

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

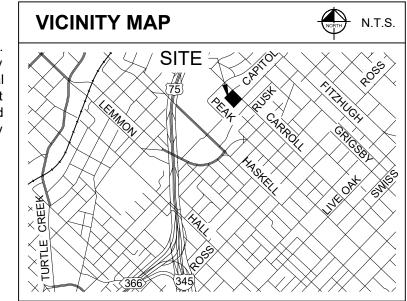
The purpose of this plat is to create two lots from one platted lot for development.

Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.

Existing buildings and structures to remain.

48113C0345J, for Dallas County, Texas and incorporated areas, dated August 23, 2001, 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.





CABLE TV HANDHOLE  CABLE TV MANHOLE  CABLE TV MARKER FLAG  CABLE TV MARKER FLAG  CABLE TV MARKER SIGN  CABLE TV WAULT  COMMUNICATIONS BOX  COMMUNICATIONS HANDHOLE  COMMUNICATIONS MARKER FLAG  COMMUNICATIONS MARKER SIGN  COMMUNICATIONS MARKER SIGN  COMMUNICATIONS WAULT  ELEVATION BENCHMARK  SID SANITARY SEWER MARKER SIGN  FIBER OPTIC BOX  FIBER OPTIC BOX  FIBER OPTIC HANDHOLE  FIBER OPTIC MARKER FLAG  FIBER OPTIC MARKER FLAG  FIBER OPTIC MARKER FLAG  FIBER OPTIC WAULT  MONITORING WELL  FUEL TANK  GAS BOX  GAS HANDHOLE  GAS MARKER FLAG  GAS MANHOLE  GAS SIGN  TRAFFIC BOLLARD  TRAFFIC BOLLARD  TRAFFIC BOLLARD  TRAFFIC BOX  TRAFFIC BOX  TRAFFIC BOX  TRAFFIC BOX  TRAFFIC BOX  TRAFFIC BOX  TRAFFIC MARKER SIGN  TRAFFIC BOX  TRAFFIC MARKER SIGN  TRAFFIC BOX  TRAFFIC SENSOR  TRAFFIC MARKER SIGN  UNIDENTIFIED MARKER  TRAFFIC SENSOR	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV BOX  CABLE TV HANDHOLE  CABLE TV MANHOLE  CABLE TV MARKER FLAG  CABLE TV MARKER SIGN  CABLE TV WARKER SIGN  COMMUNICATIONS BOX  COMMUNICATIONS HANDHOLE  COMMUNICATIONS MANHOLE  COMMUNICATIONS MARKER FLAG  COMMUNICATIONS MARKER FLAG  COMMUNICATIONS MARKER FLAG  COMMUNICATIONS WARKER SIGN  COMMUNIC	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV HANDHOLE CABLE TV MANHOLE CABLE TV MARKER FLAG CABLE TV MARKER SIGN CABLE TV MARKER SIGN CABLE TV WAULT CABLE TV VAULT COMMUNICATIONS BOX COMMUNICATIONS HANDHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS WARKER SIGN COMMUNICATIO	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV MANHOLE CABLE TV MARKER FLAG CABLE TV MARKER FLAG CABLE TV MARKER SIGN CABLE TV MARKER SIGN CABLE TV MARKER SIGN CABLE TV WAULT COMMUNICATIONS BOX COMMUNICATIONS BOX COMMUNICATIONS HANDHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS WALT COMMUNICATIONS WALT COMMUNICATIONS WALT COMMUNICATIONS WARKER SIGN COMMUNICATIONS WALT COMMUNICATIONS CANITARY SEWER MART COMMUNICATIONS CANITARY SEWER MART COMMUNICATIONS CANITARY SEWER MART COMMUNICATIONS CANITARY SEWER MART COMMUNICA	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV MARKER FLAG  CABLE TV MARKER SIGN  CABLE TV MARKER SIGN  CABLE TV WAULT  CABLE TV VAULT  CABLE TV WAULT  CABLE TV MARKER SIGN  CABLE TV WAULT  CABLE TV MARKER SIGN  CABLE TRAFFIC MARKER SIGN  CABLE TO TRAFFIC MARKER SIGN  CABLE T	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV MARKER SIGN  CABLE TV VAULT  CABLE TO THE TVALT TO TVALT	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
