CITY PLAN COMMISSION **THURSDAY, NOVEMBER 6, 2025**

RECORD NO.: Plat-25-000111 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Grady Niblo Road, west of State Highway Spur No. 408

DATE FILED: October 9, 2025 **ZONING:** PD 521 (Subdistricts A, C)

PD LINK: https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=521

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 429.377-acres

APPLICANT/OWNER: Village West Dallas Development

REQUEST: An application to create 5 lots ranging in size from 19.88 acres to 136.36 acres, one conservation area, and to dedicate a right-of-way from 429.377-acre tract of land in City Blocks 1379/6113 and 8717 on property located on Grady Niblo Road, west of State Highway Spur No. 408.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 521 (Subdistricts A, C); therefore, staff recommend approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submitting the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 5 and 1 common area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a 107-foot full-width right-of-way (via fee simple) for Merrifield Road. Section 51A-8.602(c).

16. On the final plat, dedicate 53.5 feet of right -of-way (via fee simple) from established center line of Grady Niblo Road. Section 51A-8.602(c).

17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via simple or street easement) from Grady Niblo Road to Merrifield Road. Section 51A 8.602(d)(1).

18. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) from Merrifield Road to Grady Niblo Road. Section 51A 8.602(d)(1).

19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).

20. Construct full width of the Merrifield Rd thoroughfare requirements within the boundaries of the proposed plat per the City of Dallas standard. 51A 8.604(b)(1).

21. Construct one-half of the Grady Niblo Rd thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. 51A 8.604(b)(3).

22. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608.

23. Provide approval for the escarpment permit.

Flood Plain Conditions:

24. On the final plat, determine the 100-year water surface elevation across this addition.

25. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

26. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V Trabsoportaion Comment*

27. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*

28. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

29. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

30. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

31. Submit a completed Final Plat Checklist and All Supporting Documentation.

32. Show how all adjoining right-of-way was created.

33. Show distances/width across all adjoining rights-of-way.

34. Show recording information on all existing easements within 150 feet of property.

35. Show all additions or tracts of land within 150' of property with recording information.

36. Need new/different plat name.

37. On the final plat, add notwithstanding statement to owner's dedication for Floodway Easement, size-up text to minimum allowable text size.

Dallas Water Utilities Conditions:

38. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

39. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

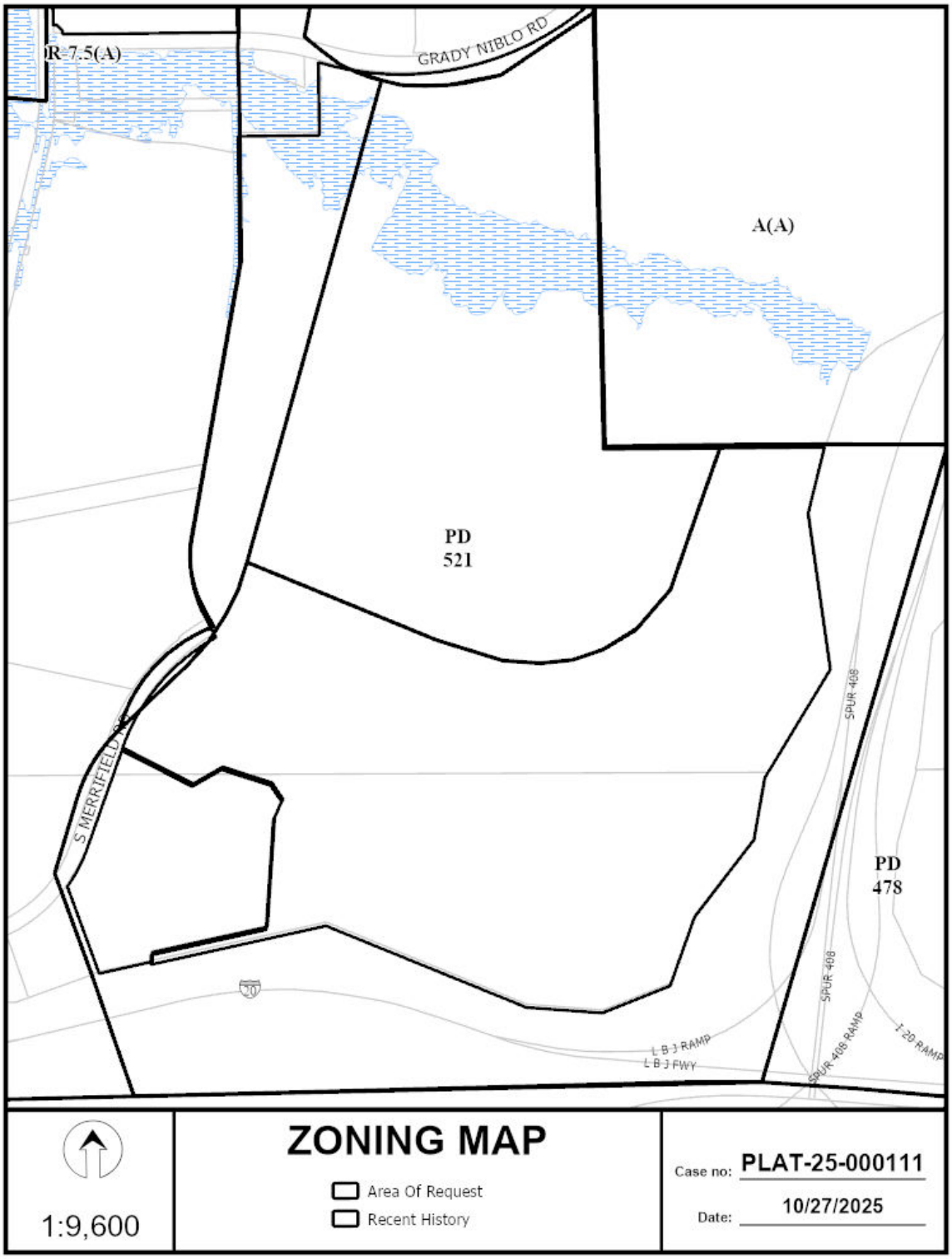
40. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Street Name Coordinator/ GIS, Lot & Block Conditions:

41. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.

42. On the final plat, change "Spur 408" to "State Highway Spur No. 408".

43. On the final plat, identify the property as Lots 1 through 5 and Common Area CA A in City Block A/8717.


R-7.5(A)
GRADY NIBLO RD
A(A)
PD
521
S MERRIFIELD
SPUR 408
PD
478
SPUR 408
L B J RAMP
L B J FWY
SPUR 408 RAMP
I 20 RAMP
1:9,600
ZONING MAP
Area Of Request
Recent History
Case no: PLAT-25-000111
Date: 10/27/2025

