

LEGEND

ROOF DRAIN	MAN BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANGHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN-OUT
COMMUNICATIONS BOX	SANITARY SEWER HANGHOLE
COMMUNICATIONS HANGHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SERVICE TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANGHOLE	STORM SEWER CLEAN-OUT
FIBER OPTIC MANHOLE	STORM SEWER HANGHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER LIFT STATION
FIBER OPTIC MARKER SIGN	STORM SEWER METER
FIBER OPTIC VAULT	STORM SEWER MANHOLE
MONITORING WELL	STORM SEWER MARKER FLAG
FUEL TANK	STORM SEWER MARKER SIGN
GAS BOX	STORM SEWER VAULT
GAS HANDHOLE	TRAFFIC BARRIER
GAS METER	TRAFFIC BOLLARD
GAS MANHOLE	TRAFFIC BOX
GAS MARKER FLAG	CROSS WALK SIGNAL
GAS MARKER SIGN	TRAFFIC HANGHOLE
GAS TANK	TRAFFIC MANHOLE
GAS VAULT	TRAFFIC MARKER SIGN
GAS WALLE	TRAFFIC CAMERA
GAS WELL	TRAFFIC SENSOR
TELEPHONE BOX	TRAFFIC SIGNAL
TELEPHONE HANGHOLE	TRAFFIC VAULT
TELEPHONE MANHOLE	UNIDENTIFIED BOX
TELEPHONE MARKER FLAG	UNIDENTIFIED HANGHOLE
TELEPHONE MARKER SIGN	UNIDENTIFIED METER
TELEPHONE VAULT	UNIDENTIFIED MANHOLE
PIPELINE BOX	UNIDENTIFIED MARKER FLAG
PIPELINE HANGHOLE	UNIDENTIFIED MARKER SIGN
PIPELINE MANHOLE	UNIDENTIFIED POLE
PIPELINE MARKER FLAG	UNIDENTIFIED TANK
PIPELINE MARKER SIGN	UNIDENTIFIED VAULT
PIPELINE VAULT	TREE
PIPELINE VALVE	WATER BOX
ELECTRIC BOX	FIRE DEPT CONNECTION
FLOOD LIGHT	WATER HANGHOLE
GUY ANCHOR	FIRE HYDRANT
GUY ANCHOR POLE	WATER METER
ELECTRIC MANHOLE	WATER MANHOLE
ELECTRIC MARKER FLAG	WATER MARKER FLAG
ELECTRIC MARKER SIGN	WATER MARKER SIGN
UTILITY POLE	WATER VALVE
ELECTRIC SWITCH	AIR RELEASE VALVE
ELECTRIC TRANSFORMER	WATER WELL
ELECTRIC VAULT	IRISC SIP IRON ROD W/ 'KIM' CAP SET
HANDICAPPED PARKING	IRFC IRON ROD WITH CAP FOUND
PARKING METER	PKF PK NAIL FOUND
RAILROAD BOX	RF IRON ROD FOUND
RAILROAD HANGHOLE	'X' CUT IN CONCRETE SET
RAILROAD MARKER SIGN	'X' CUT IN CONCRETE FOUND
RAILROAD SIGNAL	IRPF IRON PIPE FOUND
RAILROAD SIGN	P.O.B. POINT OF BEGINNING
RAILROAD VAULT	P.O.C. POINT OF COMMENCING
SIGN	
MARKET/BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
ADJACENT PROPERTY LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

GENERAL NOTES:

- The purpose of this plat is to create one lot from one unplatted tract of land.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- No buildings were observed on the subject property at the time of the survey.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C045M, for Dallas County, Texas and incorporated areas, dated March 21, 2019, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 2500 NORTH CENTRAL EXPRESSWAY SUITE 400,
 RICHARDSON, TEXAS 75080
 CONTACT: DAN GALLAGHER, P.E.
 PHONE: (214) 617-0535
 EMAIL: dan.gallagher@kimley-horn.com

OWNER:
 JEFFERSON GRAND PRAIRIE, LLC
 21500 BISCAYNE BLVD #4
 AVVENTURA, FLORIDA 33180
 CONTACT: ERIC STRICKLAND
 PHONE: (954) 455-0336
 EMAIL: estrickland@landmarkcompanies.us