CABLE TV VAULT COMMUNICATIONS BOX SANITARY SEWER CLE COMMUNICATIONS HANDHOLE COMMUNICATIONS HANDHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS WALT COMMUNICATIONS VAULT COMMUNICATIONS WARKER FLAG COMMUNICATIONS WARKER SIGN	EAN OUT NDHOLE T STATION TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
COMMUNICATIONS BOX COMMUNICATIONS HANDHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS MARKER SIGN COMMUNICATIONS WARKER SIGN COMMUNICATIONS VAULT COMMUNICATIONS WARKER SIGN COMMUNICATION	NDHOLE T STATION ETER NHHOLE ARKER FLAG ARKER SIGN PTIC TANK ULT NHOLE R HOLE GER FLAG GER SIGN T
COMMUNICATIONS HANDHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MANHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS MARKER SIGN COMMUNICATIONS WALLT ELEVATION BENCHMARK COMMUNICATIONS VAULT COMMUNICATIONS WALLT	T STATION ETER WHOLE RICHARD PTIC TANK ULT  N DHOLE RICHARD PTIC TANK ULT  N DHOLE RICHARD PTIC TANK HOLE RICHARD
COMMUNICATIONS MANHOLE COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS WARKER SIGN COMMUNICATIONS VAULT COMM	TER NHOLE RKER FLAG RKER SIGN PTIC TANK ULT N HOLE R
COMMUNICATIONS MARKER FLAG COMMUNICATIONS MARKER SIGN COMMUNICATIONS MARKER SIGN COMMUNICATIONS VAULT COMMUNICATIO	NHOLE NRKER FLAG NRKER SIGN PTIC TANK ULT N HOLE R HOLE R HOLE SER FLAG SER SIGN T
COMMUNICATIONS MARKER SIGN COMMUNICATIONS VAULT SANITARY SEWER MARKER SIGN COMMUNICATIONS SANITARY SEWER MARKER SIGN COMMUNICATIONS STORM SEWER DAY STORM SEWER MARKER SIGN COMMUNICATIONS STORM SEWER MARKER SIGN COMMUNICATIONS WELL	RKER FLAG RKER SIGN PTIC TANK ULT N HHOLE R HOLE KER FLAG KER SIGN T
COMMUNICATIONS VAULT  ELEVATION BENCHMARK  THOW DIRECTION  FIBER OPTIC BOX  FIBER OPTIC BOX  FIBER OPTIC HANDHOLE  FIBER OPTIC MARKER FLAG  FIBER OPTIC MARKER FLAG  FIBER OPTIC WAULT  MONITORING WELL  GAS BOX  GAS HANDHOLE  GAS MARKER FLAG  GAS SIGN  TRAFFIC MARKER SIG  GAS VALUT  TRAFFIC MARKER SIG  TRAFFIC MARKER SIG  GAS VALUT  TRAFFIC MARKER SIG  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SIGNAL  TRAFFIC SIGNA	RKER SIGN PTIC TANK ULT N PHOLE R HOLE GER FLAG EER SIGN T
ELEVATION BENCHMARK    SANITARY SEWER SEPANT	PTIC TANK ULT  N HOLE R HOLE GER FLAG GER SIGN T
FLOW DIRECTION    SANITARY SEWER VARIED	NON TO SEN
