



### NOTES

1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
2. The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202 based on observations made on August 28, 2024 with an applied combined scale factor of 1.000136506.
3. The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
4. According to Community Panel No. 48113C0505J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of the property is within a special flood hazard area. 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 occur 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.
5. The purpose of this plat is to create one lot and to dedicate necessary easements and right-of-way.
6. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
7. All existing improvements to remain, improvements have been shaded for clarity.

# Kimley»»Horn

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No</u>
1" = 60'	CDP/CRG	JDW	6/13/2025	064446586	1 OF 2

**DEVELOPER**  
JPI REAL ESTATE ACQUISITION, LLC  
9001 CYPRESS WATERS BLVD., SUITE 2A  
DALLAS, TEXAS 75019  
TEL. NO. 972-373-3945  
CONTACT: BRYAN GRANT

**ENGINEER**  
KIMLEY-HORN AND ASSOC. INC.  
225 E. JOHN W. CARPENTER FREEWAY,  
SUITE 1100  
IRVING, TEXAS 75062  
TEL. NO. 214-420-5620  
blaze.bownds@kimley-horn.com

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, VSB Investments, LLC is the owner of a 16.9526 acre (738,456 square foot) tract of land situated in the Jesse Elam Survey, Abstract No. 444, City of Dallas, Dallas County, Texas, and being all of a called 16.9518 acre tract of land described in the Special Warranty Deed to VSB Investments, LLC, recorded in Instrument No. 201400196682, Official Public Records, Dallas County, Texas, and being part of official City of Dallas Block 6264, and being more particularly described as follows:

BEGINNING at a mag nail recovered at the southwest corner of the said called 16.9518 acre tract of land, and being at the southwest corner of a City of Dallas Street Easement (Jim Miller Road) recorded in Volume 70028, Page 130, Deed Records, Dallas County, Texas;

THENCE with the west line of the said called 16.9518 acre tract of land, and with the west line of the said Street Easement the following three (3) calls:

North 0°57'08" West, a distance of 270.00 feet to a 5/8-inch iron rod found for corner;  
South 89°15'08" East, a distance of 25.01 feet to a "+" found in the concrete pavement of Jim Miller Road;  
North 0°57'08" West, a distance of 249.89 feet to a "+" recovered in the concrete pavement of Jim Miller Road, and being on the south right-of-way line of Great Trinity Forest Way (State Highway Loop 12), a variable width right-of-way as described in the Right-of-Way Deed to the State of Texas, recorded in Volume 2916, Page 517, said Deed Records;

THENCE with the north line of the said called 16.9518 acre tract of land the following seven (7) calls:

North 84°58'29" East, along the said south right-of-way line, a distance of 177.72 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;  
In a northeasterly direction, continuing along the said south right-of-way line, and with said curve to the right, having a central angle of 4°11'00", a radius of 5629.60 feet, a chord bearing and distance of North 87°03'59" East, 410.94 feet and an arc distance of 411.03 feet to a "PK" nail found in a concrete monument;  
North 89°09'29" East, continuing along the said south right-of-way line, a distance of 529.60 feet to a 1/2-inch iron rod found at a disturbed concrete monument;  
South 0°50'31" East, departing the said south right-of-way line, a distance of 80.00 feet to a point for corner;  
North 89°09'29" East, a distance of 100.00 feet to a point for corner, from which a 1/2-inch iron rod found bears South 19°51'51" West, a distance of 0.23 feet;  
North 0°50'31" West, a distance of 80.00 feet to a 5/8-inch iron rod found for corner, being on the said south right-of-way line;  
North 89°09'29" East, along the said south right-of-way line, a distance of 537.67 feet to a 5/8-inch iron rod found at the northeast corner of the said called 16.9518 acre tract of land, and being on the northwest line of Lot 2, Block M/6264, Sphinx At Murdeaux, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 2003211, Page 611, Map Records, Dallas County, Texas, from which a concrete monument found bears North 89°09'29" East, a distance of 5.69 feet;

THENCE with the southeasterly line of the said called 16.9518 acre tract of land the following three (3) calls:

South 42°54'06" West, a distance of 346.66 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner;  
South 89°06'22" West, a distance of 272.88 feet to a 1/2-inch iron rod found for corner;  
South 36°31'05" West, a distance of 377.40 feet to a 1/2-inch iron rod found for the southeast corner of the said called 16.9518 acre tract of land;

THENCE South 89°40'20" West, with the south line of the said called 16.9518 acre tract of land, a distance of 253.57 feet to a 1/2-inch iron rod with cap (disturbed) found at the northeast corner of Block M/6264, Woodland City Addition, an addition the City of Dallas, Dallas County, Texas, recorded in Volume 70046, Page 1, said Map Records;

THENCE South 89°14'52" West, continuing with the said south line, and along the north line of said Block M/6264, at a distance of 734.04 feet passing a 1/2-inch iron rod found at the northwest corner of said Block M/6264, and continuing in all a total distance of 784.03 feet to the POINT OF BEGINNING and containing 16.9526 acres or 738,456 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, VSB Investments, LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as Lot 1, Block 1, Great Trinity Forest 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

VSB Investments, LLC

By: \_\_\_\_\_  
Owner  
Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the 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 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Joshua D. Wargo, 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 13th day of June, 2025.

\_\_\_\_\_  
Joshua D. Wargo  
Registered Professional Land Surveyor No. 6391  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
Ph. 817-335-6511  
josh.wargo@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joshua D. Wargo 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 13th day of June, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shadid, 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 the 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  
GREAT TRINITY FOREST ADDITION  
LOT 1, BLOCK 1  
JESSE ELAM SURVEY, ABSTRACT No. 444  
PART OF CITY OF DALLAS BLOCK 6264  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE No. \_\_\_\_\_  
ENGINEERING No. \_\_\_\_\_

Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP/CRG	JDW	6/13/2025	064446586	2 OF 2

SURVEYOR  
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