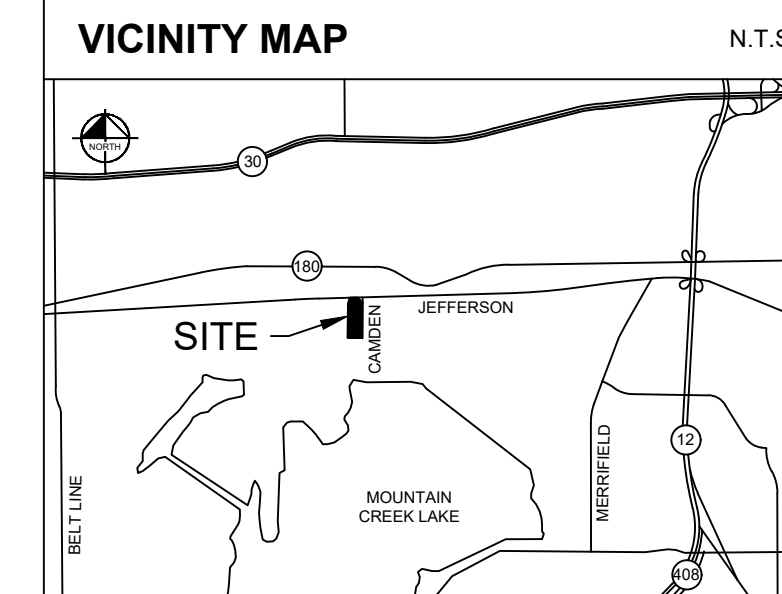
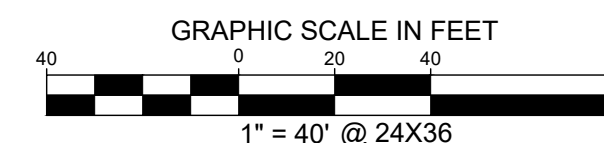
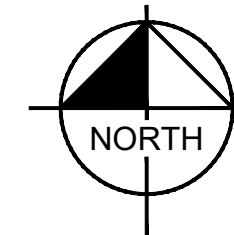
SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVE., SUITE 1100,
 DALLAS, TEXAS 75226
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 PHONE: (469) 718-8849
 EMAIL: andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT
 LANDMARK CENTER
 LOT 1, BLOCK A
 17.2844 ACRES
 CITY BLOCK 6113
 WILLIAM C. MAY SURVEY, ABSTRACT NO. 891
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO. S234-125**

Kimley»Horn

2500 Pacific Ave., Suite 1100 Dallas, Texas 75226	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale 1" = 40'	Drawn by JAN	Checked by JAD
Date May, 2024	Project No. 064530702	Sheet No. 1 OF 3