1:9,600

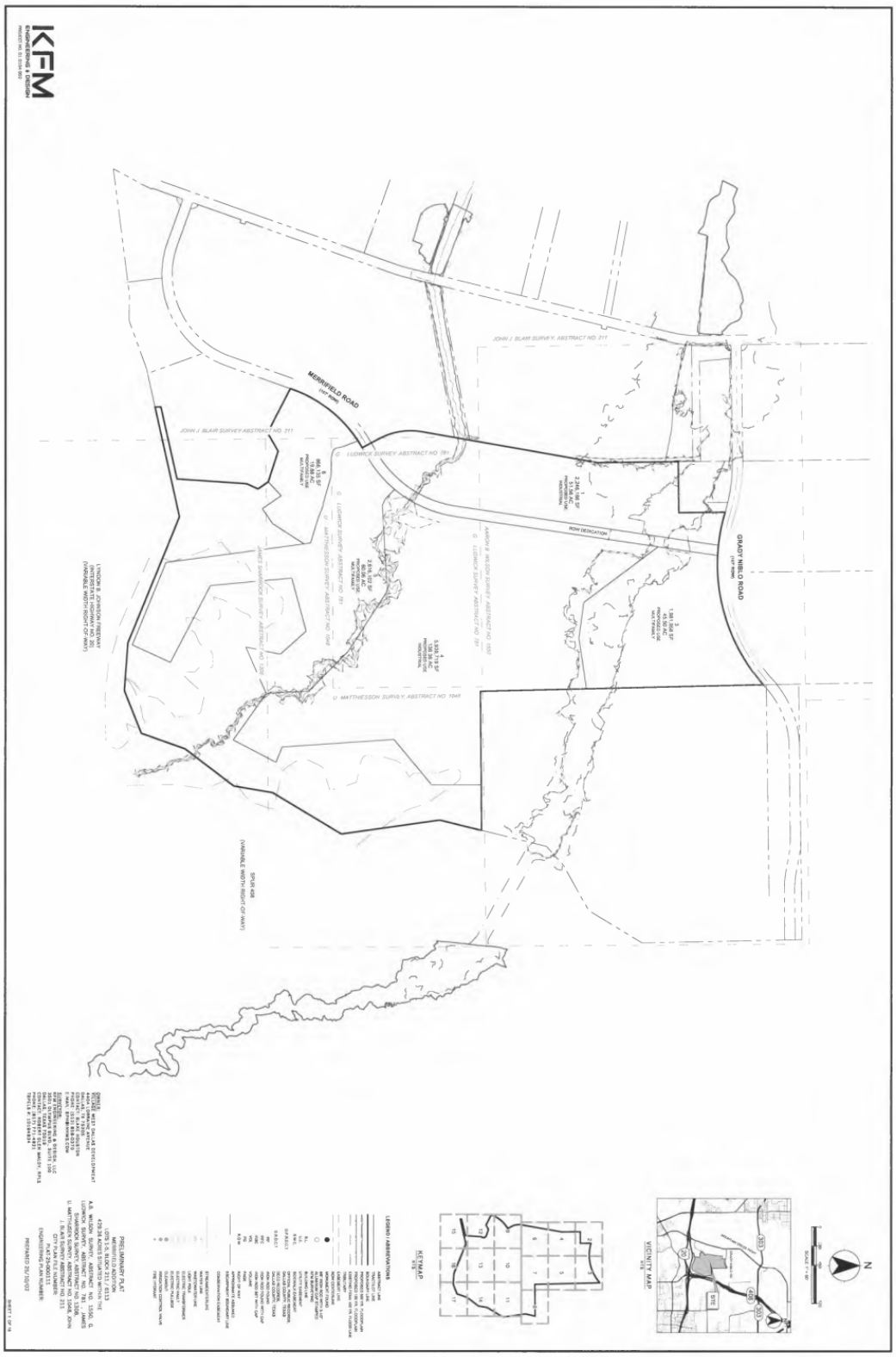
AERIAL MAP

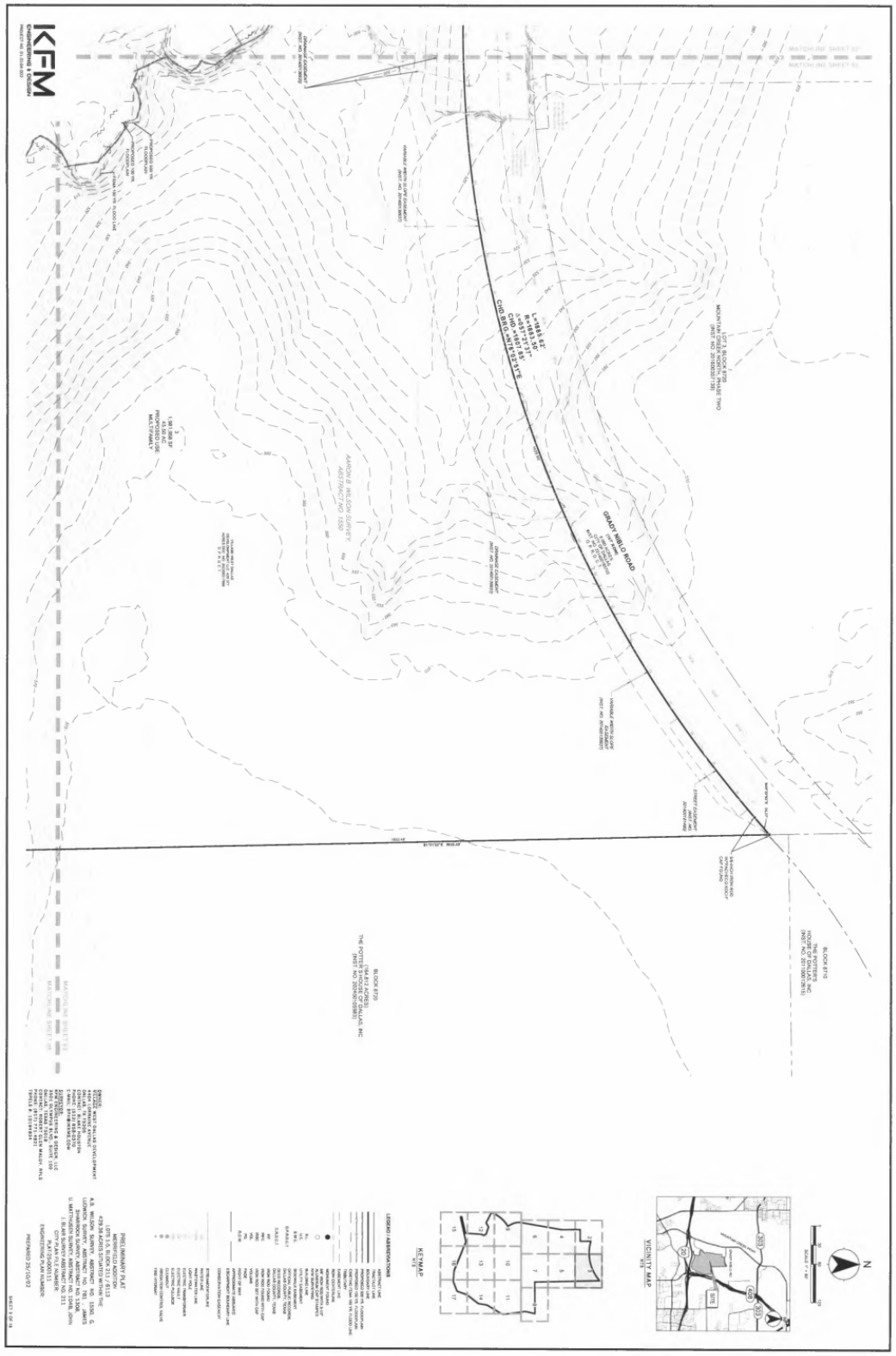
Area Of Request

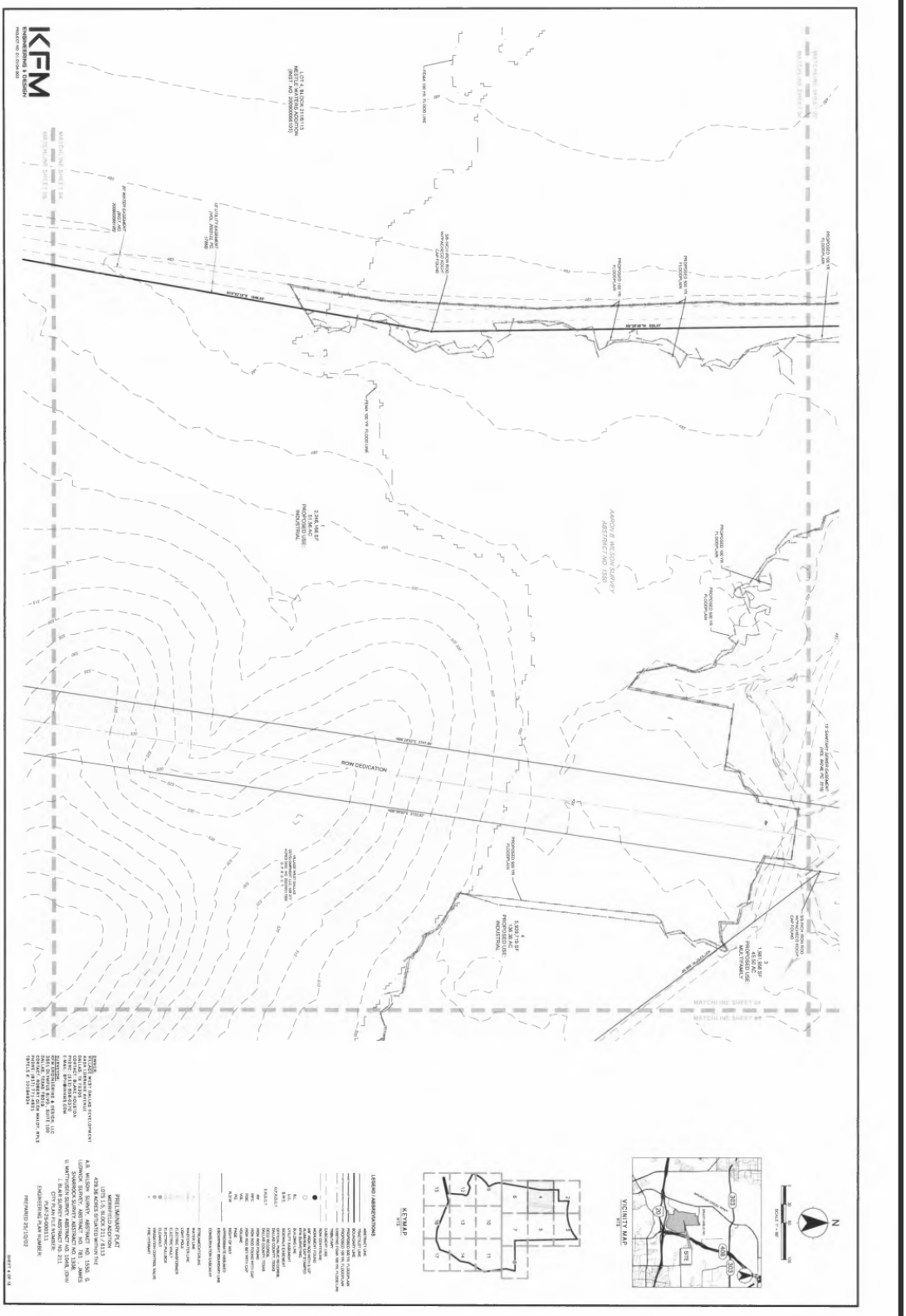
Recent History

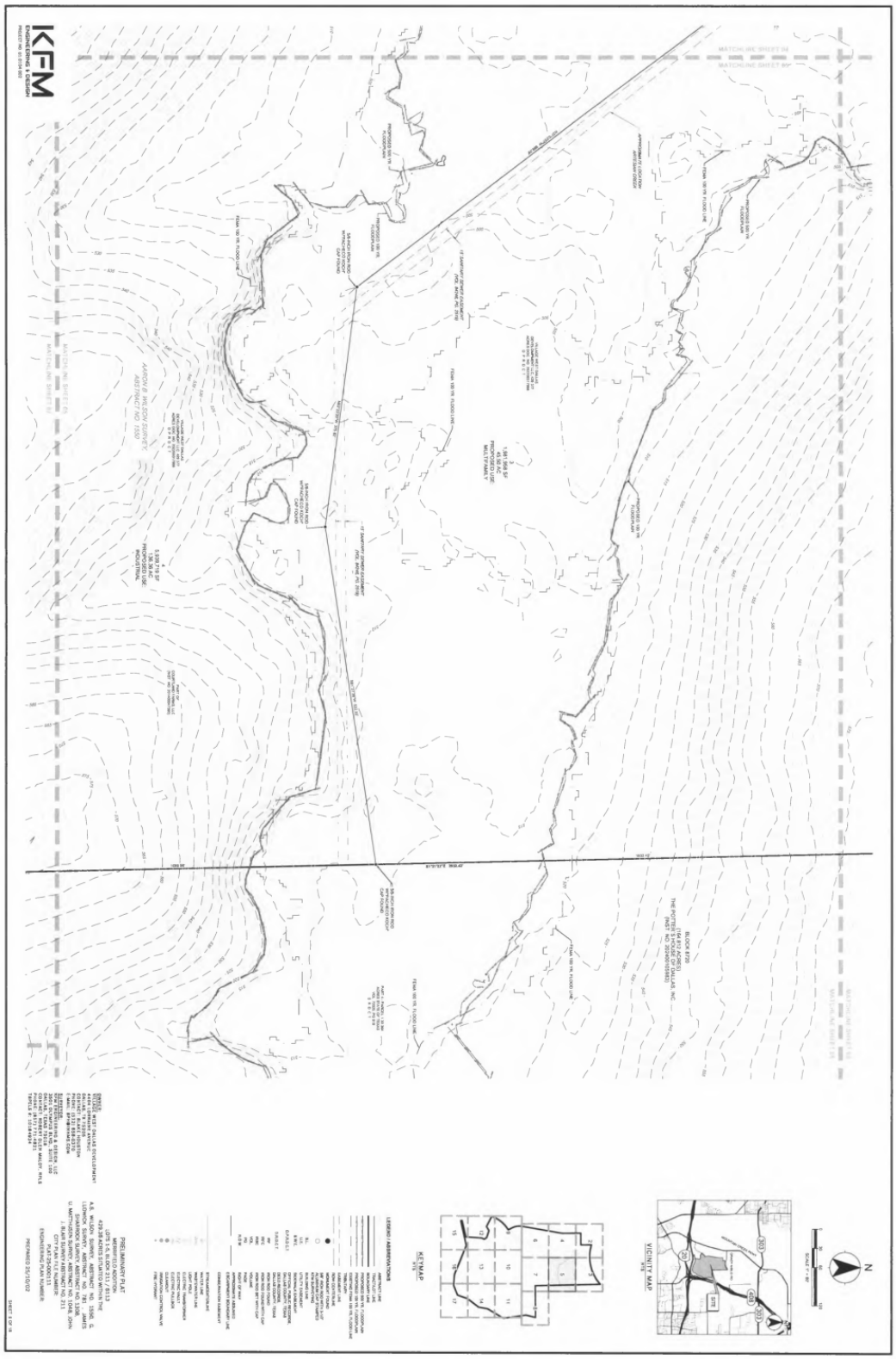
Case no: **PLAT-25-000111**

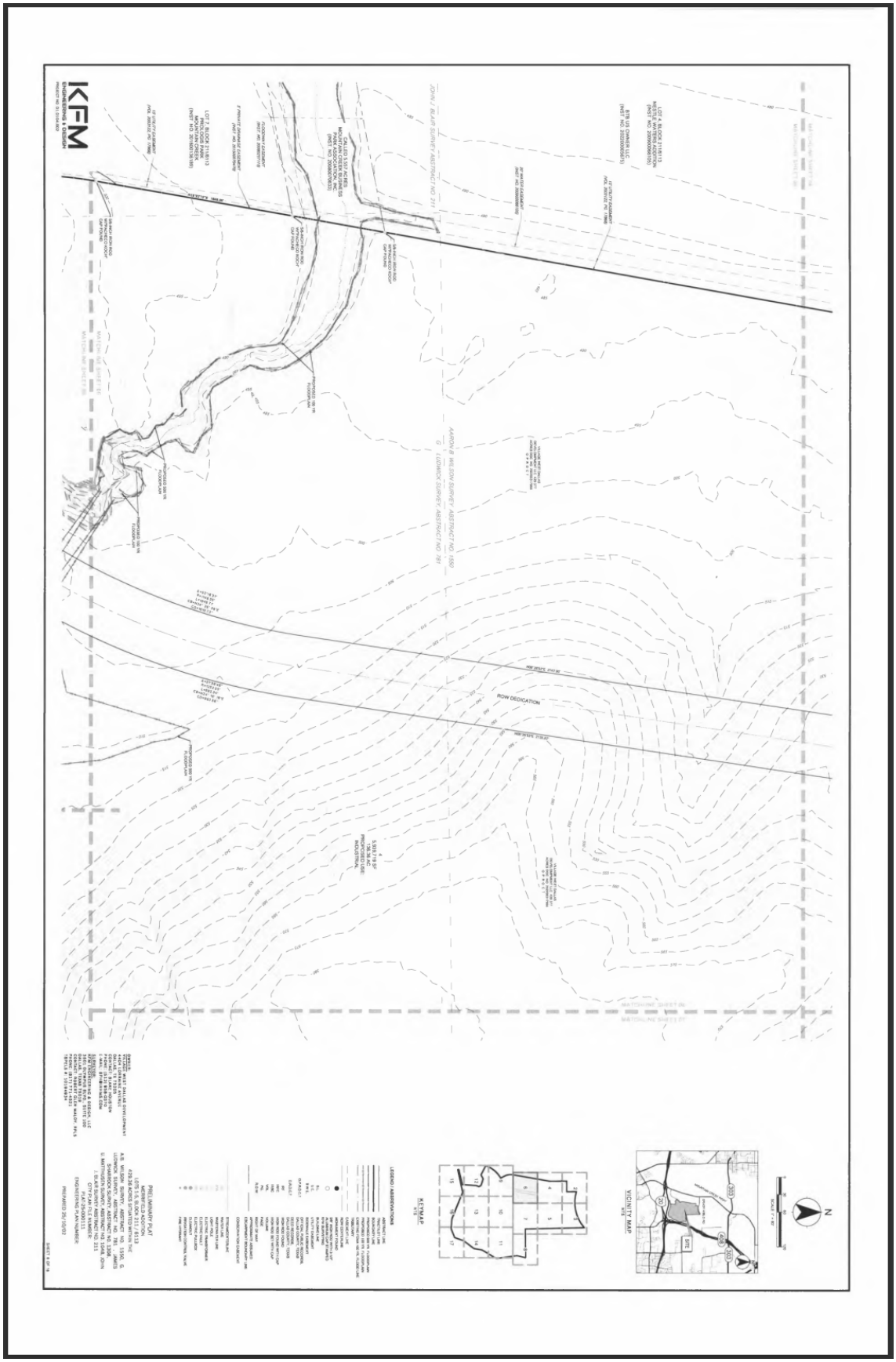
Date: **10/27/2025**


KFM
GRADY HIBLO ROAD
(10' ROW)
MERRIFIELD ROAD
(10' ROW)
ROW DEDICATION
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211
JOHN J. BLAIR SURVEY ABSTRACT NO. 211
G. LUDWICK SURVEY ABSTRACT NO. 781
G. LUDWICK SURVEY ABSTRACT NO. 781
G. LUDWICK SURVEY ABSTRACT NO. 1051
U. MATTHIESSON SURVEY, ABSTRACT NO. 1046
U. MATTHIESSON SURVEY ABSTRACT NO. 1046
JAMES CAMPBELL SURVEY, ABSTRACT NO. 336
SPUR 408
(VARIABLE WIDTH RIGHT-OF-WAY)
UNDER 10' PRELIMINARY PLAT
(VARIABLE WIDTH RIGHT-OF-WAY)
1.95 / 104.97 AC
PROPOSED
MULTI-FAMILY
2.245 / 97.81 AC
PROPOSED
INDUSTRIAL
2.63 / 115.07 AC
PROPOSED
MULTI-FAMILY
19.84 AC
PROPOSED
MULTI-FAMILY
1.01 / 44.0 AC
PROPOSED
INDUSTRIAL
SCALE 1" = 60'
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
LOTS 1-5, BLOCK 211 / 6133
±19.84 ACRES SITUATED WITH THE
