

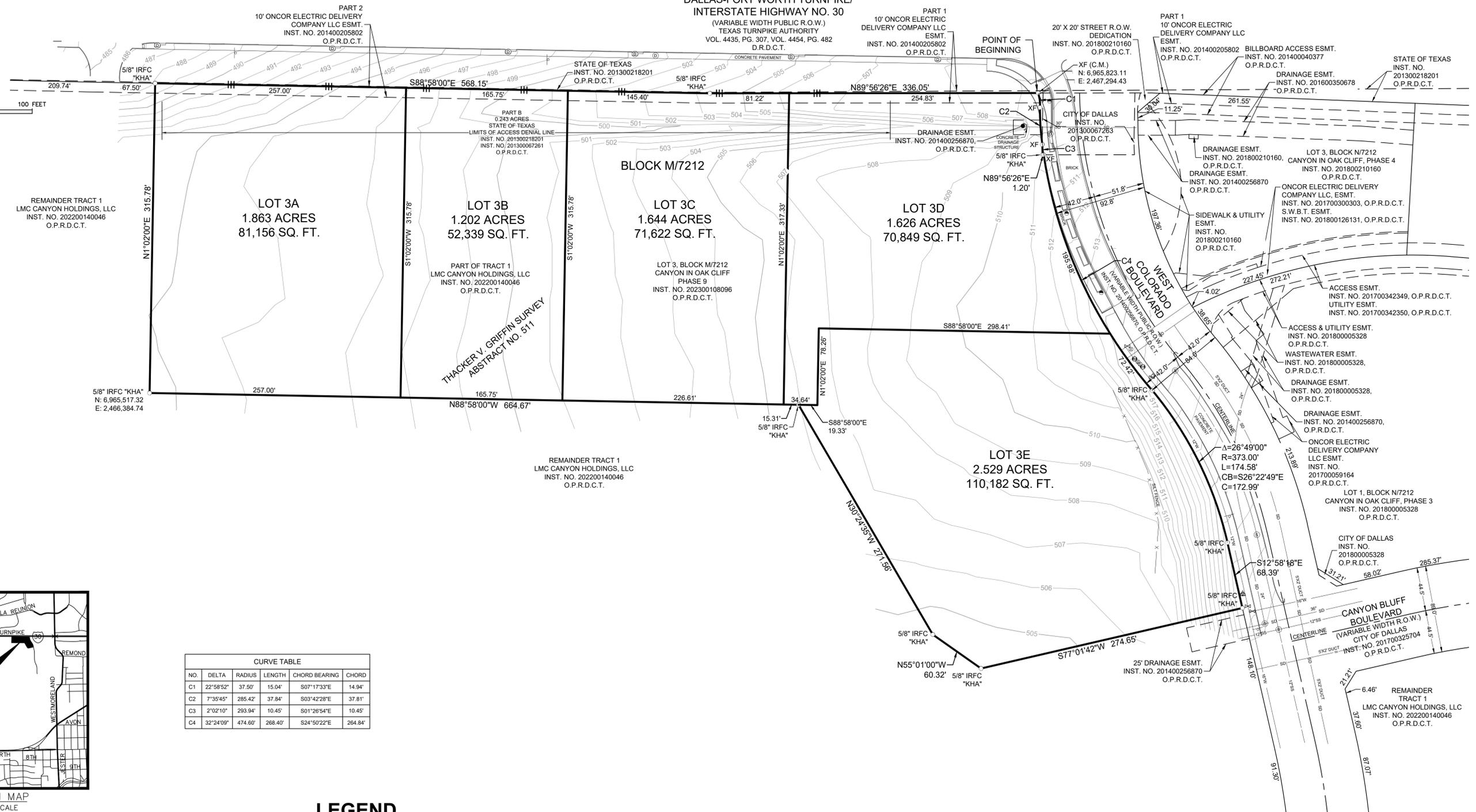
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°58'52"	37.50'	15.04'	S07°17'33"E	14.94'
C2	7°35'45"	285.42'	37.84'	S03°42'28"E	37.81'
C3	2°02'10"	293.94'	10.45'	S01°26'54"E	10.45'
C4	32°24'09"	474.60'	268.40'	S24°50'22"E	264.84'

LEGEND

- ⊙ GAS TEST STATION
- ⊕ GAS SIGN
- LIGHT STANDARD
- ⊙ SIGN
- ⊕ IRRIGATION VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊕ WATER VALVE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- XF "X" CUT IN CONCRETE FOUND
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- S.W.B.T. SOUTHWESTERN BELL TELEPHONE COMPANY
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 5 LOTS FROM 1 PLATTED LOT.
 5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0320J, REVISED DATE AUGUST 23, 2001.
- "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

DALLAS-FORT WORTH TURNPIKE/
INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH PUBLIC R.O.W.)
TEXAS TURNPIKE AUTHORITY
VOL. 4435, PG. 307, VOL. 4454, PG. 482
D.R.D.C.T.



