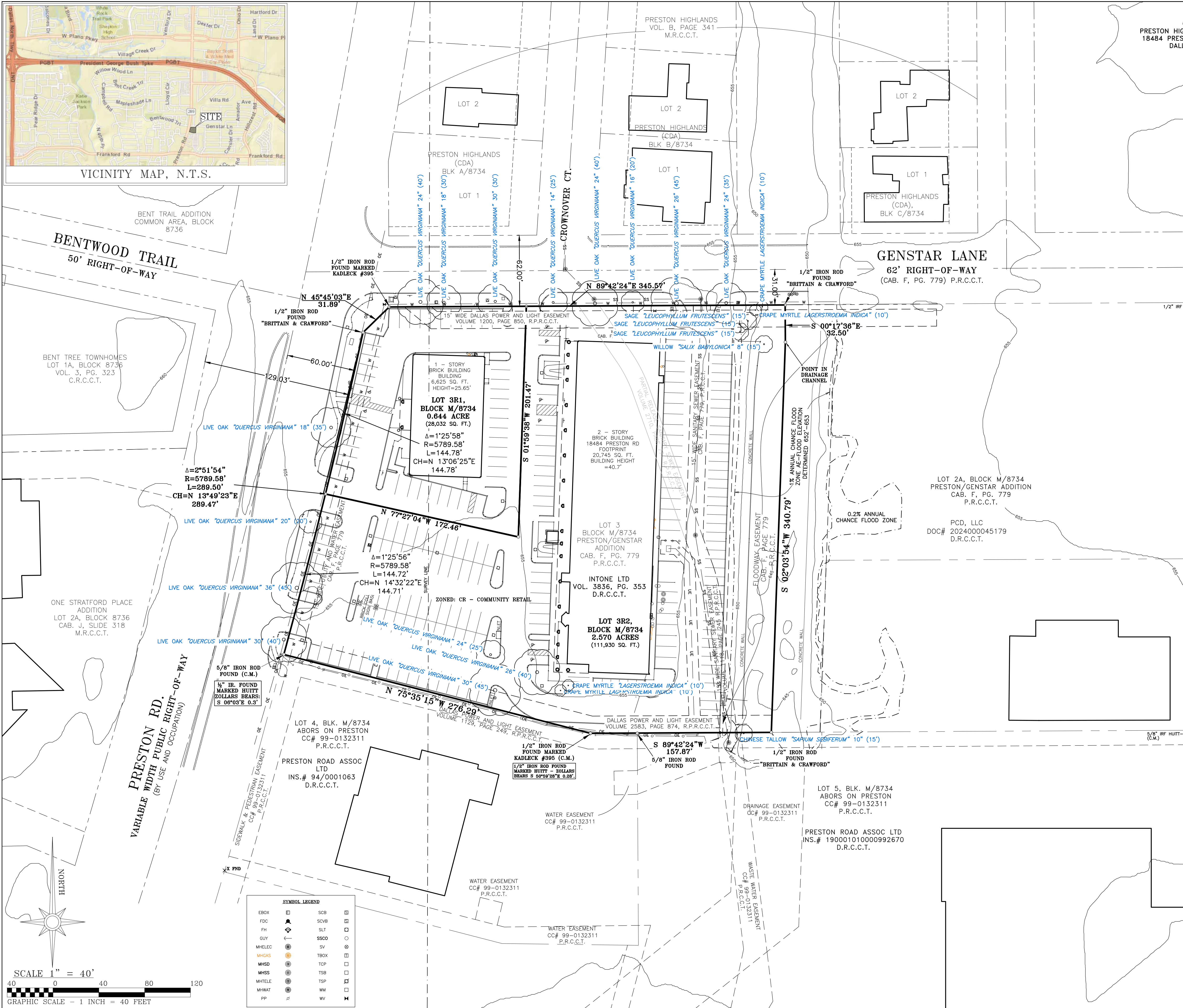


VICINITY MAP, N.T.S.