A.B. WHITE SURVEY, ABSTRACT NO. 1555, G.
LUDWICK SURVEY, ABSTRACT NO. 781, JAMES
CAMPBELL SURVEY, ABSTRACT NO. 336,
U. MATTHIESEN SURVEY, ABSTRACT NO. 1046, JOHN
J. BLAIR SURVEY, ABSTRACT NO. 211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000111
ENGINEERING PLAN NUMBER
PREPARED 05/15/07
SHEET 1 OF 16


N
VICINITY MAP
KEYMAP
GRADY WILD ROAD
L=1883.16'
R=1977.13'
CHORD BEARING
CHORD DISTANCE
AARON WILSON SURVEY
ABSTRACT NO. 1306
MOUNTAIN CREEK NORTH, PHASE TWO
(INST. NO. 20100001338)
THE POTTERS HOUSE
(INST. NO. 20100038315)
THE POTTERS HOUSE, INC.
(INST. NO. 20080038865)
MATCHLINE SHEET 10
MATCHLINE SHEET 10
MATCHLINE SHEET 9
MATCHLINE SHEET 9
KFM
ENGINEERING & DESIGN
PROJECT NO. 01.024.020


KFM
ROW DEDICATION
AARON B. WILSON SURVEY
ABSTRACT NO. 1550
MATCHLINE SHEET 04
MATCHLINE SHEET 06
PROPOSED 100 YR FLOODPLAIN
PROPOSED 500 YR FLOODPLAIN
FEMA 100 YR FLOODLINE
1.581.599 SF
PROPOSED USE:
MULTI-FAMILY
5.939.719 SF
PROPOSED USE:
INDUSTRIAL
2.246.148 SF
51.56 AC
PROPOSED USE:
INDUSTRIAL
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PROJECT MANAGER
PROJECT NO. C-7004-000