PRELIMINARY REPLAT
CANYON IN OAK CLIFF
PHASE 9
LOTS 3A - 3E, BLOCK M/7212
8.865 ACRES
BEING A REPLAT OF LOT 3, BLOCK M/7212
CANYON IN OAK CLIFF PHASE 9
OUT OF THE
THACKER V. GRIFFIN SURVEY, ABSTRACT NO. 511
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-017

OWNER
LMC CANYON HOLDINGS, LLC
CONTACT: JEREMY CYR
500 N. AKARD STREET, SUITE 3400
DALLAS, TEXAS 75201
PH. (469) 587-5539
EMAIL: JEREMY.CYR@LIVELMC.COM

VOTEX SURVEYING COMPANY - TPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-037 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS LMC Canyon Holdings, LLC, is the owner of a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 511, City of Dallas, Dallas County, Texas, and being all of Lot 3, Block M/7212, Canyon in Oak Cliff, Phase 9, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 202300108096, Official Public Records, Dallas County, Texas; same being a portion of that tract of land conveyed as Tract 1 to LMC Canyon Holdings, LLC by Special Warranty Deed recorded in Instrument No. 202200140046, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of Interstate Highway No. 30 (Dallas-Fort Worth Turnpike, a variable width right-of-way; Volume 4435, Page 307 and Volume 4454, Page 482, Deed Records, Dallas County, Texas and Instrument No. 201300218201, Official Public Records, Dallas County, Texas); same being the northeast corner of said Lot 3 and the beginning of a non-tangent curve to the right;

THENCE with said west right-of-way line of West Colorado Boulevard and the east line of said Lot 3, the following courses and distances:

In a southeasterly direction with said curve to the right, having a central angle of 22°58'52", a radius of 37.50 feet, a chord that bears S 07°17'33" E, a distance of 14.94 feet and an arc distance of 15.04 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 07°35'45", a radius of 285.42 feet, a chord that bears S 03°42'28" E, a distance of 37.81 feet and an arc distance of 37.84 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 02°02'10", a radius of 293.94 feet, a chord that bears S 01°26'54" E, a distance of 10.45 feet and an arc distance of 10.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 89°56'26" E, a distance of 1.20 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 32°24'09", a radius of 474.60 feet, a chord that bears S 24°50'22" E, a distance of 264.84 feet and an arc distance of 268.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right;

In a southeasterly direction with said curve to the right, having a central angle of 26°49'00", a radius of 373.00 feet, a chord that bears S 26° 22' 49" E, a distance of 172.99 feet and an arc distance of 174.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

S 12°58'18" E, a distance of 68.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 3;

THENCE departing said west right-of-way line of West Colorado Boulevard, with south line of said Lot 3, the following courses and distances:

S 77°01'42" W, a distance of 274.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 55°01'00" W, a distance of 60.32 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 30°24'35" W, a distance of 271.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 88°58'00" W, a distance of 664.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 01°02'00" E, a distance of 315.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in said south right-of-way line of Interstate Highway No. 30 at the northwest corner of said Lot 3;

THENCE with said south right-of-way line of Interstate Highway No. 30 and the north line of said Lot 3, the following courses and distances:

S 88°58'00" E, a distance of 568.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 89°56'26" E, a distance of 336.05 feet to the POINT OF BEGINNING and containing 386,149 square feet or 8.865 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LMC Canyon Holdings, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as CANYON IN OAK CLIFF PHASE 9, 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, Texas.

WITNESS my hand this the ____ day of _____, 2023.

By: LMC CANYON HOLDINGS, LLC,
a Delaware limited liability company

By: Quarterra MF Holdings, LLC,
a Delaware limited liability company
its Sole Member

By: Quarterra Multifamily Communities, LLC,
a Delaware limited liability company
its Sole Member

Jeremy Cyr, Sr. Vice President of Development - Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jeremy Cyr, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 _____, 2023.

PRELIMINARY

RELEASED 11/8/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2023.

Notary Public, State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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 REPLAT
CANYON IN OAK CLIFF
PHASE 9**

**LOTS 3A - 3E, BLOCK M/7212
8.865 ACRES**

**BEING A REPLAT OF LOT 3, BLOCK M/7217
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OUT OF THE**

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