MATCHLINE SEE SHEET 1

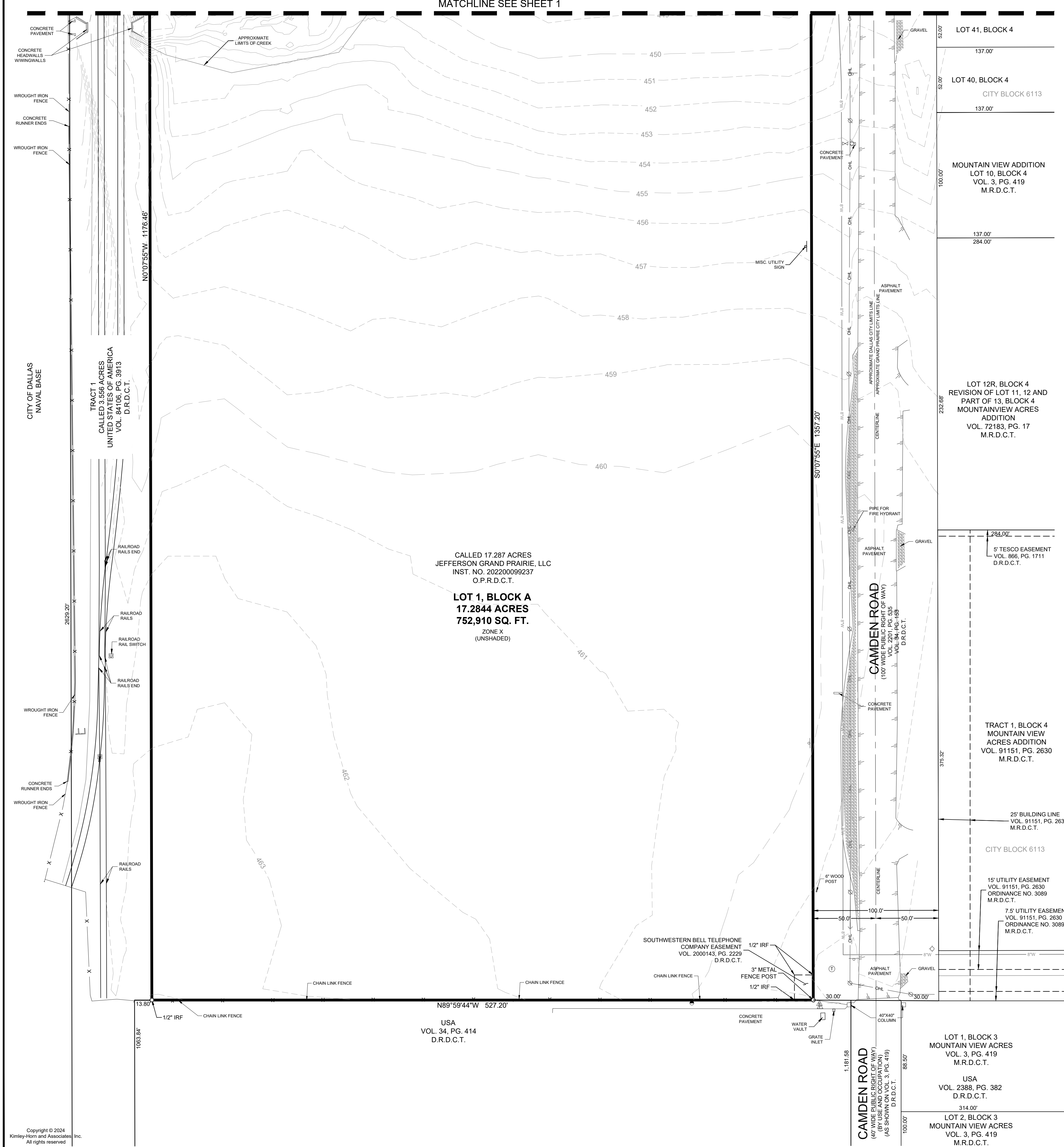


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CABLE TV MANHOLE	SECURITY CAMERA
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CABLE TV MARKER SIGN	SANITARY SEWER BOX
COMMUNICATIONS BOX	SANITARY SEWER CLEAN OUT
COMMUNICATIONS HANGHOLE	SANITARY SEWER HANDHOLE
COMMUNICATIONS MANHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MARKER FLAG	SANITARY SEWER METER
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER
COMMUNICATIONS VAULT	SANITARY SEWER MARKER FLAG
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FIBER OPTIC VAULT	STORM SEWER MARKER
FUEL TANK	STORM SEWER MARKER FLAG
GAS BOX	STORM SEWER MARKER SIGN
GAS HANDHOLE	STORM SEWER VAULT
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
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PIPELINE MARKER SIGN	UNIDENTIFIED VAULT
PIPELINE VAULT	WATER BOX
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ELECTRIC BOX	WATER HANDHOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR HOLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER SIGN
ELECTRIC MARKER FLAG	WATER MARKER SIGN
ELECTRIC MARKER SIGN	WATER TANK
UTILITY POLE	WATER VAULT
ELECTRIC SWITCH	WATER VALVE
ELECTRIC TRANSFORMER	AIR RELEASE VALVE
ELECTRIC VAULT	WATER WELL
HANDICAPPED PARKING	IRISC 5/8" IRON ROD W/ "KHA" CAP SET
PARKING METER	IRFC IRON ROD WITH CAP FOUND
RAILROAD BOX	PKS PK NAIL SET
RAILROAD HANDHOLE	PKF PK NAIL FOUND
RAILROAD SIGNAL	RRF RR ROD FOUND
RAILROAD SIGN	XCS "X" CUT IN CONCRETE SET
RAILROAD VAULT	XFI "X" CUT IN CONCRETE FOUND
SIGN	IRP IRON PIPE FOUND
MARKET/BILLBOARD	P.O.B. POINT OF BEGINNING
A/C UNIT	P.O.C. POINT OF COMMENCING
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
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LINE TYPE LEGEND