FIBER OPTIC BOX  FIBER OPTIC HANDHOLE  FIBER OPTIC MANHOLE  FIBER OPTIC MANHOLE  FIBER OPTIC MANHOLE  FIBER OPTIC MARKER FLAG  FIBER OPTIC MARKER FLAG  FIBER OPTIC MARKER SIGN  FIBER OPTIC MARKER SIGN  FIBER OPTIC WAULT  MONITORING WELL  FORM SEWER MARKER STORM SEWER MARKER STORM SEWER MARKER  FORM SEWER MARKER  MONITORING WELL  FORM SEWER MARKER  MONITORING WELL  FORM SEWER MARKER  TRAFFIC BARRIER  FORM SEWER MARKER  MONITORING WELL  FORM SEWER MARKER  FORM SEWER MARKER  TRAFFIC BARRIER  FORM SEWER MARKER  TRAFFIC BOX  TRAFFIC MARKER SIGN  FORM SEWER MARKER  TRAFFIC BOX  TRAFFIC MARKER SIGN  FORM SEWER MARKER  TRAFFIC BARRIER  TRAFFIC CAMERA  TRAFFIC CAMERA  TRAFFIC SENSOR  FORM SEWER MARKER  TRAFFIC CAMERA  TRAFFIC SENSOR  FORM SEWER MARKER  TRAFFIC BOX  TRAFFIC SENSOR  TRAFFIC MARKER SIGN  TRAFFIC SENSOR  TRAFFIC MARKER SIGN  TRAFFIC SENSOR  TRAFFIC MARKER SIGN  TRAFFIC MARKER  TRAFFIC MARKER  TRAFFIC SENSOR  TRAFFIC MARKER  TRAFFIC MARKER  TRAF	NUMBER OF THE PROPERTY OF THE
FIBER OPTIC HANDHOLE FIBER OPTIC MANHOLE FIBER OPTIC MANHOLE FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER SIGN FIBER OPTIC WAULT FIBER OPTIC MARKER SIGN FIBER	HOLE R HOLE KER FLAG KER SIGN T  HOLE KER SIGN T
FIBER OPTIC MANHOLE FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER SIGN FIBER OPTIC WAULT FIBER OPTIC MARKER SIGN FIBER OPTIC MARKER FLAG FIBER OPTIC WAULT FIBER OPTIC MARKER SIGN FIBER OPTI	HOLE R HOLE KER FLAG KER SIGN T  HOLE KER SIGN T
FIBER OPTIC MANHOLE FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER SIGN FIBER OPTIC MARKER SIGN FIBER OPTIC WAULT FIBER OPTIC VAULT FIBER OPTIC WAULT FIBER OPTIC MARKER MARKER FLAG FIBER OPTIC WAULT FRAFFIC BARRIER FIBER OPTIC MARKER SIGN FIBER	HOLE R HOLE KER FLAG KER SIGN T  HOLE KER SIGN T
FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER SIGN FIBER OPTIC MARKER SIGN FIBER OPTIC VAULT FIBER OPTIC WALK FIBER OPTIC WALK FIBER OPTIC MARKER MARKER SWER MARKER FUEL TANK FIDER STORM SEWER MARKER FUEL TANK FIDER STORM SEWER MARKER FUEL STORM SEWER MARKER FUEL TRAFFIC BARRIER FIBER OPTIC MARKER SUEL FIREFIC BARRIER FIBER OPTIC MARKER FLAG FIBER OPTIC MARKER SWERT FRAFFIC BARRIER FIDER TRAFFIC BARRIER FIDER TRAFFIC MARKER SWERT FRAFFIC MARKER SWERT FRAFFIC MARKER SWERT FRAFFIC SENSOR FIDER TRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC VAULT FRAFFIC VAULT FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC WAULT FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC SIGNAL FRAFFIC VAULT FRAFFIC SIGNAL FRAFFIC MARKER SIGN FRAFFIC MARKER FLAG	R HOLE  GEN FLAG  GEN SIGN  T  GEN  HOLE
FIBER OPTIC MARKER SIGN  FIBER OPTIC WAULT  MONITORING WELL  FUEL TANK  GAS BOX  GAS BOX  GAS HANDHOLE  GAS MARKER FLAG  GAS SIGN  GAS SIGN  GAS TANK  GAS SIGN  GAS TANK  GAS TANK  GAS TANK  GAS TANK  TRAFFIC MARKER SIGN  GAS WELL  GAS WELL  GAS WELL  GAS WELL  TRAFFIC SIGNAL  TRAFFIC MARKER SIGN  UNIDENTIFIED MARKER  TRAFFIC MARKER	HOLE KER FLAG KER SIGN T  GN HOLE