KFM
ENGINEERING & DESIGN
PROJECT NO. 0-0-0-0-0-000
MATCHLINE SHEET 6A
MATCHLINE SHEET 6A
MATCHLINE SHEET 6B
MATCHLINE SHEET 6B
MATCHLINE SHEET 6C
MATCHLINE SHEET 6C
MATCHLINE SHEET 6D
MATCHLINE SHEET 6D
FEMA 100 YR FLOOD LINE
PROPOSED 100 YR FLOODPLAIN
APPROXIMATE LOCATION
ARTESIAN WELL
15' EASEMENT GRANTED EASEMENT
VOL. 8416, PG. 5176
FEMA 100 YR FLOOD LINE
PROPOSED 100 YR FLOODPLAIN
18-INCH PVC PIPE
WITNESS CUT FOUND
CAP FOUND
1,881,748 SF
43.20 AC
PROPOSED USE:
MULTI-FAMILY
15' EASEMENT GRANTED EASEMENT
VOL. 8416, PG. 5176
FEMA 100 YR FLOOD LINE
PROPOSED 100 YR FLOODPLAIN
FEMA 100 YR FLOOD LINE
PROPOSED 100 YR FLOODPLAIN
18-INCH PVC PIPE
WITNESS CUT FOUND
CAP FOUND
FEMA 100 YR FLOOD LINE
BLOCK 8200
(134.63 ACRES)
THE PORTFOLIO DALLAS, INC.
(INST. NO. 202400100483)
S 89°51'52" E 3958.40'
N 89°51'52" W 3958.40'
AARON & WILSON SURVEY
ABSTRACT NO. 1550
1,589,718 SF
36.48 AC
PROPOSED USE:
INDUSTRIAL
CAP FOUND
WITNESS CUT FOUND
MATCHLINE SHEET 6B
MATCHLINE SHEET 6B
MATCHLINE SHEET 6D
MATCHLINE SHEET 6D
PRELIMINARY PLAT
MERRITT ADDITION
LOT 1 BLOCK 8200
429.36 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1550, C.
LUMPKINS SURVEY, ABSTRACT NO. 1551, J.
SHARRICK SURVEY, ABSTRACT NO. 1308,
U. MOTT SURVEY, ABSTRACT NO. 1258, JOHN
BLAIR SURVEY, ABSTRACT NO. 213
CITY OF DESOTO, TX
PLAT-25-000111
ENGINEERING PLAN NUMBER
PREPARED 03/10/22
SHEET 5 OF 6
N
VICINITY MAP
SITE
KEYMAP
LEGEND / ABBREVIATIONS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SCALE 1" = 60'
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MERRIFIELD ADDITION
AB. WILSON SURVEY, ABSTRACT NO. 1550, G. LUDWICK SURVEY, ABSTRACT NO. 781, JOHN BLAIR SURVEY, ABSTRACT NO. 214, SHAMROCK SURVEY, ABSTRACT NO. 1306
U. MATTHEWS SURVEY, ABSTRACT NO. 1324, CITY OF FLAT RIVER, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NUMBER
PREPARED 3/1/2023
SHEET 1 OF 1
KFM
ENGINEERING & DESIGN
PROJECT NO. 0-1234-5678
ROW DEDICATION
MATCHLINE SHEET 1A
MATCHLINE SHEET 1B
AARON B. WILSON SURVEY, ABSTRACT NO. 1550
G. LUDWICK SURVEY, ABSTRACT NO. 781
JOHN J. BLAIR SURVEY, ABSTRACT NO. 214
MERRIFIELD DRIVE
MERRIFIELD DRIVE
LOT 4, BLOCK 21/8113
MOUNTAIN CREEK ESTATES
(INST. NO. 200600208105)
ETR US OWNER LLC
(INST. NO. 202000208105)
LOT 7, BLOCK 21/8113
MOUNTAIN CREEK
(INST. NO. 201600136180)
MOUNTAIN CREEK BUSINESS
PROPERTIES, LLC
(INST. NO. 200800270031)
PROPOSED 100 YR
FLOODPLAIN
PROPOSED 100 YR
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FLOODPLAIN
5,519.71 SF
PROPOSED LOT 1
PROPOSED LOT 2
PROPOSED LOT 3
PROPOSED LOT 4
PROPOSED LOT 5
PROPOSED LOT 6
PROPOSED LOT 7
PROPOSED LOT 8
PROPOSED LOT 9
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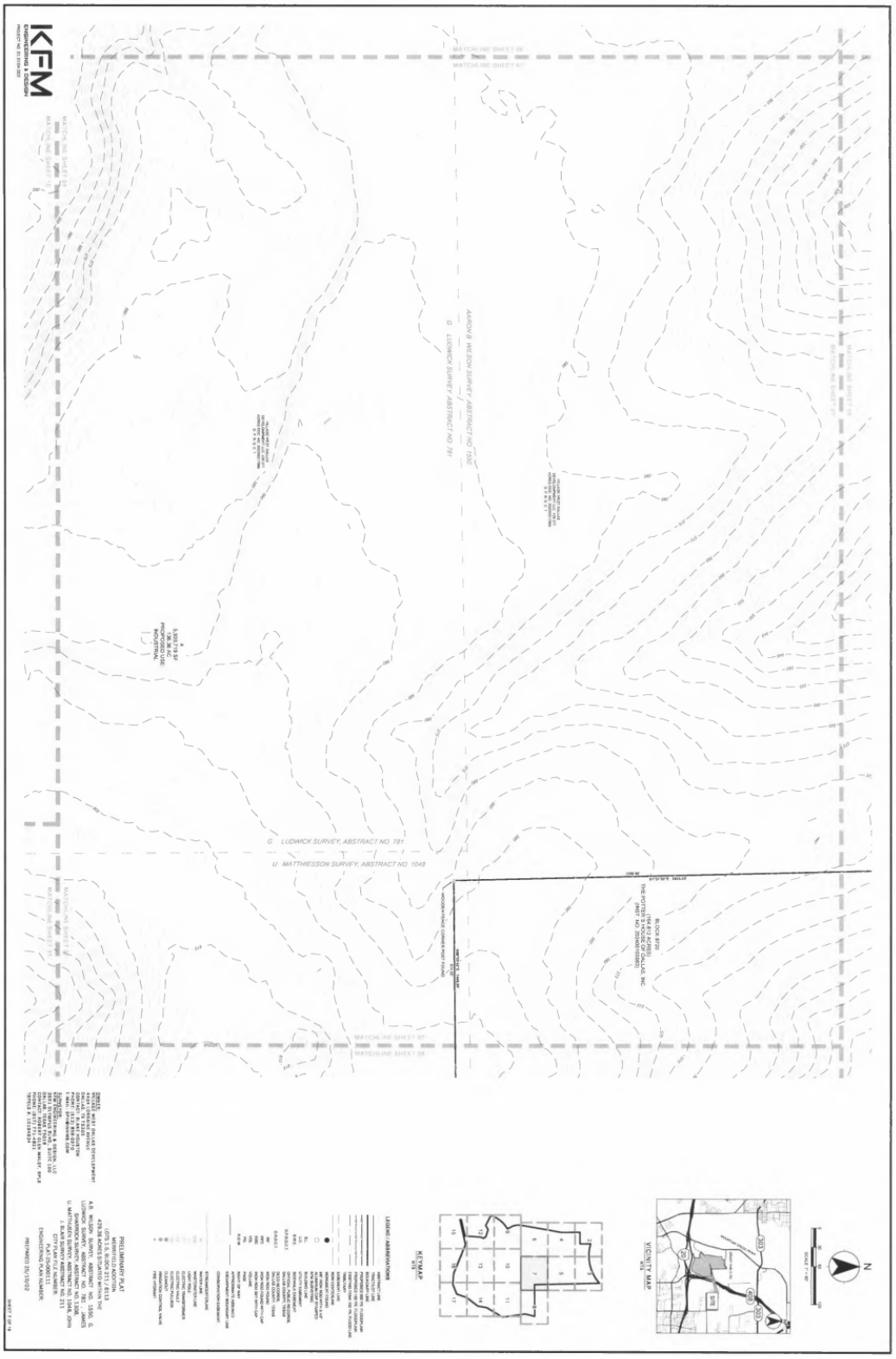
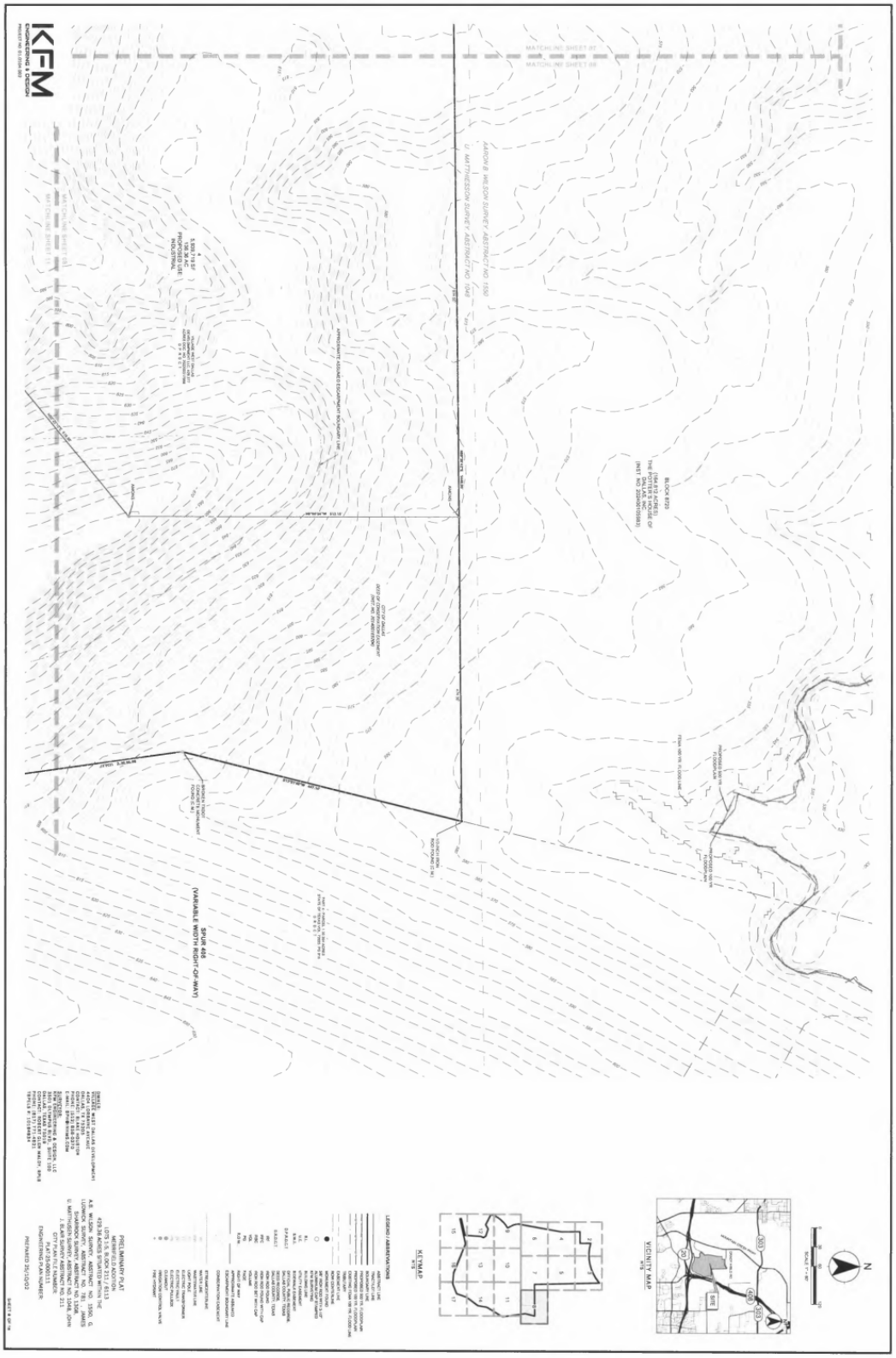
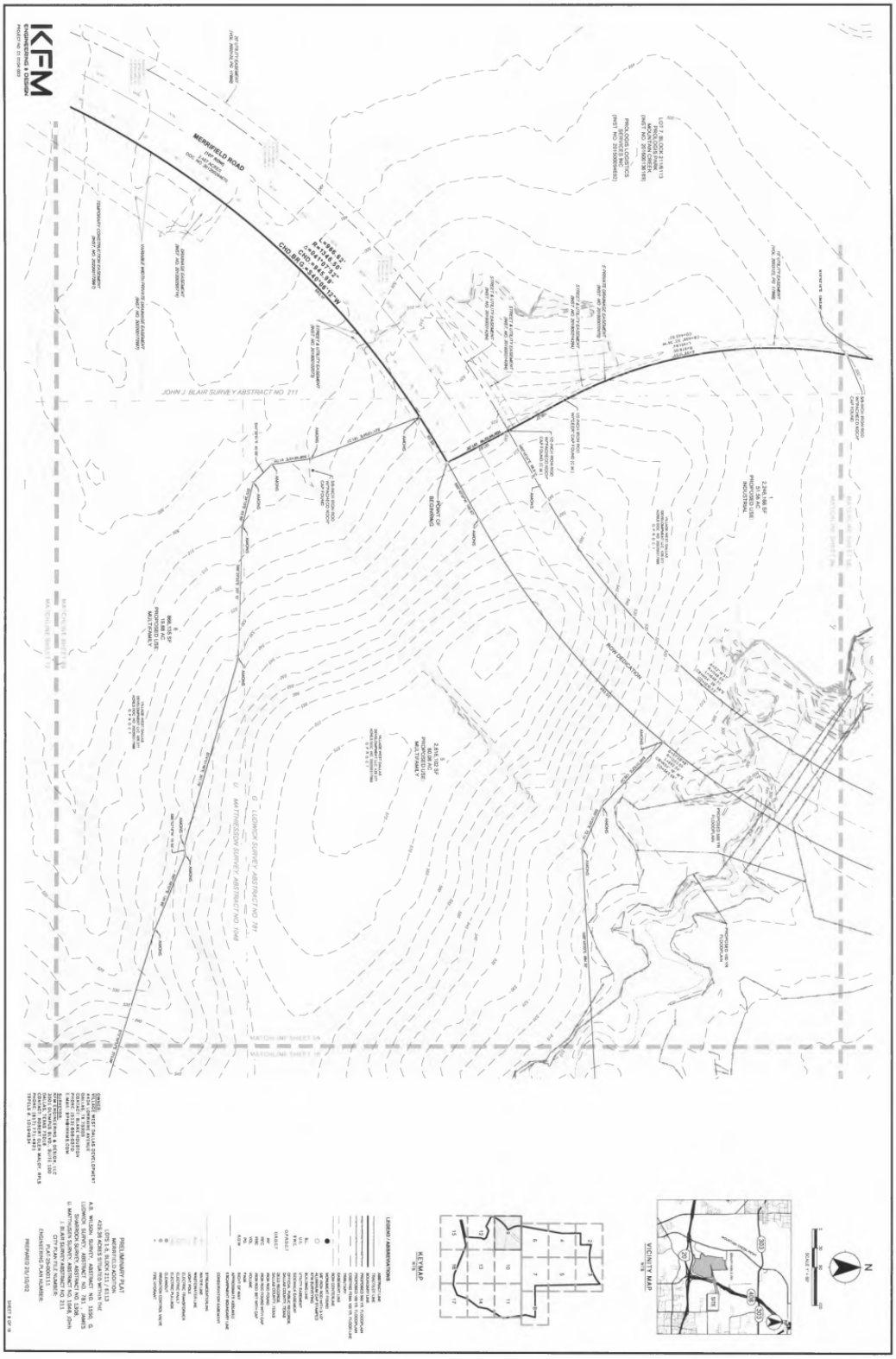

KFM
CONSULTING ENGINEERS & SURVEYORS
PROJECT NO. 01.01.04.1000
MATCHLINE SHEET 18
MATCHLINE SHEET 17
MATCHLINE SHEET 19
MATCHLINE SHEET 97
MATCHLINE SHEET 98
MATCHLINE SHEET 99
AARON B. WILSON SURVEY, ABSTRACT NO. 1550
G. LUDWICK SURVEY, ABSTRACT NO. 781
G. LUDWICK SURVEY, ABSTRACT NO. 781
U. MATTHIESSON SURVEY, ABSTRACT NO. 1048
5,920,719 SF
136.00 AC
PROPOSED SITE
BOUNDARY
BLOCK 8720
SUBDIVISION
THE POTTS FLOYD SUBDIVISION
(INST. NO. 20240015980)
STATE HWY 121
MATCHLINE SHEET 96
MATCHLINE SHEET 97
MATCHLINE SHEET 98
MATCHLINE SHEET 99
PRELIMINARY PLAT
LOT 1, BLOCK 8720
MITCHELL ADDITION
CITY OF FRISCO, COLLIN COUNTY, TEXAS
439.38 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1550, G.
LUDWICK SURVEY, ABSTRACT NO. 781, U. MATTHIESSEN
SURVEY, ABSTRACT NO. 1048,
SHARROCK SURVEY, ABSTRACT NO. 1306,
T. ALAN SURVEY, ABSTRACT NO. 1314, JOHN
CITY PLAN FILE NUMBER
ENGINEERING PLAN NUMBER
PREPARED 10/15/2025
SHEET 1 OF 4
OWNER
MITCHELL FRISCO LAND DEVELOPMENT
4747 CONNECTICUT AVENUE
DENVER, CO 80216
CONTACT: BRAD MITCHELL
E-MAIL: BRAD@MFRE.COM
PHONE: 303-355-4000
ENGINEER
KFM ENGINEERING & DESIGN, LLC
2000 N. PLANO ROAD, SUITE 100
DALLAS, TEXAS 75214
CONTACT: TERRY ELLER, MBA, LEED, PE, CFM
E-MAIL: TELLER@KFMENGINEERING.COM
TBPELS # 13104201
VICINITY MAP
NTS
KEYMAP
NTS
LEGEND / ABBREVIATIONS
SCALE 1" = 60'


