

VICINITY MAP  
NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506. Elevations based on the following City of Dallas Monuments:

BENCHMARK 69-G-1  
Northing: 6,939,218.310  
Easting: 22,539,680.168  
Elevation: 458.740'  
Square cut on top concrete curb next to storm sewer inlet northwest corner of intersection of Rylie road and Tufts drive.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 540 of 725, Map Numbers 48113C0540K, Map Revised Date: July 7, 2014, the subject property is located in: Zone "X" (Unshaded) - Areas determined to be outside of the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

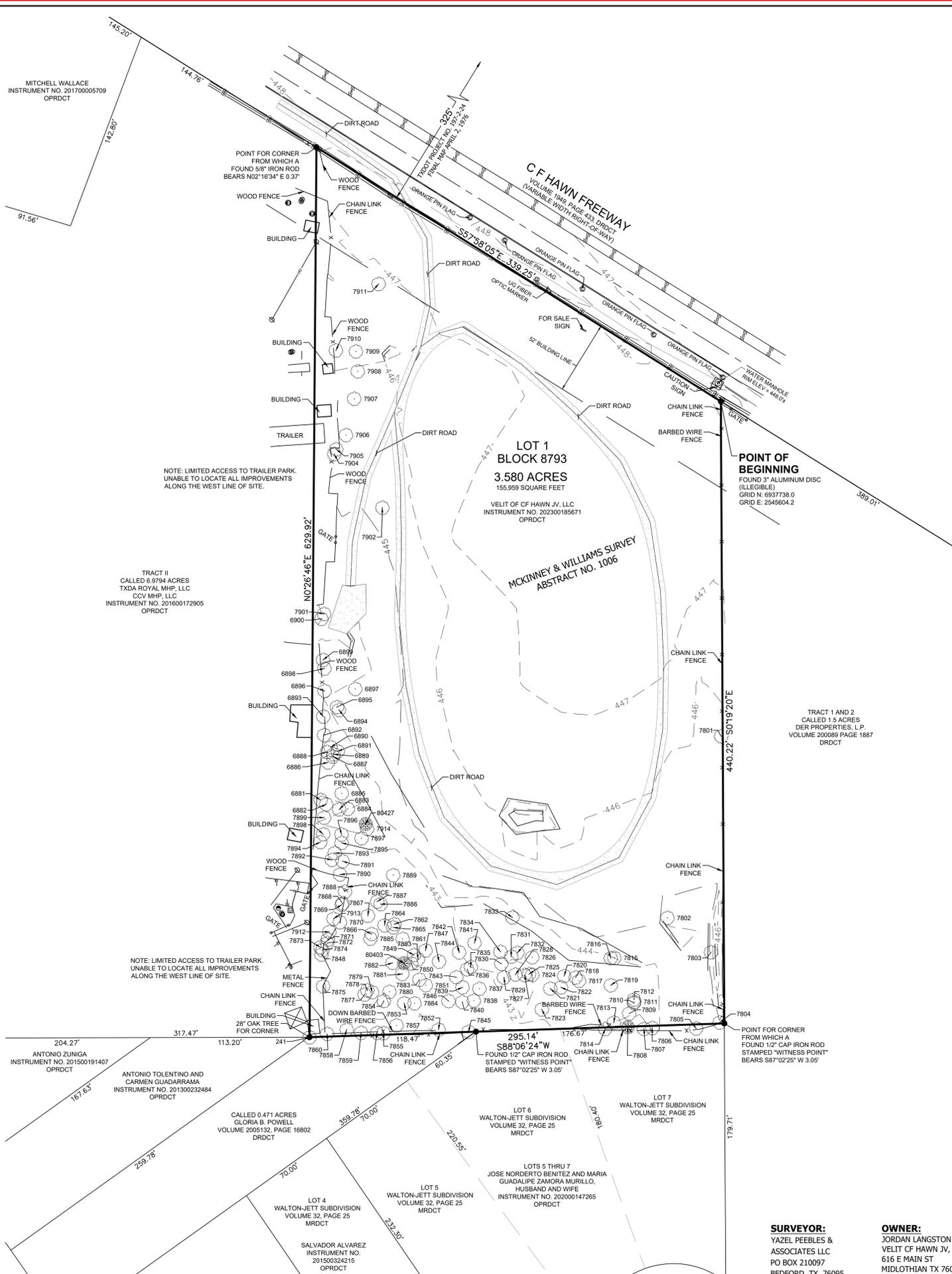
3. The purpose of this plat is to create one (1) lot out an existing tract.

