

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. 1277, City of Dallas, Dallas County, Texas, and being a portion of a called 108.835 acre tract of land described as Tract III, University Hills Parcel D, in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch capped iron rod stamped "BOE" found at the northeast corner of said Parcel D, in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way);

THENCE North 89°59'51" West, with the northerly line of said Parcel D and the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way), a distance of 166.26 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set)

THENCE over and across said Parcel E, the following courses:

- 1. South 45° 00' 09" West, a distance of 14.14 feet to a capped iron rod set;
- 2. South 00° 00' 09" West, a distance of 346.34 feet to a capped iron rod set at the beginning of a non-tangential curve to the left;
- 3. With said curve to the left, having a radius of 317.59 feet, a central angle of 32° 06' 07", an arc length of 177.94 feet, a chord that bears South 16° 03' 47" East, a distance of 175.62 feet to a capped iron rod set at the end of said curve;
- 4. South 76° 11' 14" East, a distance of 4.24 feet to a capped iron rod set;
- 5. North 58° 47' 44" East, a distance of 7.02 feet to a capped iron rod set;
- 6. South 31° 07' 34" East, a distance of 56.00 feet to a capped iron rod set;
- 7. South 58° 47' 44" West, a distance of 6.98 feet to a capped iron rod set;
- 8. South 13° 48' 46" West, a distance of 4.24 feet to a capped iron rod set;
- 9. South 31° 10' 13" East, a distance of 6.98 feet to a capped iron rod set;
- 10. South 58° 49' 27" West, a distance of 56.00 feet to a capped iron rod set;
- 11. North 31° 10' 13" West, a distance of 7.02 feet to a capped iron rod set;
- 12. North 76° 11' 14" West, a distance of 4.24 feet to a capped iron rod set;
- 13. South 58° 47' 44" West, a distance of 404.13 feet to a capped iron rod set;
- 14. South 13° 48' 52" West, a distance of 14.15 feet to a capped iron rod set;
- 15. South 31° 10' 00" East, a distance of 340.00 feet to a capped iron rod set;
- 16. South 76° 11' 08" East, a distance of 14.14 feet to a capped iron rod set;
- 17. North 58° 47' 44" East, a distance of 8.11 feet to a capped iron rod set;
- 18. South 33° 32' 05" East, a distance of 56.05 feet to a capped iron rod set;
- 19. South 58° 47' 44" West, a distance of 10.91 feet to a capped iron rod set;
- 20. South 12° 35' 55" West, a distance of 13.84 feet to a capped iron rod set at the beginning of a non-tangential curve to the left;
- 21. With said curve to the left, having a radius of 790.00 feet, a central angle of 21° 00' 38", an arc length of 289.70 feet, a chord that bears South 44° 27' 58" East, a distance of 288.08 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
- 22. With said curve to the right, having a radius of 870.00 feet, a central angle of 38° 32' 47", an arc length of 554.93 feet, a chord that bears South 36° 41' 54" East, a distance of 545.57 feet to a capped iron rod set at the end of said curve;
- 23. South 18° 25' 30" East, a distance of 159.75 feet to a capped iron rod set;
- 24. South 63° 23' 20" East, a distance of 14.15 feet to a capped iron rod set in the southerly line of said Parcel D and in the northerly right-of-way line of Lyndon B. Johnson Freeway / State Highway I-20 (Variable width right-of-way);

THENCE South 71° 38' 49" West, with the southerly line of said Parcel D and the northerly right-of-way line of Lyndon B. Johnson Freeway / State Highway I-20 (Variable width right-of-way) a distance of 100.00 feet to a capped iron rod set;

THENCE over and across said Parcel E, the following courses:

- 1. North 26° 36' 40" East, a distance of 14.13 feet to a capped iron rod set;
- 2. North 18° 25' 30" West, a distance of 159.65 feet to a capped iron rod set at the beginning of a curve to the left;
- 3. With said curve to the left, having a radius of 790.00 feet, a central angle of 36° 32' 47", an arc length of 503.90 feet, a chord that bears North 36° 41' 54" West, a distance of 495.40 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
- 4. With said curve to the right, having a radius of 870.00 feet, a central angle of 21° 15' 51", an arc length of 322.88 feet, a chord that bears North 44° 27' 58" West, a distance of 321.03 feet to a capped iron rod set at the end of said curve;
- 5. North 77° 17' 29" West, a distance of 14.41 feet to a capped iron rod set;
- 6. South 58° 47' 44" West, a distance of 8.30 feet to a capped iron rod set;
- 7. North 33° 12' 57" West, a distance of 56.03 feet to a capped iron rod set;
- 8. North 58° 47' 44" East, a distance of 9.84 feet to a capped iron rod set;
- 9. North 13° 48' 52" East, a distance of 14.15 feet to a capped iron rod set;
- 10. North 31° 10' 00" West, a distance of 340.00 feet to a capped iron rod set;
- 11. North 76° 11' 08" West, a distance of 14.14 feet to a capped iron rod set;
- 12. South 58° 47' 44" West, a distance of 399.76 feet to a capped iron rod set;
- 13. South 13° 47' 44" West, a distance of 4.24 feet to a capped iron rod set;
- 14. South 31° 12' 16" East, a distance of 7.00 feet to a capped iron rod set;
- 15. South 58° 47' 44" West, a distance of 60.00 feet to a capped iron rod set;
- 16. North 31° 12' 16" West, a distance of 7.00 feet to a capped iron rod set;
- 17. North 76° 12' 16" West, a distance of 4.24 feet to a capped iron rod set;
- 18. South 58° 47' 44" West, a distance of 7.00 feet to a capped iron rod set;
- 19. North 31° 12' 16" West, a distance of 66.00 feet to a capped iron rod set;
- 20. North 58° 47' 44" East, a distance of 7.00 feet to a capped iron rod set;
- 21. North 13° 47' 44" East, a distance of 4.24 feet to a capped iron rod set;
- 22. North 31° 12' 16" West, a distance of 12.37 feet to a capped iron rod set at the beginning of a curve to the right;
- 23. With said curve to the right, having a radius of 373.00 feet, a central angle of 18° 38' 34", an arc length of 121.37 feet, a chord that bears North 21° 52' 59" West, a distance of 120.83 feet to a capped iron rod set at the end of said curve;
- 24. North 12° 33' 42" West, a distance of 215.21 feet to a capped iron rod set at the beginning of a curve to the left;
- 25. With said curve to the left, having a radius of 317.00 feet, a central angle of 18° 38' 34", an arc length of 103.15 feet, a chord that bears North 21° 52' 59" West, a distance of 102.69 feet to a capped iron rod set at the end of said curve;
- 26. North 31° 12' 16" West, a distance of 413.14 feet to a capped iron rod set;
- 27. North 76° 12' 16" West, a distance of 14.14 feet to a capped iron rod set in the northerly line of said Parcel D and in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way);

THENCE with the northerly line of said Parcel D and in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way), the following courses:

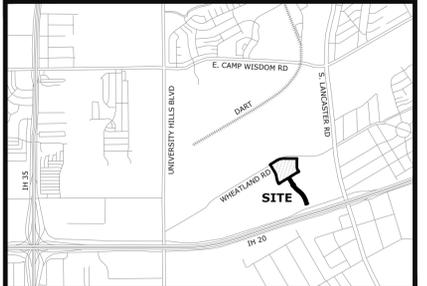
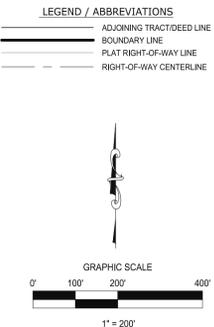
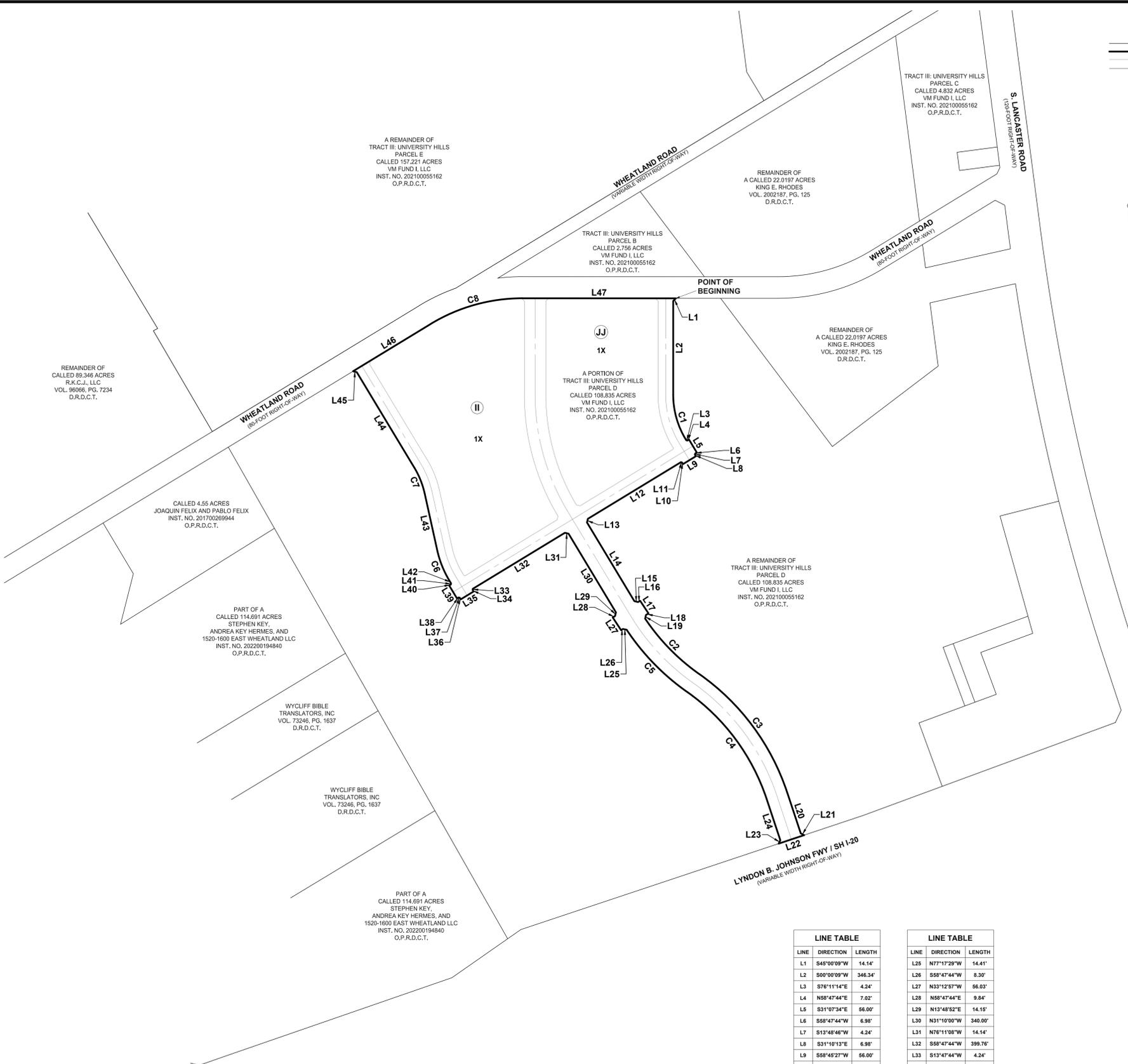
- 1. North 58° 47' 44" East, a distance of 336.42 feet to a capped iron rod set at the beginning of a curve to the right;
- 2. With said curve to the right, having a radius of 660.00 feet, a central angle of 31° 12' 26", an arc length of 359.48 feet, a chord that bears North 74° 23' 56" East, a distance of 355.05 feet to a capped iron rod set at the end of said curve;
- 3. South 89° 59' 51" East, a distance of 570.09 feet to the POINT OF BEGINNING and enclosing 22,956 acres (999,978 square feet) of land, more or less.

GENERAL NOTES

- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Cipus solutions.
- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
- 5. See Sheet 7 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X", in the City of Dallas, Dallas County, Texas according to FEMA map number 48132C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



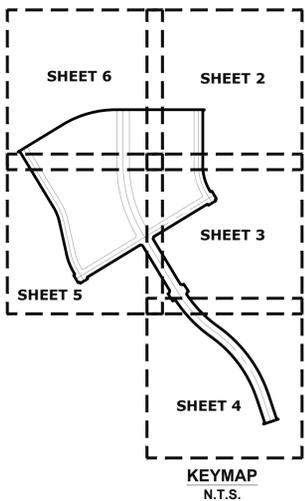
FOR SPRG Use only
Reviewed by: _____
Date: _____
SPRG No. _____