OWNER:
PRESTON HIGHLAND RETAIL, LLC
18484 PRESTON RD. STE. 208
DALLAS, TEXAS

APPLICANT:
STONEWOOD INVESTMENTS
18484 PRESTON RD. STE. 208
TEL: (972) 758-9800 EXT. 203

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000
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BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING PLATTED LOT INTO TWO PLATTED LOTS.
2. ALL EXISTING STRUCTURES TO REMAIN.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

PRELIMINARY PLAT
OF
LOTS 3R1 AND 3R2, BLOCK
M/8734
PRESTON/GENSTAR ADDITION
TO THE CITY OF DALLAS, COLLIN COUNTY,
TEXAS, BEING A REPLAT OF LOT 3, BLOCK
8734, PRESTON GENSTAR ADDITION, TO THE
CITY OF DALLAS ACCORDING TO THE PLAT
RECORDED IN CABINET F, PAGE 779 OF PLAT
RECORDS OF COLLIN COUNTY, TEXAS
2 LOTS, 3.213 ACRES GROSS
CITY PLAN FILE NO.
PLAT-25-000081 & S245-236

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **PRESTON HIGHLAND RETAIL LLC**, are the owners of a 3.213 acres tract of land situated in the MARTHA MCBRIDE SURVEY, Abstract No. 553, according to the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20191220001623200, of the Official Public Records of Collin County, Texas, and being all of Lot 3, Block M/8734, PRESTON/GENSTAR ADDITION, according to the plat recorded in Cabinet F, Page 779, of the Plat Records of Collin County, Texas. Said 3.213 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "KADLECK #395" found at the most Northerly Northwest corner of said Lot 3, and said ½" iron rod also being the Northwest corner clip at the intersection of the East right-of-way line of Preston Road (a variable width public right-of-way) with the South right-of-way line of Genstar Lane (a 62 foot wide public right-of-way);

THENCE N 89° 42' 24" E 345.57 feet, along the North boundary line of said Lot 3 and the South right-of-way line of Genstar Lane, to a ½" iron rod marked "Brittain & Crawford" found at the Northeast corner of said Lot 3 and the Northwest corner of Lot 2A, of the aforesaid Block M/8734, Preston Genstar Addition;

THENCE along the East boundary line of said Lot 3 and the West boundary line of Lot 2A, as follows:

1. S 00° 17' 36" E 32.50 feet, to a point in the drainage channel;
2. S 02° 03' 54" W 340.79 feet, to a ½" iron rod marked "Brittain & Crawford" found at the Southeast corner of said Lot 3 and the Southwest corner of Lot 2A, and said point also lying in the North boundary line of Block M/8734, Arbors on Preston, an addition to the City of Dallas, Collin County, Texas, according to the plat recorded in Instrument No. 99-0132311, of the Plat Records of Dallas County, Texas;

THENCE along the South boundary line of said Lot 3 and the North boundary line of Block M/8734, Arbors on Preston, as follows:

1. S 89° 42' 24" W 157.87 feet, to a ½" iron rod marked "KADLECK #395" found;
2. N 75° 35' 15" W 276.29 feet, to a 5/8" iron rod found at the Southwest corner of said Lot 3 and the Northwest corner of Block M/8734, Arbors on Preston, and said point also lying in the East right-of-way line of aforesaid Preston Road;

THENCE along the West boundary line of said Lot 3 and the East right-of-way line of Preston Road, as follows:

1. NORTHEASTERLY 289.50 feet, along a curve to the left, having a radius of 5789.58 feet, a central angle of 02° 51' 54" and a chord bearing N 13° 49' 23" E 289.47 feet, to a ½" iron rod marked "Brittain & Crawford" found;
2. N 45° 45' 03" E 31.89 feet, to the POINT OF BEGINNING containing 3.213 acres (139,963 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PRESTON HIGHLAND RETAIL LLC**, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOTS 3R1 AND 3R2, BLOCK M/8734, PRESTON/GENSTAR ADDITION**, an addition to the City of Dallas, Collin County, Texas, and 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 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 service 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 _____, Texas, this the ____ day of _____, 2025.

PRESTON HIGHLAND RETAIL LLC

By: _____
Title:

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a notary public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a notary public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, CHRIS L. BLEVINS, 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.

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

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a notary public in and for the said County and State, on this day personally appeared **CHRIS L. BLEVINS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

PRELIMINARY PLAT
OF
**LOTS 3R1 AND 3R2, BLOCK
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