4. Lot to Lot drainage will not be allowed without engineering section approval.

5. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.

6. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment.

TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
241	28" OAK	7825	9" OAK	7870	9" POST OAK
6881	17" HACKBERRY	7826	10" POST OAK	7871	8" POST OAK
6882	8" POST OAK	7827	10" POST OAK	7872	16" POST OAK
6883	14" OAK	7828	6" POST OAK	7873	14" POST OAK
6884	9" POST OAK	7829	16" POST OAK	7874	6" POST OAK
6885	13" POST OAK	7830	10" POST OAK	7875	9" POST OAK
6886	10" POST OAK	7831	15" POST OAK	7877	10" POST OAK
6887	14" POST OAK	7832	15" CEDAR ELM	7878	8" POST OAK
6888	9" POST OAK	7833	39" CEDAR ELM	7879	12" POST OAK
6889	10" POST OAK	7834	12" CEDAR ELM	7880	10" POST OAK
6890	11" POST OAK	7835	11" POST OAK	7881	6" POST OAK
6891	16" POST OAK	7836	7" POST OAK	7882	8" POST OAK
6892	7" POST OAK	7837	6" POST OAK	7883	7" POST OAK
6893	15" CEDAR ELM	7838	7" HACKBERRY	7884	6" OAK
6894	12" POST OAK	7839	10" POST OAK	7885	7" POST OAK
6895	11" POST OAK	7840	7" LIVE OAK	7886	18" POST OAK
6896	15" POST OAK	7841	19" POST OAK	7887	9" POST OAK
6897	20" POST OAK	7842	7" POST OAK	7888	10" POST OAK
6898	25" OAK	7843	9" POST OAK	7889	9" POST OAK
6899	14" POST OAK	7844	8" POST OAK	7890	9" POST OAK
6900	17" POST OAK	7845	28" POST OAK	7891	11" POST OAK
7801	7" ELM	7846	6" OAK	7892	7" CEDAR ELM
7802	9" OAK	7847	20" POST OAK	7893	7" POST OAK
7803	6" HACKBERRY	7848	11" POST OAK	7894	7" HACKBERRY
7804	7" HACKBERRY	7849	16" POST OAK	7895	7" POST OAK
7805	19" OAK	7850	7" POST OAK	7896	8" POST OAK
7806	10" OAK	7851	13" POST OAK	7897	17" POST OAK
7807	21" OAK	7852	6" HACKBERRY	7898	25" POST OAK
7808	24" DEAD TREE	7853	11" POST OAK	7899	9" POST OAK
7809	8" HACKBERRY	7854	13" POST OAK	7901	19" CEDAR ELM
7810	7" POST OAK	7855	7" HACKBERRY	7902	12" CEDAR ELM
7811	8" HACKBERRY	7856	10" HACKBERRY	7904	14" CEDAR ELM
7812	8" POST OAK	7857	14" POST OAK	7905	9" CEDAR ELM
7813	9" CEDAR	7858	9" CEDAR ELM	7906	15" CEDAR
7814	26" OAK	7859	9" HACKBERRY	7907	6" POST OAK
7815	11" OAK	7860	34" OAK	7908	10" POST OAK
7816	21" OAK	7861	9" POST OAK	7909	7" POST OAK
7817	15" OAK	7862	13" POST OAK	7910	9" CEDAR ELM
7818	10" OAK	7863	7" POST OAK	7911	20" CEDAR
7819	13" OAK	7864	11" POST OAK	7912	10" POST OAK
7820	14" OAK	7865	7" POST OAK	7913	13" POST OAK
7821	11" OAK	7866	13" POST OAK	7914	18" POST OAK
7822	7" OAK	7867	10" POST OAK	80403	DEAD TREE
7823	13" OAK	7868	13" POST OAK	80427	DEAD TREE
7824	10" OAK	7869	10" CEDAR ELM		