LOT AREA TABLE - BLOCK II

Lot	Acres	Square Feet
1X	9.032	393414

LOT AREA TABLE - BLOCK JJ

Lot	Acres	Square Feet
1X	6.522	284096



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	177.94'	317.59'	32°06'07"	S16°03'47"E	175.62'
C2	289.70'	790.00'	21°00'38"	S44°27'58"E	288.08'
C3	654.93'	870.00'	36°32'47"	S36°41'54"E	545.57'
C4	503.90'	790.00'	36°32'47"	N36°41'54"W	495.40'
C5	322.88'	870.00'	21°15'51"	N44°20'22"W	321.03'
C6	121.37'	373.00'	18°38'34"	N21°52'59"W	120.83'
C7	103.15'	317.00'	18°38'34"	N21°52'59"W	102.69'
C8	359.48'	660.00'	31°12'26"	N74°23'56"E	355.05'

LINE	DIRECTION	LENGTH
L1	S45°00'09"W	14.14'
L2	S00°00'09"W	346.34'
L3	S76°11'14"E	4.24'
L4	N58°47'44"E	7.02'
L5	S31°07'34"E	56.00'
L6	S58°47'44"W	6.98'
L7	S13°48'46"W	4.24'
L8	S31°10'13"E	6.98'
L9	S58°45'27"W	56.00'
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L12	S58°47'44"W	404.13'
L13	S13°48'52"W	14.15'
L14	S31°10'00"W	340.00'
L15	S76°11'08"E	14.14'
L16	N58°47'44"E	9.11'
L17	S33°32'05"E	56.05'
L18	S58°47'44"W	10.91'
L19	S12°35'55"W	13.84'
L20	S18°25'30"E	159.75'
L21	S63°23'20"E	14.15'
L22	S71°38'49"W	100.00'
L23	N26°36'40"E	14.13'
L24	N18°25'30"W	159.65'

LINE	DIRECTION	LENGTH
L25	N77°17'29"W	14.41'
L26	S58°47'44"W	8.30'
L27	N33°12'57"W	56.03'
L28	N58°47'44"E	9.84'
L29	N13°48'52"E	14.15'
L30	N31°10'00"W	340.00'
L31	N76°11'08"W	14.14'
L32	S58°47'44"W	399.76'
L33	S13°47'44"W	4.24'
L34	S31°12'16"E	7.00'
L35	S58°47'44"W	56.00'
L36	N31°12'16"W	7.00'
L37	N76°12'16"W	4.24'
L38	S58°47'44"W	7.00'
L39	N31°12'16"W	56.00'
L40	N58°47'44"E	7.00'
L41	N13°47'44"E	4.24'
L42	N31°12'16"W	12.37'
L43	N12°33'42"W	215.21'
L44	N31°12'16"W	413.14'
L45	N76°12'16"W	14.14'
L46	N58°47'44"E	336.42'
L47	S89°59'51"E	570.09'