PRELIMINARY PLAT
KEYMAP
VICINITY MAP
SPUR 408
(VARIABLE WIDTH RIGHT-OF-WAY)
KFM
ENGINEERING & DESIGN


KFM
MERRIFIELD ROAD
JOHN J. BLAIR SURVEY ABSTRACT NO. 211
POINT OF BEGINNING
ROW DEDICATION
2,246.98 SF
0.08 AC
PROPOSED USE:
MULTI-FAMILY 5
2,246.98 SF
0.08 AC
PROPOSED USE:
MULTI-FAMILY 5
2,246.98 SF
0.08 AC
PROPOSED USE:
INDUSTRIAL
MATCHLINE SHEET 1A
MATCHLINE SHEET 1B
VICINITY MAP
KEYMAP
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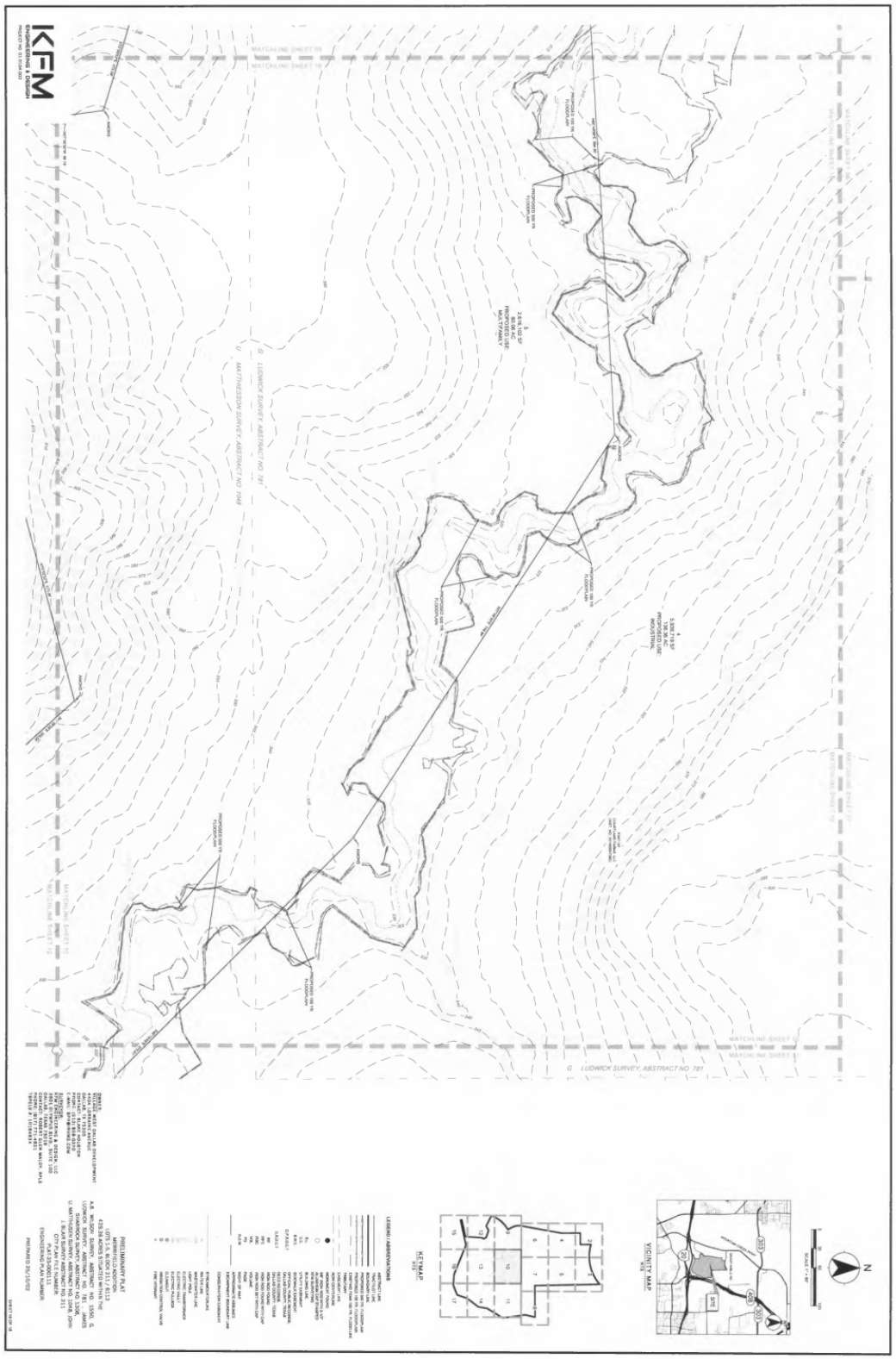
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SCALE 1" = 60'
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MERRIFIELD ADDITION
LOT 1 BLOCK A
419.24 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1550, G
LUDWICK SURVEY, ABSTRACT NO. 781, G
SHARBROOK SURVEY, ABSTRACT NO. 1306,
U. MATTHIESSEN SURVEY, ABSTRACT NO. 1048, John
J. ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY PLAN FILE NUMBER
PLAT-25-000111
ENGINEERING PLAN NUMBER
PRIMARY DEVELOPER
KFM
ENGINEERING & DESIGN
PROJECT NO. 01.1234.1003
MATCHLINE SHEET 15
MATCHLINE SHEET 16
G LUDWICK SURVEY, ABSTRACT NO. 781
U MATTHIESSON SURVEY, ABSTRACT NO. 1048
PROPOSED 100 YR FLOODPLAIN
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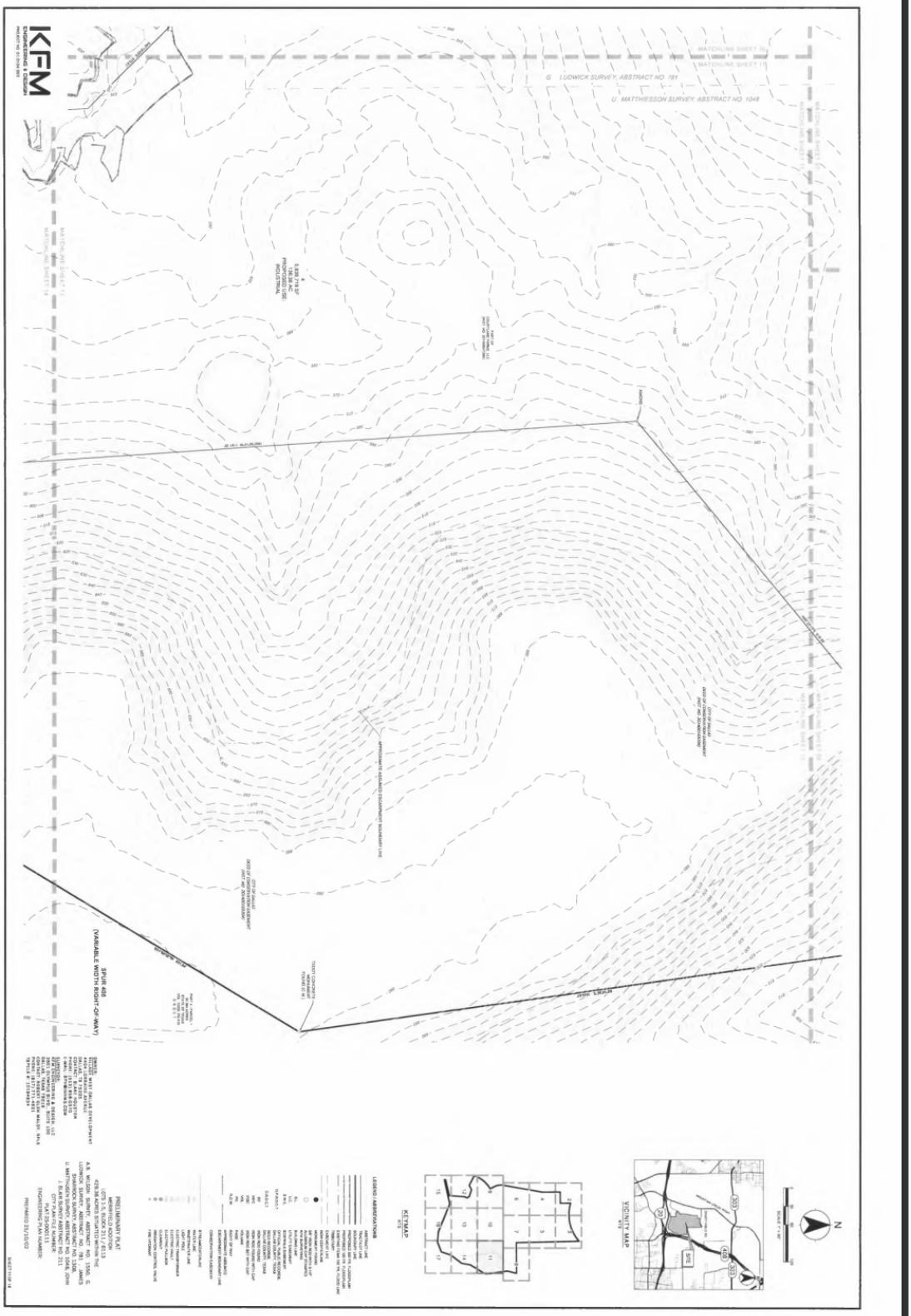
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U MATTHIESSON SURVEY, ABSTRACT NO. 1048
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5,997,19 S.F.
PROPOSED DEDICATED
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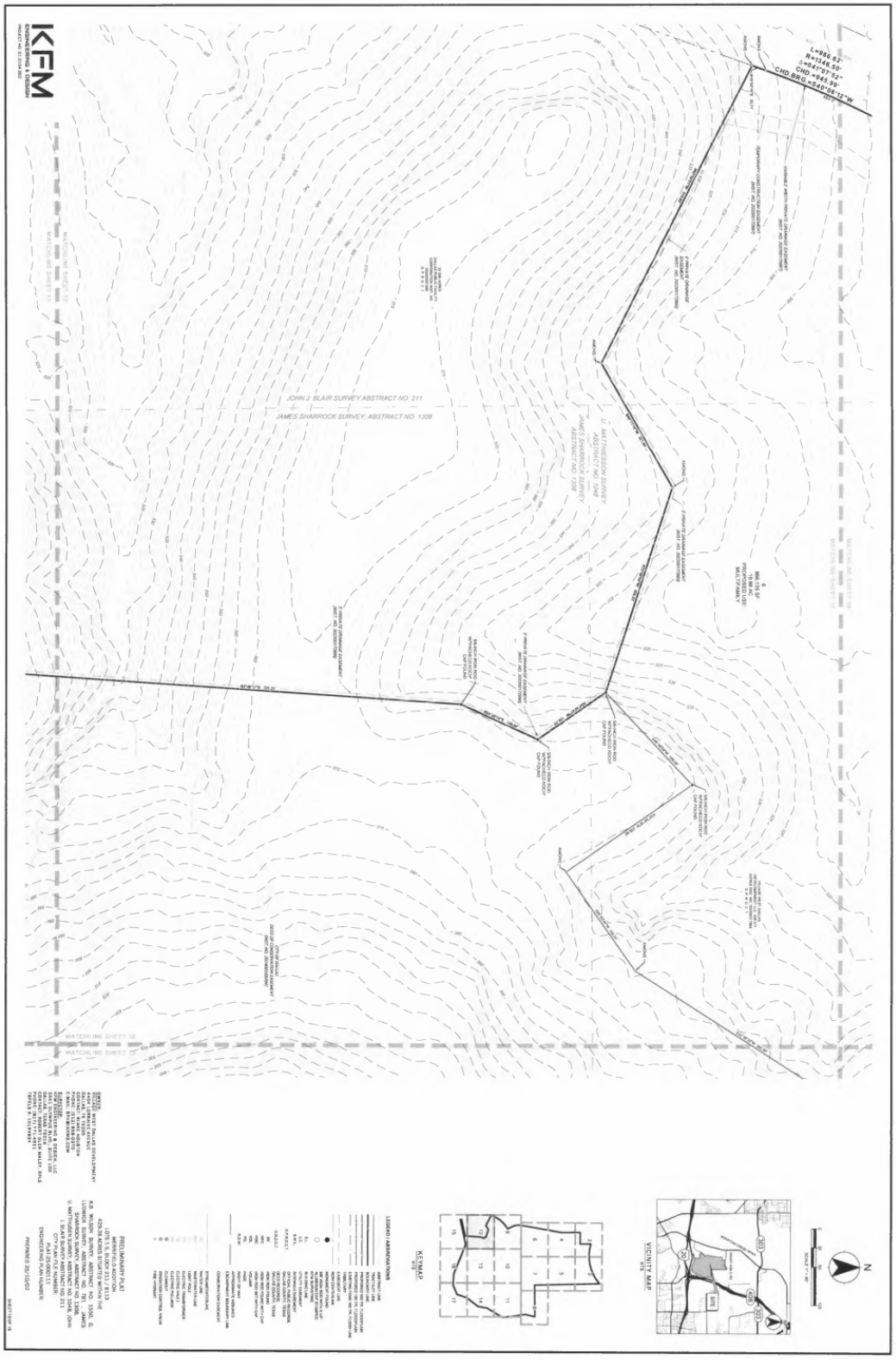
MATCHLINE SHEET 11
MATCHLINE SHEET 14
APPROXIMATE ASSUMED ESCARPMENT ENGRAVEN LINE
TOYOTA CONCRETE
VARIABLE WIDTH RIGHT-OF-WAY
KFM
LAND SURVEYING & MAPPING
PROJECT NO. 01-1104-001
VICINITY MAP
NTS
KEYMAP
NTS
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MERRIFIELD ADDITION
A.B. WILSON SURVEY, ABSTRACT NO. 1550, G. LUDWICK SURVEY, ABSTRACT NO. 781, JAMES SHARROCK SURVEY, ABSTRACT NO. 1306, U. MATTHIESSON SURVEY, ABSTRACT NO. 1048, J. B. MOORE SURVEY, ABSTRACT NO. 1011
CITY PLAN FILE NUMBER
ENGINEERING PLAN NUMBER
PREPARED 03/13/03
SHEET 11 OF 14