FIBER OPTIC VAULT  MONITORING WELL  GAS BOX  GAS HANDHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS SAULT  GAS VAULT  TELEPHONE HANDHOLE  TELEPHONE MARKER SIGN  TIME TO MARKER SIGN  UNIDENTIFIED MARKER  TELEPHONE MARKER SIGN  UNIDENTIFIED MARKER	EER FLAG EER SIGN T  EN
MONITORING WELL  GAS BOX  GAS HANDHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS STANK  GAS STANK  TRAFFIC MARKER SIGN  GAS WALL  TELEPHONE HANDHOLE  TELEPHONE MARKER FLAG  TELEPHONE WARKER SIGN  TELEPHONE WANHOLE  TELEPHONE MARKER SIGN  TELEPHONE WARKER SIGN  UNIDENTIFIED MARKER  PIPELINE BOX  UNIDENTIFIED MARKER  VALUE  VINIDENTIFIED MARKER  VINIDENTIFIED MARKER	EER SIGN T  GN HOLE
FUEL TANK  GAS BOX  GAS BOX  GAS HANDHOLE  GAS MANHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS SIGN  GAS TANK  TRAFFIC MANHOLE  TRAFFIC CAMERA  TRAFFIC SENSOR  GAS VALVE  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC WAULT  TRAFFIC MANHOLE  TRAFFIC WAULT  UNIDENTIFIED MANHOLE  TELEPHONE MANKER FLAG  TELEPHONE MARKER SIGN  UNIDENTIFIED MARKER  TELEPHONE WAULT  UNIDENTIFIED MARKER  TELEPHONE WAULT  UNIDENTIFIED MARKER  TELEPHONE WAULT  UNIDENTIFIED MARKER	T
GAS BOX  GAS HANDHOLE  GAS METER  GAS MANHOLE  GAS MANHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS VAULT  TRAFFIC CAMERA  GAS VAULT  TRAFFIC SENSOR  GAS WALVE  GAS WELL  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SIGNAL  TRAFFIC SUBJECT  TRAFFIC MARKER SIGN  TRAFFIC SIGNAL  TRAFFIC SUBJECT  TRAFFIC MANHOLE  TRAFFIC MANHOLE  TRAFFIC MANHOLE  UNIDENTIFIED MANHOLE  TELEPHONE MARKER FLAG  UNIDENTIFIED MANHOLE  TELEPHONE VAULT  UNIDENTIFIED MARKER  TRAFFIC BOX  UNIDENTIFIED MANHOLE  UNIDENTIFIED MARKER  TRAFFIC BOX  UNIDENTIFIED MARKER  UNIDENTIFIED M	
GAS HANDHOLE  GAS METER  GAS MANHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS TANK  GAS VALUT  TRAFFIC CAMERA  GAS VALUT  TRAFFIC SENSOR  GAS WELL  TRAFFIC SENSOR  TRAFFIC SENSOR  GAS WELL  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SIGNAL  TRAFFIC SUBJECT  TRAFFIC MARKER SIGN  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SUBJECT  TRAFFIC MARKER SIGN  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  UNIDENTIFIED MANHOLE  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE WALLT  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER	GN HOLE
GAS METER  GAS MANHOLE  GAS MANHOLE  GAS MARKER FLAG  GAS SIGN  GAS SIGN  GAS TANK  GAS VALUT  GAS VALUT  GAS VALUT  TRAFFIC CAMERA  TRAFFIC SENSOR  GAS VALVE  TRAFFIC SENSOR  GAS WELL  TRAFFIC SENSOR  GAS WELL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SUBJECT  TRAFFIC SIGNAL  TRAFFIC SUBJECT  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  UNIDENTIFIED METER  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE WARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE VAULT  UNIDENTIFIED MARKER	GN HOLE
