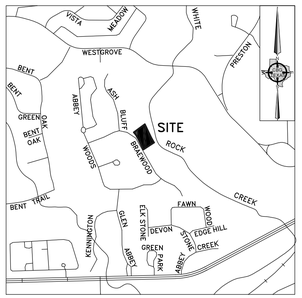
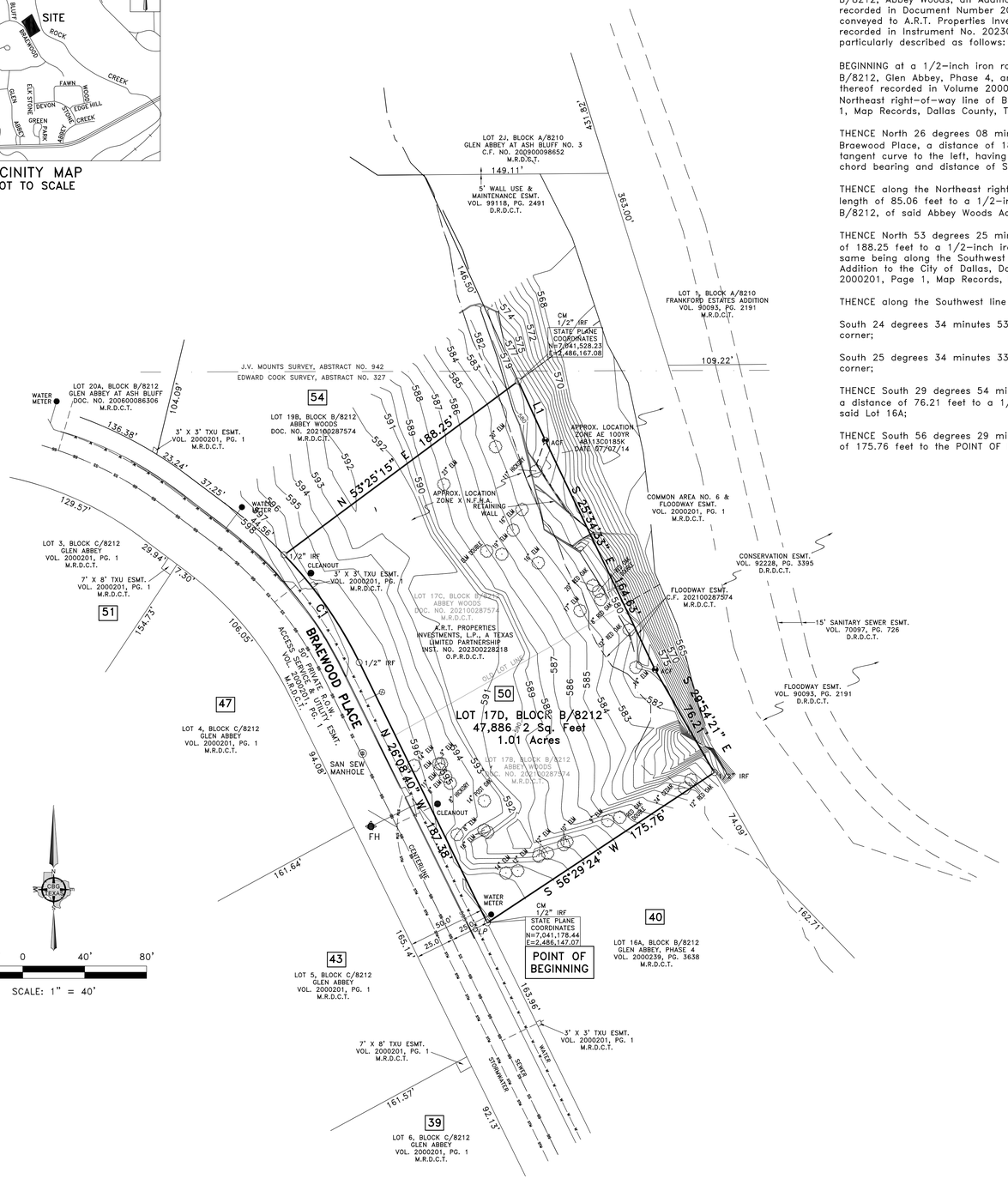


VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 24°34'53" E	42.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.06'	275.07'	17°43'02"	S 35°00'16" E	84.72'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas BT Lot Investors LLC, is the sole owner of a 47,886.7 square foot tract of land situated in the E. Cook Survey, Abstract No. 327, City of Dallas, Dallas County, Texas, same being Lots 17B and 17C , Block B/8212, Abbey Woods, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Document Number 202100287574, Map Records, Dallas County, Texas, and being a tract of land conveyed to A.R.T. Properties Investments, L.P., a Texas limited partnership, by General Warranty Deed recorded in Instrument No. 202300228218, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the West corner of Lot 16A, Block B/8212, Glen Abbey, Phase 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2000236, Page 3638, Map Records, Dallas County, Texas, same being along the Northeast right-of-way line of Braewood Place (a 50-foot right-of-way) recorded in Volume 2000201, Page 1, Map Records, Dallas County, Texas;

THENCE North 26 degrees 08 minutes 40 seconds West, along the Northeast right-of-way line of said Braewood Place, a distance of 187.38 feet to a 1/2-inch iron rod found for corner, said corner being in a tangent curve to the left, having a radius of 275.07 feet, a delta of 17 degrees 43 minutes 02 seconds, a chord bearing and distance of South 35 degrees 00 minutes 16 seconds East, 84.72 feet;

THENCE along the Northeast right-of-way line of said Braewood Place and along said curve the left an arc length of 85.06 feet to a 1/2-inch iron rod found corner, said corner being the South corner of 19B, Block B/8212, of said Abbey Woods Addition;

THENCE North 53 degrees 25 minutes 15 seconds East, along the Southeast line of said Lot 19B, a distance of 188.25 feet to a 1/2-inch iron rod found for corner, said corner being the East corner of said Lot 19B, same being along the Southwest line of Common Area No. 6 and Floodway Easement, of Glen Abbey, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2000201, Page 1, Map Records, Dallas County, Texas;

THENCE along the Southwest line of said Common Area No. 6 the following courses and distances as follows;

South 24 degrees 34 minutes 53 seconds East, a distance of 42.00 feet to an aluminum cap found for corner;

South 25 degrees 34 minutes 33 seconds East, a distance of 164.63 feet to an aluminum cap found for corner;

THENCE South 29 degrees 54 minutes 21 seconds East, along the Southwest line of said Common Area No. 6, a distance of 76.21 feet to a 1/2-inch iron rod found for corner, said corner being the North corner of said Lot 16A;

THENCE South 56 degrees 29 minutes 24 seconds West, along the Northwest line of said Lot 16A, a distance of 175.76 feet to the POINT OF BEGINNNING and containing 47,886.72 square feet and or 1.01 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, A.R.T. Properties Investments LP, acting by and through its duly authorized agent, Bob Thompson, does hereby adopt this plat, designating the herein described property as **A.R.T. 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
A.R.T. Properties Investments LP (Owner)
Bob Thompson (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bob Thompson, 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.

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

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, 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 Engineering 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 _____, 2024.

RELEASED FOR REVIEW ON 01/29/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 _____, 2024.

_____
Notary Public in and for the State of Texas

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 _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

LEGEND
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
XF = X CUT FOUND IN CONCRETE
ESMT. = EASEMENT
ACF = ALUMINUM CAP FOUND

GENERAL NOTES
1) BEARINGS ARE BASED ON THE SOUTHEAST LINE OF LOT 17B, BLOCK B/8212, OF ABBEY WOODS, RECORDED IN DOCUMENT NUMBER 202100287574, MAP RECORDS, DALLAS COUNTY, TEXAS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER: A.R.T. PROPERTIES INVESTMENTS LP., A TEXAS LIMITED PARTNERSHIP
AGENT: BOB THOMPSON
16633 DALLAS PARKWAY, STE. 325
ADDISON, TEXAS 75001
972-931-9595

PRELIMINARY PLAT
A.R.T. ADDITION
LOT 17D, BLOCK B/8212
47,886.7 SQ.FT. / 1.01 ACRES
BEING A REPLAT OF
LOTS 17B AND 17C, BLOCK B/8212
ABBEY WOODS ADDITION
E. COOK SURVEY, ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-045

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYOR
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 E. I-30, SUITE #7
GARLAND, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 01-29-2024 / JOB NO. 1403838-06 / DRAWN BY: JLA