L=966.62'
R=1346.50'
I=41°07'22"
CHD 946.29'
CHB S43°08'12"W
JOHN J. BLAIR SURVEY ABSTRACT NO. 211
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
U. MATTHEWSON SURVEY, ABSTRACT NO. 1248
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
6
MIX (MU-1)
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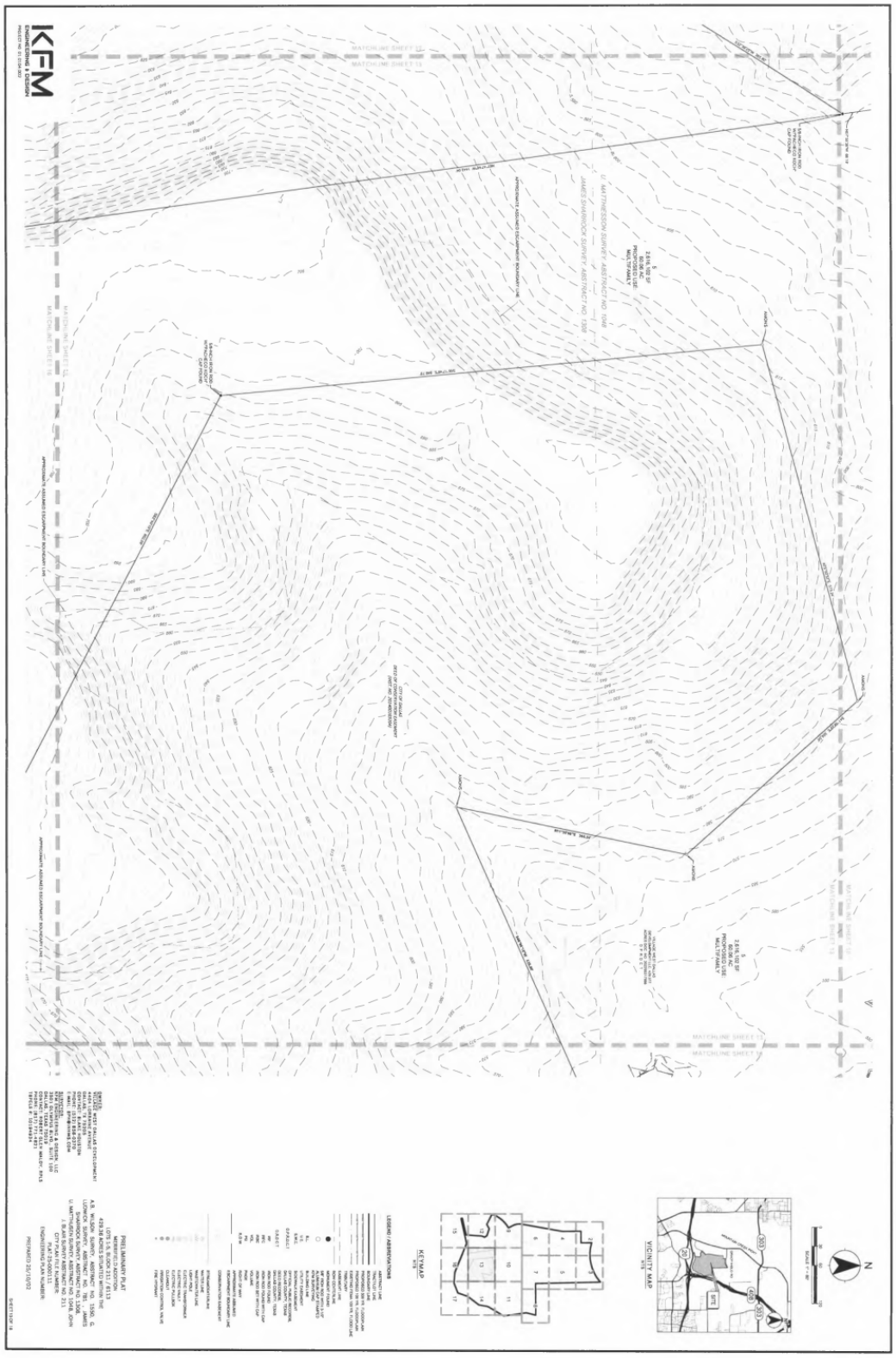
MULTI-FAMILY
MATCHLINE SHEET 12
MATCHLINE SHEET 13
KFM
PROJECT NO. 01.0254.000
N
SCALE 1" = 80'
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PROJ IMPROVEMENT PLAT
MERIFIELD ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
A.B. WILSON SURVEY, ABSTRACT NO. 1950, G. LUDWIGSEN SURVEY, ABSTRACT NO. 1146, J. SHARROCK SURVEY, ABSTRACT NO. 1308, U. MATTHEWSON SURVEY, ABSTRACT NO. 1248, JOHN J. BLAIR SURVEY, ABSTRACT NO. 211
1.8 ACRE(S) / 1 RESIDENTIAL LOT
CITY PLAN FILE NUMBER:
PLAT-25-000111
ENGINEERING PLAN NUMBER:
PREPARED 20/11/2025
SHEET 1 OF 1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SCALE 1" = 60'
VICINITY MAP
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LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MERRIFIELD ADDITION
LOT 1, BLOCK 1
4.29 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1330, G.
LUCKNOW SURVEY, ABSTRACT NO. 1331, JAMES
SHAMROCK SURVEY, ABSTRACT NO. 1308,
U. MATTHIESSEN SURVEY, ABSTRACT NO. 1306,
T. BLAIR SURVEY, ABSTRACT NO. 1313
CITY PLAN FILE NUMBER:
ENGINEERING PLAN NUMBER:
PREPARED 10/10/22
SHEET 1 OF 4
KFM
ENGINEERING & DESIGN
PROJECT NO. 01-134-000
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2.616 GSF
60.06 AC
PROPOSED GSE
MULTI-FAMILY
2.616 GSF
60.06 AC
PROPOSED GSE
MULTI-FAMILY
APPROXIMATE ASSUMED EXCAPMENT BOUNDARY LINE
LAMCASTER ROAD
(47' PAVING)
CITY OF DALLAS
(VARY FOR ADDITIONAL RIGHT OF WAY)
HOUSE WHITE PLAIN
(NOT IN ACTUAL LOCATION)
MATCHER DRIVE
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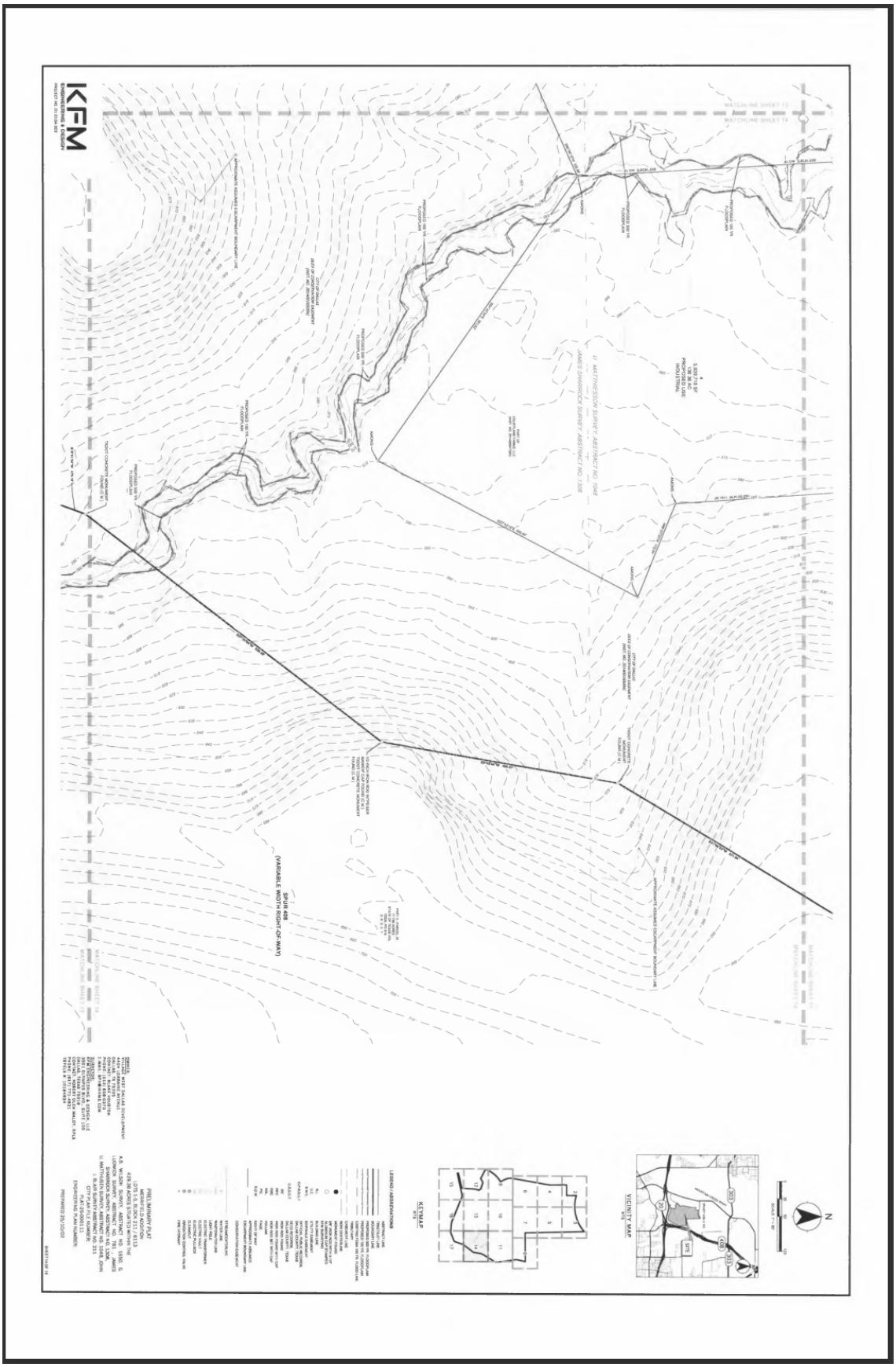
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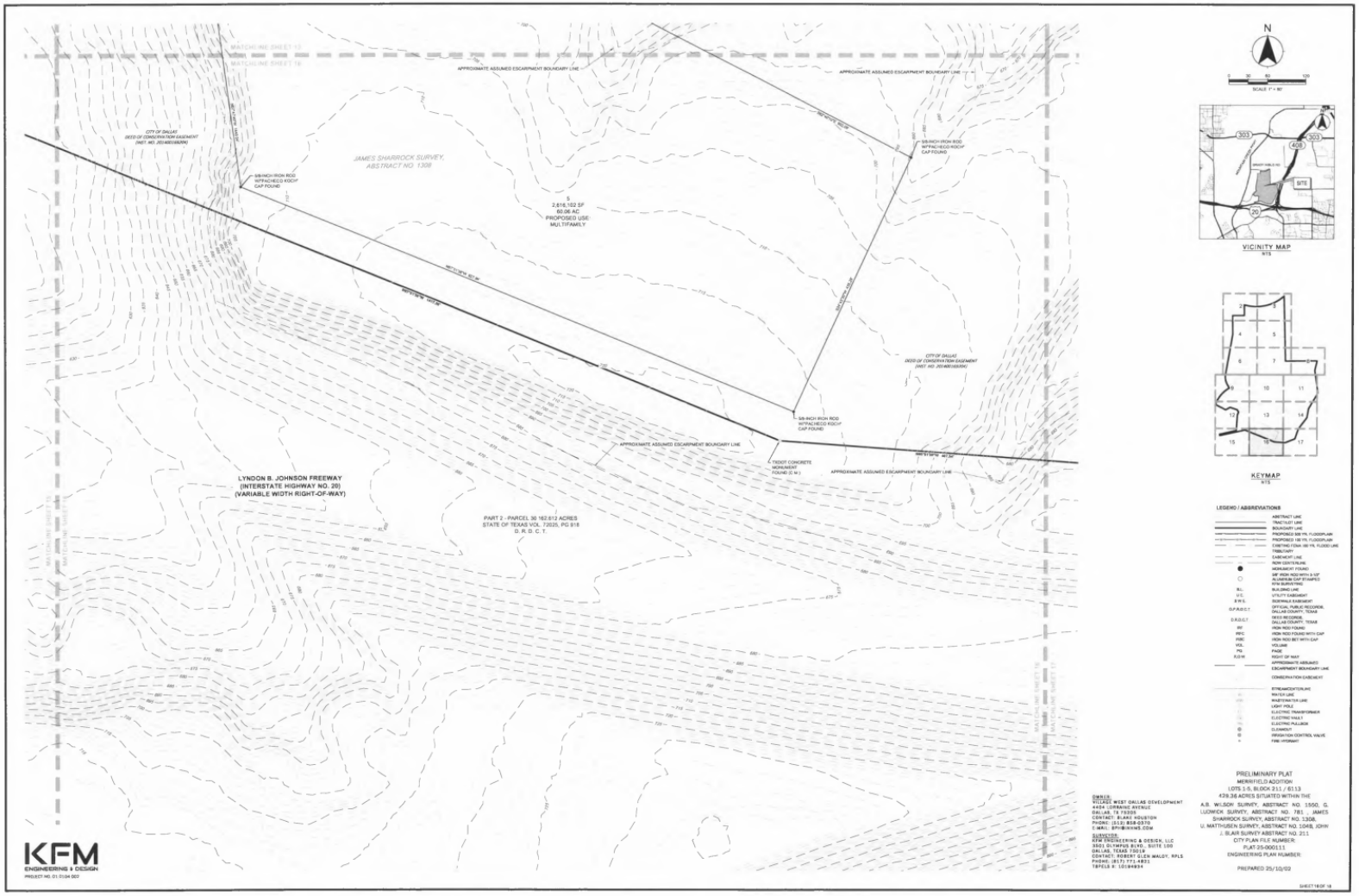
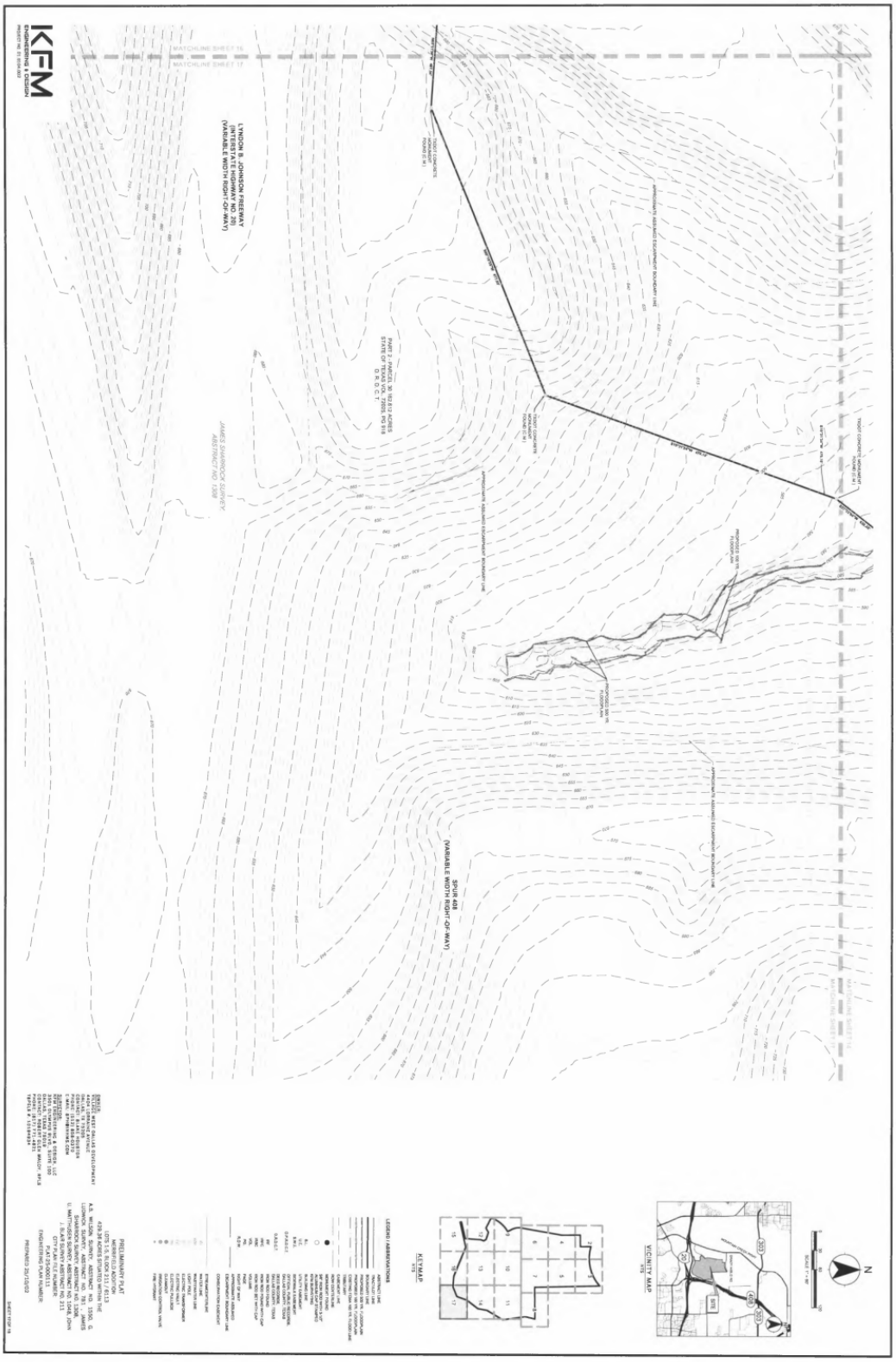
SCALE 1" = 60'
VICINITY MAP
NTS
KEYMAP
NTS
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MERRIFIELD ADDITION
LOT 1, BLOCK 1
419.34 ACRES (FOUND TO WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1555, G.
LUCAS SHARROCK SURVEY, ABSTRACT NO. 1548,
SHARROCK SURVEY, ABSTRACT NO. 1306,
U. MATTHESSON SURVEY, ABSTRACT NO. 1049,
D. BOYD SURVEY, ABSTRACT NO. 1213
CITY PLAN FILE NUMBER:
DEVELOPMENT PLAN NUMBER:
ENGINEERING PLAN NUMBER:
PREPARED 05/15/2025
SHEET 1 OF 4
OWNER
MERRIFIELD DEVELOPMENT
4100 DUNBAR AVENUE
DENISON, TEXAS 75020
CONTACT: ROBERT DODSON
PHONE: 903-465-0123
E-MAIL: BRD@MHD.COM
ENGINEER
KIMLEY-HORN & ASSOC. LLC
2201 NORTH COLLINS, SUITE 2000
ARLINGTON, TEXAS 76011
CONTACT: TERRETT COX, M.S.P., P.E.
PHONE: 817-339-4343
TBPELS #: F-10124243
KFM
KIMLEY-HORN & ASSOCIATES, INC.
PROJECT NO. 011204 000
MATCHLINE SHEET 11
MATCHLINE SHEET 14
U. MATTHESSON SURVEY, ABSTRACT NO. 1049
JAMES SHARROCK SURVEY, ABSTRACT NO. 1306
SPUR 408
(VARIABLE WIDTH RIGHT-OF-WAY)