GAS MANHOLE  GAS MARKER FLAG  GAS MARKER FLAG  GAS SIGN  GAS TANK  GAS TANK  GAS VALUT  TRAFFIC MARKER SIGN  GAS VALUT  TRAFFIC SENSOR  GAS VALVE  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SENSOR  GAS WELL  TELEPHONE BOX  TELEPHONE HANDHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  TELEPHONE MARKER SIGN  TELEPHONE MARKER SIGN  TELEPHONE WARKER SIGN  UNIDENTIFIED MARKER  TELEPHONE VAULT	GN HOLE
GAS MARKER FLAG  GAS SIGN  GAS TANK  TRAFFIC MANHOLE  GAS VAULT  TRAFFIC SENSOR  GAS VALVE  TRAFFIC SENSOR  GAS WELL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC VAULT  TRAFFIC PHONE BOX  TRAFFIC VAULT  TRAFFIC PHONE MANHOLE  UNIDENTIFIED BOX  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE WARKER SIGN  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER	GN HOLE
GAS MARKER FLAG  GAS SIGN  GAS TANK  TRAFFIC MANHOLE  GAS VAULT  GAS VALUT  TRAFFIC SENSOR  GAS WELL  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SENSOR  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC SIGNAL  TRAFFIC VAULT  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  UNIDENTIFIED MANHOLE  TELEPHONE VAULT  UNIDENTIFIED MANHOLE  TELEPHONE VAULT  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER	GN HOLE
GAS SIGN  GAS TANK  GAS TANK  TRAFFIC MARKER SIGN  GAS VAULT  TRAFFIC SENSOR  GAS WELL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC SIGNAL  TRAFFIC VAULT  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER	HOLE R
GAS VAULT  GAS VAULT  TRAFFIC CAMERA  TRAFFIC SENSOR  TRAFFIC SIGNAL  UNIDENTIFIED HANDHOLE  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  UNIDENTIFIED MARKE  TELEPHONE VAULT  UNIDENTIFIED MARKE  PIPELINE BOX  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE	HOLE R
GAS VAULT  GAS VALVE  GAS WELL  TRAFFIC SENSOR  GAS WELL  TRAFFIC SIGNAL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC VAULT  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  TELEPHONE WARKER SIGN  TELEPHONE VAULT  DIVIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER  TELEPHONE VAULT  UNIDENTIFIED MARKER	HOLE R
GAS VALVE  GAS WELL  TRAFFIC SENSOR  GAS WELL  TRAFFIC SIGNAL  TRAFFIC VAULT  TRAFFIC VAULT  TRAFFIC VAULT  TRAFFIC VAULT  UNIDENTIFIED BOX  TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  TELEPHONE MARKER SIGN  TELEPHONE VAULT  TELEPHONE VAULT  PIPELINE BOX  NIDENTIFIED MARKER  PIPELINE BOX  UNIDENTIFIED MARKER  UNIDENTIFIED POLE	R