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

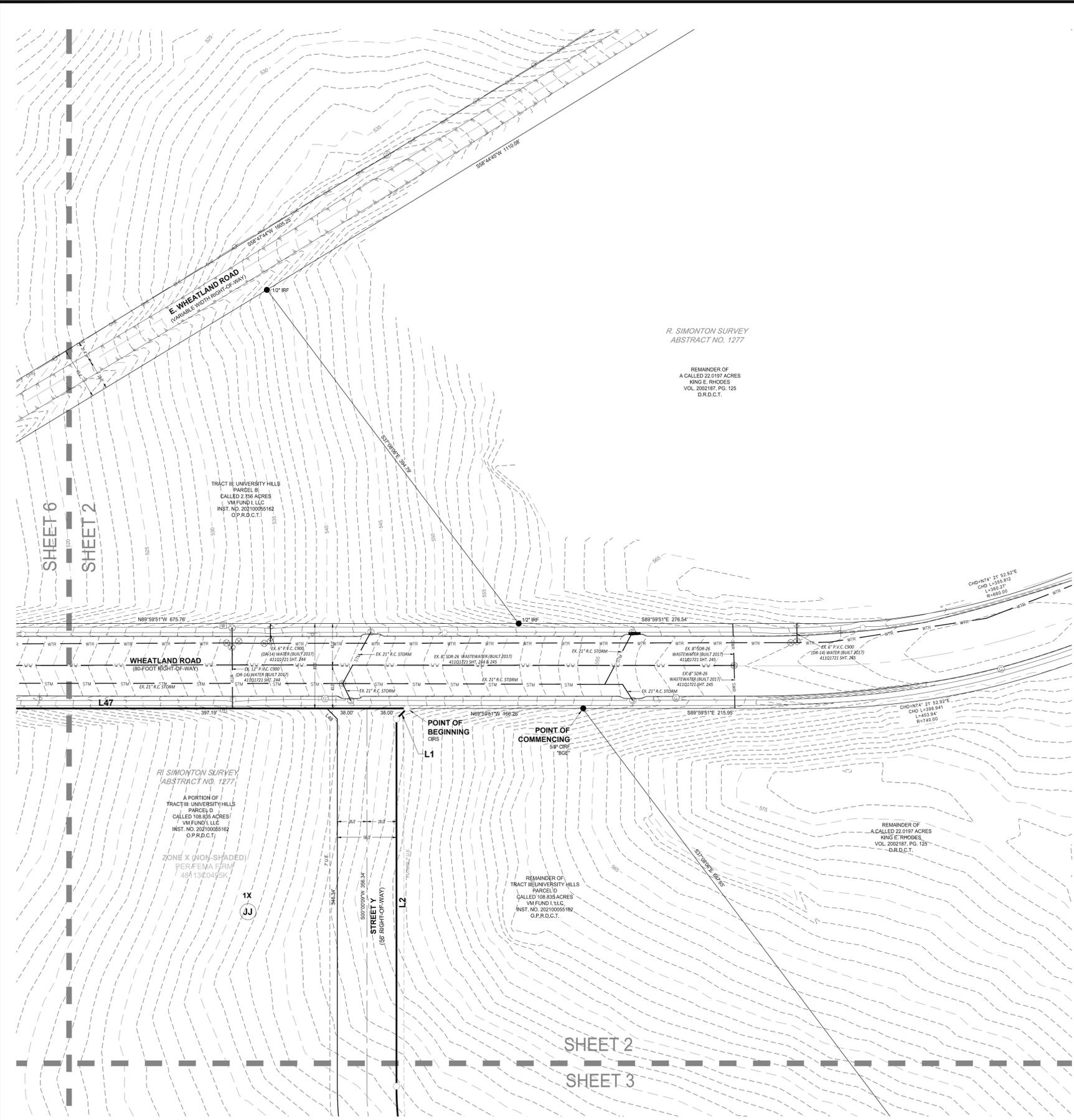
ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Pfitzer
Phone: (214) 601-4938
E-mail: dplfz@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, TX 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ctls-landsurveying.com

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ
BEING 22,956 ACRES IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. **22-34-100**
CITY ENGINEERING PLAN NO. _____

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TPE # F-20821



(FOR SPRG use only)
 Reviewed by: _____
 Date: _____
 SPRG No. _____

LEGEND / ABBREVIATIONS

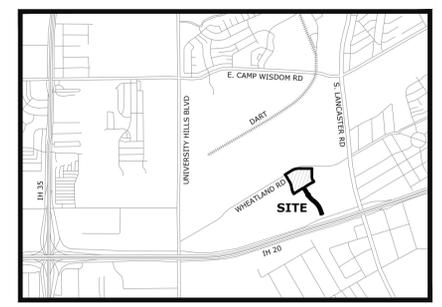
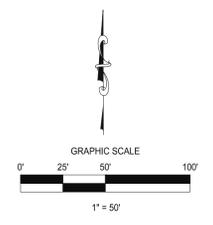
ADJOINER LINE	WATER VALVE
BOUNDARY LINE	WATER METER
EASEMENT LINE	FIRE HYDRANT
ASPHALT	IRRIGATION CONTROL VALVE
OHE OVERHEAD ELEC LINE	LIGHTPOLE
WTR WATER PIPELINE	SDM
STM STORM WATER PIPELINE	VAULT
SWR SEWER WATER PIPELINE	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MONUMENT FOUND	DEED RECORDS, DALLAS COUNTY, TEXAS
CAPPED IRON ROD SET	D.R.D.C.T.
IRON PIPE FOUND	IRF
CONCRETE MONUMENT FOUND	IRPF
GUY WIRE	CRF
POWER POLE	CRS
UNDERGROUND GAS MARKER	U.E.
GAS RISER	CM
STORM MANHOLE	POB
SANITARY MANHOLE	

LOT AREA TABLE - BLOCK II

Lot	Acres	Square Feet
1X	9.032	393414

LOT AREA TABLE - BLOCK JJ

Lot	Acres	Square Feet
1X	6.522	284096



GENERAL NOTES

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- See Sheet 8 for Plat Notes.