KFM
ENGINEERING & DESIGN
PROJECT NO. 01.1008.1000
MATCHLINE SHEET 15
MATCHLINE SHEET 16
JOHN J. BLAIR SURVEY ABSTRACT NO. 211
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
LYNDON B. JOHNSON FREEWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
VICINITY MAP
KEYMAP
LEGEND / ABBREVIATIONS
PRELIMINARY PLAT
MORNFIELD ADDITION
LOT 1, BLOCK 1
4.25 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1550, C.
LUNDY SURVEY, ABSTRACT NO. 1548, J.J. BLAIR
SHARROCK SURVEY, ABSTRACT NO. 1308,
U. MATTHEWS SURVEY, ABSTRACT NO. 1549,
BLAIR SURVEY, ABSTRACT NO. 211,
CITY PLAN FILE NUMBER:
PLAT-25-000111
ENGINEERING PLAN NUMBER:
PREPARED 05/10/22
SHEET 1 OF 3



City Plan Commission Date: 11/06/2025 11(u) **Plat-25-000111**


KFM
ENGINEERING + DESIGN
PROJECT NO. 01-000-0007
MATCHLINE SHEET 16
MATCHLINE SHEET 17
LYNDON B. JOHNSON FREEWAY
(INTERSTATE HIGHWAY NO. 20)
(VARIABLE WIDTH RIGHT-OF-WAY)
JAMES SHADDOCK SURVEY
ABSTRACT NO. 1298
PLANO TRACTS, 1955 DATA
STATE OF TEXAS, TEXAS DOT
D.R.D.C.T.
SPUR 408
(VARIABLE WIDTH RIGHT-OF-WAY)
PROPOSED 100 YR FLOODPLAIN
APPROXIMATE ASSURED EQUIPMENT BOUNDARY LINE
TEXAS CONCRETE MONUMENT FOUND (C.M.)
PROPOSED 100 YR FLOODWAY
PROPOSED 100 YR FLOODPLAIN
PROPOSED 100 YR FLOODWAY
TEXAS CONCRETE MONUMENT FOUND (C.M.)
TEXAS CONCRETE MONUMENT FOUND (C.M.)
N 84° 42' 00" E
1,141.19'
N
SCALE: 1" = 50'
VICINITY MAP
NTS
SITE
KEYMAP
NTS
LEGEND / ABBREVIATIONS
PROPERTY LINE
EASEMENT LINE
PROPOSED 100 YR FLOODPLAIN
PROPOSED 100 YR FLOODWAY
CONTOUR LINE 100 YR FLOODPLAIN
CONTOUR LINE
EASEMENT LINE
BOUNDARY LINE
BOUNDARY POINT
BOUNDARY POINT (SURVEYED)
BOUNDARY LINE
CONTOUR
BOUNDARY POINT
BOUNDARY POINT (SURVEYED)
BOUNDARY POINT
BOUNDARY POINT (SURVEYED)
BOUNDARY LINE
CONTOUR

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLAKE HOUSTON, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, VILLAGE WEST DALLAS DEVELOPMENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MERRIFIELD ADDITION, LOTS 1-5 BLOCK 211/6113, 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, _____, 2025.