GAS WELL  TRAFFIC SIGNAL  TELEPHONE BOX TELEPHONE HANDHOLE UNIDENTIFIED BOX TELEPHONE MANHOLE UNIDENTIFIED HANDHOLE TELEPHONE MARKER FLAG UNIDENTIFIED METER UNIDENTIFIED MARKER TELEPHONE VAULT UNIDENTIFIED MARKER PIPELINE BOX UNIDENTIFIED MARKER UNIDENTIFIED POLE	R
TELEPHONE BOX TELEPHONE HANDHOLE UNIDENTIFIED BOX TELEPHONE MANHOLE UNIDENTIFIED HANDH UNIDENTIFIED METER UNIDENTIFIED METER UNIDENTIFIED MANHOLE TELEPHONE MARKER SIGN UNIDENTIFIED MARKER PIPELINE BOX UNIDENTIFIED MARKER UNIDENTIFIED POLE	R
TELEPHONE HANDHOLE  D TELEPHONE MANHOLE  D TELEPHONE MANHOLE  D TELEPHONE MARKER FLAG  D TELEPHONE MARKER FLAG  D UNIDENTIFIED MANHOLE  D TELEPHONE VAULT  D UNIDENTIFIED MARKER  D PIPELINE BOX  D PIPELINE HANDHOLE  D UNIDENTIFIED MARKER  D PIPELINE HANDHOLE  D UNIDENTIFIED POLE	R
TELEPHONE MANHOLE  TELEPHONE MARKER FLAG  TELEPHONE MARKER SIGN  TELEPHONE MARKER SIGN  TELEPHONE VAULT  PIPELINE BOX  PIPELINE HANDHOLE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED MARKE  UNIDENTIFIED POLE	R
TELEPHONE MARKER FLAG UNIDENTIFIED METER TELEPHONE MARKER SIGN UNIDENTIFIED MARKER TELEPHONE VAULT UNIDENTIFIED MARKER PIPELINE BOX UNIDENTIFIED MARKER PIPELINE HANDHOLE UNIDENTIFIED POLE	R
TELEPHONE MARKER SIGN Ü UNIDENTIFIED MANHO TELEPHONE VAULT Ü UNIDENTIFIED MARKE PIPELINE BOX Ü UNIDENTIFIED MARKE D PIPELINE HANDHOLE Ü UNIDENTIFIED POLE	
TELEPHONE MARKER SIGN  UNIDENTIFIED MANHO UNIDENTIFIED MARKE PIPELINE BOX  PIPELINE HANDHOLE  UNIDENTIFIED POLE	
TELEPHONE VAULT	
PIPELINE BOX	R FLAG
PIPELINE HANDHOLE Q UNIDENTIFIED POLE	
	11 01011
P) PIPELINE MANHOLE UNIDENTIFIED VAULT	
PIPELINE MARKER FLAG 🔯 UNIDENTIFIED VALVE	
PIPELINE MARKER SIGN TREE	
PIPELINE VAULT M WATER BOX	
PI PIPELINE VALVE TIRE DEPT. CONNECT	ION
ELECTRIC BOX WATER HAND HOLE	
FLOOD LIGHT - FIRE HYDRANT	
GUY ANCHOR WATER METER	
· · · · · · · · · · · · · · · · · · ·	
ELECTRIC MANHOLE WATER MARKER FLA	
LIGHT STANDARD MATER MARKER SIGI	١
ELECTRIC METER W WATER TANK	
ELECTRIC MANHOLE W WATER VAULT	
ELECTRIC MARKER FLAG MATER VALVE	
ELECTRIC MARKER SIGN AIR RELEASE VALVE	
Q UTILITY POLE W WATER WELL	
ELECTRIC SWITCH IRSC 5/8" IRON ROD W/ "KH	A" CAP SET
	. J UL1
HANDICAPPED PARKING P.O.B. POINT OF BEGINNING	
PARKING METER MNF MAG NAIL W/ WA	
RAILROAD BOX STAMPED "XXX"	
RAILROAD HANDHOLE P.O.B. POINT OF BEGIN	NING
D.R.D.C.T. DEED RECORDS	
) RAILROAD SIGN COUNTY, TEXAS	
RAILROAD VAULT O.P.R.D.C.T. OFFICIAL PUBLIC	RECORDS
SIGN DALLAS COUNTY	
MARQUEE/BILLBOARD	
A/C UNIT	
BORE LOCATION	
FLAG POLE	
O GOAL POST	
GREASE TRAP	
) IRRIGATION VALVE	
LINE TYPE LEGEND	
BOUNDARY LINE	
— DEED LINE	
— — — EASEMENT LINE	
OHE——OHE—OVERHEAD UTILITY LINE	
——————————————————————————————————————	SEWFRIIN
——————————————————————————————————————	
— W — UNDERGROUND WATER LI	
	-
FENCE  CONCRETE PAVEMENT	
CONCRETE PAVEMENT	