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LINE TABLE

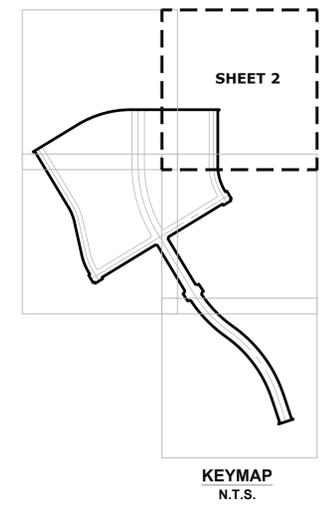
LINE	DIRECTION	LENGTH
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LINE TABLE

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L41	N13°47'44"E	4.24'
L42	N31°12'16"W	12.37'
L43	N12°33'42"W	215.21'
L44	N31°12'16"W	413.14'
L45	N76°12'16"W	14.14'
L46	N58°47'44"E	336.42'
L47	S89°59'51"E	570.09'
L48	N44°59'51"W	14.14'
L49	N13°48'46"E	4.24'
L50	S76°19'40"E	14.17'
L51	S45°00'05"W	14.14'
L52	S48°01'10"E	14.14'
L53	S13°41'01"W	14.11'
L54	N76°12'16"W	4.24'
L55	N13°47'44"E	14.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	177.94'	317.59'	32°06'07"	S16°03'47"E	175.62'
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C5	322.88'	870.00'	21°15'51"	N44°20'22"W	321.03'
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C9	187.70'	345.00'	31°10'22"	S19°39'02"E	185.40'
C10	112.26'	345.00'	18°38'34"	N21°52'59"W	111.76'
C11	112.26'	345.00'	18°38'34"	N21°52'59"W	111.76'
C12	451.49'	830.00'	31°10'02"	S19°34'59"E	445.95'
C13	344.29'	830.00'	23°46'01"	S43°05'17"E	341.83'
C14	529.42'	830.00'	36°32'47"	S36°41'54"E	520.49'



OWNER
 VM Fund I, LLC
 1800 Valley View Lane, Ste 316
 Farmers Branch, TX, 75234

ENGINEER
 KFM Engineering
 3501 Olympus Boulevard, Ste 100
 Dallas, TX 75019
 Contact: David Pletcher
 Phone: (214) 601-4936
 E-mail: dpletcher@kfm-llc.com

SURVEYOR
 Chisholm Trail Land Surveying
 1700 Thornhale Ct
 Corinth, TX 76210
 Contact: Jose Garcia
 Phone: (214) 531-8294
 E-mail: Jose@ct-landsurveying.com