BY _____
(PRINTED NAME OF AUTHORIZED SIGNATURE)
(CORPORATE TITLE OF AUTHORIZED AGENT)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF DALLAS §

I, VILLAGE WEST DALLAS DEVELOPMENT, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE AARON B. WILSON SURVEY, ABSTRACT NO. 1550, THE G. LUDWICK SURVEY, ABSTRACT NO. 781, JAMES SHARROCK SURVEY, ABSTRACT NO. 1308, THE U. MATTHISSEN SURVEY, ABSTRACT NO. 1048 AND THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 211, AND BEING ALL OF A 429.377 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO VILLAGE WEST DALLAS DEVELOPMENT LLC, RECORDED IN INSTRUMENT NO. 202200317988, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET 5/8" IRON ROD WITH 3-1/2" ALUMINUM CAP STAMPED "KFM SURVEYING", IN THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 2.487 ACRE TRACT OF LAND DESCRIBED AS MERRIFIELD ROAD (107' R.O.W.) IN THE DEED TO THE CITY OF DALLAS RECORDED IN INSTRUMENT NO. 201200294870, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N28°09'22"W WITH THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE NORTH LINE OF MERRIFIELD ROAD AND THE NORTH LINE OF LOT 7, BLOCK 211/6113, PROLOGIS PARK MOUNTAIN CREEK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600138189, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 207.25 FEET TO A 1/2-INCH IRON ROD FOUND (S.M.) FOR A POINT OF CURVATURE;

2.ALONG A TANGENTIAL CURVE TO THE RIGHT, WITH THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE EAST LINE OF SAID LOT 7, HAVING A RADIUS OF 876.00 FEET, AN ARC LENGTH OF 451.94 FEET, A CENTRAL ANGLE OF 38°11'33" AND A CHORD WHICH BEARS N09°02'36"W A DISTANCE OF 443.82 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOR A POINT OF TANGENCY;

3. N10°03'10"E CONTINUING WITH THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE EAST LINE OF SAID LOT 7, THE EASE UNT OF A CALLED 5.557 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MOUNTAIN CREEK BUSINESS PARK ASSOCIATION, INC. RECORDED IN DOCUMENT NO. 200600070833, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, THE EAST LINE OF LOT 4, BLOCK 211/6113, NESTLE WATERS ADDITION, A SUBDIVISION RECORDED IN DOCUMENT NO. 200000056105, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 1849.00 FEET TO A 5/8" IRON ROD FOUND STAMPED "PACHECO KOCH"

4. N00°38'48"W, WITH THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE EAST LINE OF SAID LOT 4, AND THE EAST LINE OF A CALLED 4.87 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN THE DEED TO BARCLAYS BANK PLC, IN DOCUMENT NO 202200005677, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 835.43 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH"AT THE SOUTHWEST CORNER OF A 40.ARE REMAINDER OF 561.780 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO COURTLAND FARMS, LLC, RECORDED IN INSTRUMENT NO. 201400047390, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N89°21'12"E, ALONG THE NORTH LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID REMAINDER OF 561.780 ACRE TRACT, A DISTANCE OF 530.99 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH" AT THE SOUTHEAST CORNER OF SAID REMAINDER OF 561.780 ACRE TRACT;

2. N00°38'48"W WITH THE WEST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE EAST LINE OF SAID REMAINDER OF 561.780 ACRE TRACT, A DISTANCE OF 478.92 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOR A POINT OF CURVATURE IN THE NORTH LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE SOUTH LINE OF A 6.060 ACRE TRACT OF LAND DESCRIBED AS GRADY NIBLO ROAD (107' R.O.W.) IN THE DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NO. 201400185702, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE WITH THE NORTH LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF GRADY NIBLO ROAD, THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1883.50 FEET, AN ARC LENGTH OF 1428.96 FEET, A CENTRAL ANGLE 43°28'01", AND A CHORD WHICH BEARS N71°06'03"E TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOR A POINT OF TANGENCY

2. N49°22'03"E, A DISTANCE OF 35.27 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH", AT THE NORTHEAST CORNER OF SAID 429.377 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID GRADY NIBLO ROAD, AND BEING IN THE WEST LINE OF A CALLED 175.1516 ACRE TRACT OF LAND CONVEYED TO THE POTTER'S HOUSE OF DALLAS, INC. IN DOCUMENT NO. 203400105983, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID 429.377 ACRE TRACT, SAME BEING THE WEST AND SOUTH LINES OF SAID 175.1516 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. S01°21'22"E, A DISTANCE OF 2932.43 FEET TO A WOODEN FENCE CORNER POST FOUND;

2. N89°26'42"E, A DISTANCE OF 1448.90 FEET TO A 1/2" IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID 175.1516 ACRE TRACT, AND BEING IN THE EAST LINE OF SAID 429.377 ACRE TRACT AND THE WEST LINE OF SPUR 408 (VARIABLE WIDTH R.O.W.) DESCRIBED AS A 30.364 ACRE TRACT OF LAND IN THE DEED TO STATE OF TEXAS IN VOLUME 72025, PAGE 918, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, WITH THE EAST LINE OF SAID 429.377 ACRE TRACT, SAME BEING OF SAID STATE HIGHWAY SPUR 408, THE FOLLOWING COURSES AND DISTANCES:

1. S13°51'40"W, A DISTANCE OF 447.14 FEET TO A BROKEN TXDOT MONUMENT FOUND;

2. S08°06'55"E, A DISTANCE OF 1030.87 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

3. S31°08'32"W, A DISTANCE OF 831.84 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

4. S05°49'44"W, A DISTANCE OF 409.57 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

5. S37°33'04"W, A DISTANCE OF 638.48 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

6. S19°31'24"W, A DISTANCE OF 479.18 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

7. S68°18'35"W, A DISTANCE OF 477.80 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

8. N85°51'39"W, A DISTANCE OF 497.54 FEET TO A TXDOT CONCRETE MONUMENT FOUND;

9. N87°51'38"W, A DISTANCE OF 1417.36 FEET TO TXDOT CONCRETE MONUMENT FOUND, AND

10. S77°32'11"W, A DISTANCE OF 1172.96 FEET TO A 5/8" IRON ROD FOUND, WITH PLASTIC CAP STAMPED "PACHECO KOCH", AT THE SOUTHWEST CORNER OF SAID 429.337ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A ,

THENCE CROSSING THROUGH SAID 429.337 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES,

1. N01°44'18"W, A DISTANCE OF 61.07 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH",

2. N77°32'11"E, A DISTANCE OF 773.05 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH",

3. N03°49'17"E, A DISTANCE OF 701.31 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH",

4. N24°28'14"E, A DISTANCE OF 130.98 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH",

5. N34°45'47"W, A DISTANCE OF 128.72 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "PACHECO KOCH",

6. N72°08'50"W, A DISTANCE OF 336.53 FEET TO A 5/8" IRON ROD SET WITH 3-1/2" ALUMINUM CAP STAMPED "KFM SURVEYING",

7. S80°11'19"W, A DISTANCE OF 221.64 FEET TO A 5/8" IRON ROD SET WITH 3-1/2" ALUMINUM CAP STAMPED "KFM SURVEYING", AND

8. N62°36'51"W, A DISTANCE OF 518.85 FEET TO A 5/8" IRON ROD SET WITH 3-1/2" ALUMINUM CAP STAMPED "KFM SURVEYING" IN THE WEST LINE OF SAID 429.337 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF MERRIFIELD ROAD;

THENCE WITH THE WEST LINE OF SAID 429.337 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF MERRIFIELD ROAD THE FOLLOWING COURSES AND DISTANCES:

1. N19°32'18"E, A DISTANCE OF 22.71 FEET TO A 5/8" IRON ROD SET WITH 3-1/2" ALUMINUM CAP STAMPED "KFM SURVEYING", FOR A POINT OF CURVATURE;

2. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1346.50 FEET, AN ARC LENGTH OF 866.82 FEET, A CENTRAL ANGLE OF 41°27'52", AND A CHORD WHICH BEARS N38°16'38"E A DISTANCE OF 847.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 429.36 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT

BY: BLAKE HOUSTON
OWNER: VILLAGE WEST DALLAS DEVELOPMENT
TITLE: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE____ DAY OF ____, 20__.

BY: _____
(OWNER)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC FOR AND IN FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE:

I, ROBERT GLEN MALOY, AM A REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS) IN THE STATE OF TEXAS AND HAVE BEEN HIRED TO PROVIDE LAND SURVEYING AND PLATTING SERVICES FOR THE PROPERTY DESCRIBED ABOVE. THE SCOPE OF MY SERVICES INCLUDES FAMILIARITY WITH THE REFERENCED STATE AND LOCAL PLATTING REGULATIONS AND DEVELOPMENT CODES, THE CITY OF DALLAS SURVEY CHECKLIST, AND KNOWLEDGE OF HOW TO RESEARCH COUNTY AND CITY RECORDS, INCLUDING DEEDS AND EASEMENTS. I UNDERSTAND THAT THE QUALITY OF MY PLAT SUBMITTAL(S) WILL DIRECTLY IMPACT THE AMOUNT OF TIME REQUIRED FOR CITY STAFF TO REVIEW MY WORK. I UNDERSTAND THAT THE CITY IS A REVIEW AGENCY ONLY AND THAT I AM THE ONE RESPONSIBLE FOR RESEARCHING, DOCUMENTING, AND CREATING THE PLAT. I UNDERSTAND THAT THE CITY WILL COPY ALL COMMENTS AND REVIEWS OF MY WORK TO THE OWNER LISTED ABOVE. I UNDERSTAND THAT IF I SUBSTANTIALLY FAIL TO COMPLY WITH THE CITY'S CHECKLIST THEN THE CITY WILL RETURN MY SUBMITTAL WITHOUT COMPLETING A REVIEW AND WILL EXPECT ME TO COMPLY WITH THE CHECKLIST BEFORE RESUBMITTING THE PLAT FOR REVIEW WHICH MAY DELAY THE PLAT REVIEW PROCESS. I UNDERSTAND THAT CITY STAFF WILL BE AVAILABLE TO REASONABLY ASSIST WITH ANY QUESTIONS I MAY HAVE.

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

OUR SIGNATURES BELOW ATTEST THAT WE HAVE READ AND UNDERSTAND THE REFERENCED CITY CODE SECTION 51A-8 REGARDING PLAT REGULATIONS AND ARE IN MUTUAL AGREEMENT WITH THIS PLATTING MEMO OF UNDERSTANDING.

OWNER SIGNATURE AND DATE	SURVEYOR SIGNATURE AND DATE
OWNER SIGNATURE AND DATE	SURVEYOR SIGNATURE AND DATE
OWNER PRINTED NAME	SURVEYOR PRINTED NAME
CONTACT PHONE NUMBER	CONTACT PHONE NUMBER
CONTACT E-MAIL	CONTACT E-MAIL

LAND USE SUMMARY

NAME/DESCRIPTION	AREA (ACRES)	PROPOSED USE
1	51.56 AC	INDUSTRIAL
2	8.88 AC	ROW DEDICATION
3	45.50 AC	MULTIFAMILY
4	136.38 AC	INDUSTRIAL
5	80.06 AC	MULTIFAMILY
6	16.88 AC	MULTIFAMILY

GENERAL NOTES

1. BEARINGS BASED ON GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 US
2. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS AND TO DEDICATE ROW FROM TRACT OF LAND
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS
4. BUILDING SETBACKS ARE SET ACCORDING TO CURRENT ZONING

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, CHAIRPERSON OR I, _____, 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 THE CITY PLAN 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

KFM
ENGINEERING & DESIGN
PROJECT NO. 01.01004.003

OWNER:
VILLAGE WEST DALLAS DEVELOPMENT
4404 LOBBANE AVENUE
DALLAS, TX 75205
CONTACT: BLAKE HOUSTON
PHONE: (512) 858-0310
E-MAIL: BPH@RIVNOD.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
2501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (972) 771-4831
TBPELS #: 10194934

PRELIMINARY PLAT
MERRIFIELD ADDITION
LOTS 1-5, BLOCK 211/ 6113
429.36 ACRES SITUATED WITHIN THE
A.B. WILSON SURVEY, ABSTRACT NO. 1550, G. LUDWICK SURVEY, ABSTRACT NO. 781, , JAMES SHARROCK SURVEY, ABSTRACT NO. 1308, U. MATTHISSEN SURVEY, ABSTRACT NO. 1048, JOHN J. BLAIR SURVEY ABSTRACT NO. 211
CITY PLAN FILE NUMBER:
PLAT-25-000111
ENGINEERING PLAN NUMBER:

PREPARED 25/10/02

SHEET 1 OF 1

City Plan Commission Date: 11/06/2025 11(w) **Plat-25-000111**