### PRELIMINARY PLAT

## CITYPLACE NORTHEAST SECTION **ONE-REVISED**

ASPHALT PAVEMENT

LOT 2A AND LOT 2B, BLOCK A/663 BEING A REPLAT OF LOT 2, BLOCK A/663, CITYPLACE NORTHEAST SECTION ONE-REVISED 9.9313 ACRES SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-127

DALLAS, TEXAS 75226 FIRM # 10115500 Tel. No. (469) 718-8849 <u>Sheet No.</u> <u>Scale</u> <u>Drawn by</u> <u>Date</u> JDF JAD 064605100 1" = 50' May 2024

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

**ENGINEER:** 2660 NORTH HASKELL AVENUE ASSET, LLC KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PH: 469-718-8849 CONTACT: JUDD MULLINIX, P.E judd.mullinix@kimley-horn.com

### OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, 2660 NORTH HASKELL AVENUE ASSET, LLC and KROGER TEXAS, LP. are the owners of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block A/663, Dallas County, Texas and being all of Lot 2, Block A/663, Cityplace Northeast Section One-Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003144, Page 79, Deed Records, Dallas County, Texas, being all of a called 5.8017 acre tract of land described in the Special Warranty Deed to 2660 North Haskell Avenue Asset, LLC, recorded in Instrument No. 202200068762, Official Public Records, Dallas County, Texas, and being all of a called 4.1295 acre tract of land designated as "Tract 1" in the Special Warranty Deed to Kroger Texas, L.P. recorded in Instrument No. 201100024514, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Mag nail found for a common corner of said Lot 2, Block A/663, and Lot 2A, Block 18/2006, Xerox Business Services Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201300381281, Official Public Records, Dallas County, Texas, and being in the northeast right-of-way line of North Haskell Avenue (a called 150-foot wide right-of-way);

THENCE North 44°41'45" East, with a common line of said Lot 2, Block A/663 and Lot 2A, Block 18/2006, a distance of 679.77 feet to a Mag nail found for the north corner of said Lot 2, Block A/663, and a northeasterly corner of said Lot 2A, Block 18/2006, and in the southwest right-of-way line of Peak Street (a called 50-foot wide right-of-way);

**THENCE** with said southwest right-of-way line, the following courses and distances:

#### South 45°25'02" East, a distance of 30.00 feet to a Mag nail found for corner;

South 44°16'06" West, a distance of 25.19 feet to a Mag nail with washer stamped "Steel Search RPLS 5696" found for

South 45°43'58" East, a distance of 694.58 feet to a Mag nail with washer stamped "KHA" found for the east corner of said WITNESS, my hand at Dallas, Texas, this the Lot 2, Block A/663 and at the intersection of said southwest right-of-way line of Peak Street and the northwest right-of-way line of Capitol Avenue (a variable width right-of-way);

THENCE South 44°42'45" West, with said northwest right-of-way line of Capitol Avenue, a distance of 452.68 feet to a Mag nail with washer stamped "KHA" found for a common corner of said Lot 2 and Lot 3, Block A/663 of said Cityplace Northeast Section One-Revised addition;

**THENCE** with the common line of said Lot 2 and Lot 3, Block A/663, the following courses and distances:

#### North 45°28'26" West, a distance of 212.49 feet to a Mag nail with washer stamped "KHA" found for corner;

South 44°42'45" West, a distance of 205.00 feet to a Mag nail with washer stamped "Real Search RPLS 5696" found for a common corner of said Lot 2 and Lot 3, Block A/663 in said northeast right-of-way line of said North Haskell Avenue;

THENCE North 45°28'30" West, with said northeast right-of-way line, a distance of 512.07 feet to the POINT OF BEGINNING and containing a computed area of 432,606 square feet or 9.9313 acres of land.