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**PRELIMINARY PLAT
 LANDMARK CENTER
 LOT 1, BLOCK A
 17.2844 ACRES
 CITY BLOCK 6113
 WILLIAM C. MAY SURVEY, ABSTRACT NO. 891
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO. S234-125**

Kimley»Horn

2500 Pacific Ave., Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAN	JAD	May, 2024	064530702	2 OF 3

OWNER'S DEDICATION :

WHEREAS Jefferson Grand Prairie, LLC is the owner of a tract of land situated in the William C. May Survey, Abstract No. 891, Dallas County, Texas and being all of a called 17.287 acre tract of land described in Special Warranty Deed to Jefferson Grand Prairie, LLC, recorded in Instrument No. 202200099237 of the Official Public Records of Dallas County, Texas, in City of Dallas Block 6113, and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found at the southeast end of a right-of-way corner clip at the intersection of the south right-of-way line of East Jefferson Street (a variable width right-of-way) (by use and occupation) and the west right-of-way line of Camden Road (a 100 foot wide right-of-way) described in Idlewood Heights Addition, an addition to the City of Dallas according to the plat recorded in Volume 34, Page 153 of the Map Records of Dallas County, Texas, and described in Deed to the County of Dallas recorded in Volume 2201, Page 535 of the Deed Records of Dallas County, Texas, and being the easternmost northeast corner of said 17.287 acre tract;

THENCE with said west right-of-way line of Camden Road and the east line of said 17.287 acre tract, South 00°07'55" East, a distance of 1,357.20 feet to a 3-inch metal post found for the southeast corner of said 17.287 acre tract and being in the north line of a tract of land described in Deed to USA recorded in Volume 34, Page 414 of the said Deed Records;

THENCE departing said west right-of-way line of Camden Road, with the south line of said 17.287 acre tract, and with said north line of the USA tract, North 89°59'44" West, a distance of 527.20 feet to a 1/2-inch iron rod found for the southwest corner of the said 17.287 acre tract and being an east corner of a called 3.556 acre tract of land described as "Tract 1" in Deed to United States of America recorded in Volume 84106, Page 3913 of said Deed Records;

THENCE departing said north line of the USA tract, with said east line of the 3.556 acre tract, and with the west line of said 17.287 acre tract, the following courses and distances:

North 00°07'55" West, a distance of 1,176.46 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right with a radius of 725.69 feet, a central angle of 20°53'45", and a chord bearing and distance of North 10°18'57" East, 263.19 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 264.66 feet to the northwest corner of said 17.287 acre tract, and in the said south right-of-way line of East Jefferson Street, from which a 1/2-inch iron rod found bears North 08°10'18" West, 0.59 feet;

THENCE with said south right-of-way line of East Jefferson Street, and the north line of said 17.287 acre tract, North 87°24'05" East, a distance of 379.92 feet to a 1/2-inch iron rod found for the northwest corner of said corner clip, and being the northernmost northeast corner of said 17.287 acre tract;

THENCE with said corner clip, South 46°21'55" East, a distance of 138.34 feet to the **POINT OF BEGINNING** and containing 17.2844 acres or 752,910 square feet of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **JEFFERSON GRAND PRAIRIE, LLC** does hereby adopt this plat, designating the herein described property as **LANDMARK CENTER** 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: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

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

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. ANDY DOBBS, 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 _____, 2024.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

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 J. ANDY DOBBS 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

GENERAL NOTES:

- The purpose of this plat is to create one lot from one unplatted tract of land.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- No buildings were observed on the subject property at the time of the survey.

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

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Ruben, 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
LANDMARK CENTER
LOT 1, BLOCK A
17.2844 ACRES
CITY BLOCK 6113
WILLIAM C. MAY SURVEY, ABSTRACT NO. 891
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S234-125

Kimley»Horn

2500 Pacific Ave., Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JAN	JAD	May, 2024	064530702	3 OF 3

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