**LEGEND**

	GAS METER
	CLEANOUT
	ELECTRIC METER
	LIGHT POLE
	UTILITY POLE
	TREE
	IRRIGATION CONTROL VALVE
	CNA COULD NOT ACCESS
	ELEVATION BENCHMARK
	SPIGOT
	DEAD TREE

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	DIRT
	OVERHANG
	OVERHEAD UTILITY LINE
	OFFICIAL PUBLIC RECORDS
	DALLAS COUNTY TEXAS
	PUBLIC RECORDS DALLAS COUNTY TEXAS
	MAP RECORDS DALLAS COUNTY TEXAS
	NUMBER
	TEXAS DEPARTMENT OF TRANSPORTATION

**SURVEYOR'S CERTIFICATE**  
I, Desirée L. Hurst, 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 \_\_\_ day of \_\_\_\_\_, 20\_\_  
  
Desirée L. Hurst  
Registered Professional Land Surveyor No. 6230

Before Me, the undersigned authority, on this day personally appeared Desirée L. Hurst, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_  
  
Notary Public in and for the State of Texas

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.

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, VELIT OF CF HAWN JV LLC, does hereby adopt this plat, designating the herein described property as Lot 1, Block 8793, VELIT 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 roadway 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 pending ordinances, rules, regulations, and resolutions of the City of Dallas.  
WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
(Printed name of authorized signature)

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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_  
  
Notary Public in and for the State of Texas

**OWNER'S CERTIFICATION**  
STATE OF TEXAS §  
COUNTY OF DALLAS §  
BEING a 3.580 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1006, located in the City of Dallas, Dallas County, Texas, being all of a called 3.589 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Velit of CF Hawn JV, LLC recorded in Document Number 20220018571 of the Official Records of Dallas County Texas (OPRDCT), as determined from a survey by Desirée L. Hurst, RPLS 6230 on August 09, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:  
BEGINNING at a found illegible 3 inch aluminum disc having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6937738.0 and Easting 2545604.2 at the Northeast corner of said 3.580 acre tract and in the south right-of-way line of C F Hawn Freeway, a variable width right-of-way;  
THENCE South 00°19'20" East, with the east line of said 3.580 acre tract, a distance of 440.22 feet to a point for corner at the southeast corner of said 3.580 acre tract, from which a found 1/2" iron rod with cap stamped "Witness Point" bears South 87°02'25" west, a distance of 3.05 feet;  
THENCE South 88°06'24" West, with the south line of said 3.580 acre tract, a distance of 295.14 feet to a 28" oak tree for corner at the southwest corner of said 3.580 acre tract;  
THENCE North 00°26'46" East, with the west line of said 3.580 acre tract, a distance of 629.92 feet to a point for corner at the northeast corner of said 3.580 acre tract and in the south right-of-way line of said C F Hawn Freeway, from which a found 5/8" iron rod bears North 02°16'34" East, a distance of 0.37 feet;  
THENCE South 57°58'05" East, with the north line of said 3.580 acre tract and the south right-of-way line of said C F Hawn Freeway, a distance of 339.25 feet to the POINT OF BEGINNING and containing 3.580 acres of land, more or less.

**CERTIFICATE OF APPROVAL**  
I, Tony Shildt, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ and same was duly approved on the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ by said Commission.  
  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
Attest: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
VELIT ADDITION  
LOT 1, BLOCK 8793**

BEING ALL OF A CALLED 3.602 ACRES OF LAND SITUATED IN THE MCKINNEY & WILLIAMS, ABSTRACT 1006 CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-261  
ENGINEERING NO. 3117



**YAZEL PEEBLES & ASSOCIATES LLC**  
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Bedford, TX 76095 info@ypassociates.com  
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**SURVEYOR:**  
YAZEL PEEBLES & ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 817.268.3316

**OWNER:**  
JORDAN LANGSTON  
VELIT CF HAWN JV, LLC  
616 E MAIN ST  
MIDLOTHIAN TX 76065  
PHONE: 214.796.7227

**DEVELOPER:**  
JORDAN LANGSTON  
VELIT CF HAWN JV, LLC  
616 E MAIN ST  
MIDLOTHIAN TX 76065  
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