#### **OWNER'S DEDICATION**

#### **NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, 2660 NORTH HASKELL AVENUE ASSET, LLC and KROGER TEXAS, LP., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CITYPLACE NORTHEAST SECTION ONE-REVISED, 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.

. 20

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

•			 
By: 2660 NORTH HAS	KELL AVENUE AS	SSFT.LLC	
•		•	
a Delaware limite	d liability company		

By: 2660 North Haskell Avenue, LP, a Texas limited partnership, its sole member

> By: KV 2660 North Haskell Avenue GP, LLC, a Delaware limited liability company, its general partner

David S. Moore, President

#### STATE OF TEXAS COUNTY OFDALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared David S. Moore, the President of KV 2660 North Haskell Avenue GP, LLC, a Delaware limited liability company, as the general partner of 2660 North Haskell Avenue, LP, a Texas limited partnership, as the sole member of 2660 North Haskell Avenue Assett, LLC, a Delaware limited liability company, on behalf of said limited liability company, 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

	AND AND SEA	L OF OFFICI	= this (	day of	2	20	
Notary Public in and fo	or the State of _						
WITNESS, my hand a	it Dallas, Texas	, this the	day of		, 20		
By: <b>KROGER TEXA</b>	S, LP., an Ohic	limited part	nership				
Name:							
Title:							
Title:STATE OF							

Notary Public in and for the State of

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day 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.

## **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

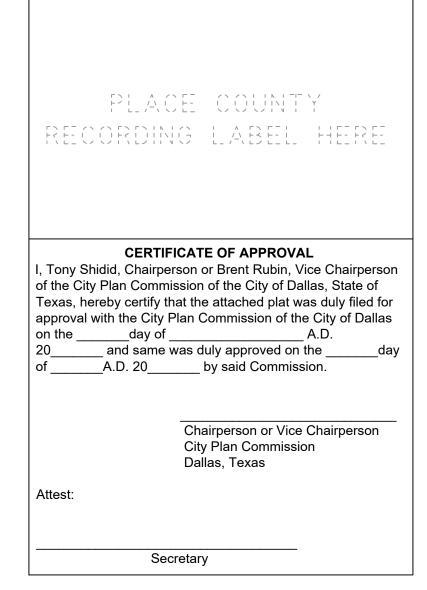
J. Andy Dobbs	Date
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196	
KIMLEY-HORN AND ASSOC., INC.	
13455 NOEL ROAD	
TWO GALLERIA OFFICE TOWER	
SUITE 700	
DALLAS, TEXAS 75240	
972-770-1300	
andy.dobbs@kimley-horn.com	

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said 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	, 20
<del>-</del>	,	

Notary Public in and for the State of Texas



PRELIMINARY PLAT

# CITYPLACE NORTHEAST SECTION **ONE-REVISED**

LOT 2A AND LOT 2B, BLOCK A/663 BEING A REPLAT OF LOT 2, BLOCK A/663, CITYPLACE NORTHEAST SECTION ONE-REVISED 9.9313 ACRES SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CDB

<u>Date</u>

May 2024

Tel. No. (469) 718-8849

064605100

<u>Sheet No.</u>

CITY PLAN FILE NO. S234-127

DALLAS, TEXAS 75226 FIRM # 10115500

<u>Drawn by</u>

JDF

<u>Scale</u>

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

OWNER: KROGER TEXAS, L.P. 1014 VINES STREET CINCINNATI, OHIO 45202 PH.: 513-762-4000 PH. 214-915-8372 CONTACT:

2660 NORTH HASKELL AVENUE ASSET, LLC 5728 LBJ FREEWAY, SUITE 400 DALLAS, TEXAS 75240 CONTACT: MADISON TAPPAN

**ENGINEER:** KIMLEY-HORN AND ASSOC.. INC. 2500 PACIFIC AVENUE. SUITE 1100 DALLAS, TEXAS 75226 PH: 469-718-8849 CONTACT: JUDD MULLINIX, P.E. judd.mullinix@kimley-horn.com