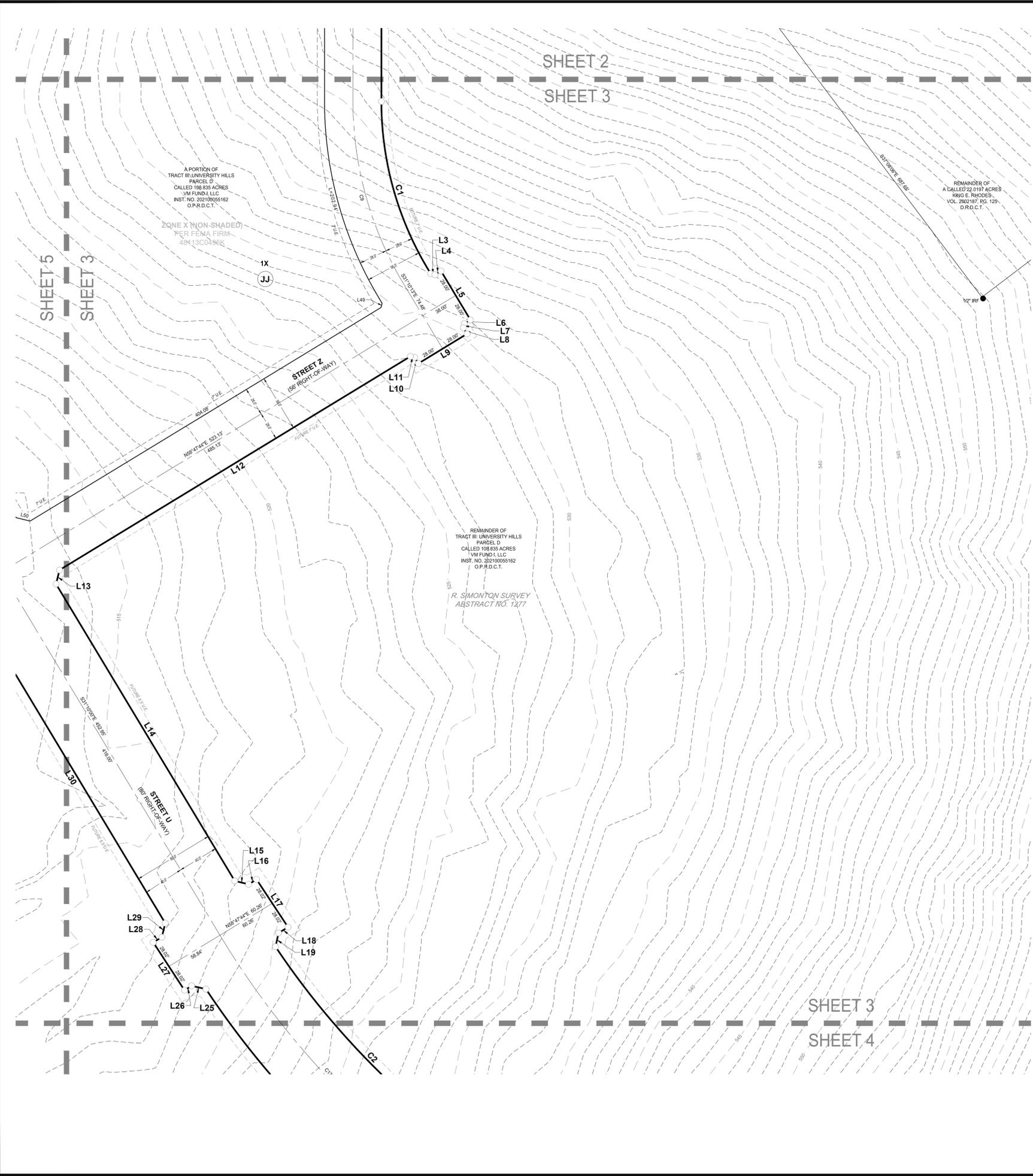
PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
 LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ
 BEING 22.956 ACRES IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. **22-34-100**
 CITY ENGINEERING PLAN NO. _____



CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
 MICHAEL R. KERSTEN, RPLS 6677
 INFO@CTLS-LLC.COM
 940.367.7188





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 Reviewed by: _____
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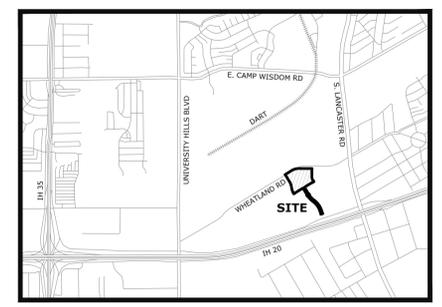
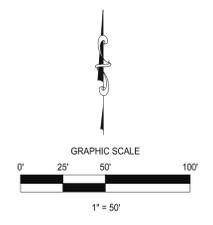
ADJOINER LINE	WATER VALVE
BOUNDARY LINE	WATER METER
EASEMENT LINE	FIRE HYDRANT
ASPHALT	IRRIGATION CONTROL VALVE
OVERHEAD ELEC LINE	LIGHT POLE
WATER PIPELINE	SEW
STORM WATER PIPELINE	VAULT
MONUMENT FOUND	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CAPPED IRON ROD SET	DEED RECORDS, DALLAS COUNTY, TEXAS
IRON PIPE FOUND	IRF
CONCRETE MONUMENT FOUND	IRPF
GUY WIRE	CRF
POWER POLE	CRS
UTILITY EASEMENT	U.E.
CONTROLLING MONUMENT	CM
POINT OF BEGINNING	POB
UNDERGROUND GAS MARKER	
GAS RISER	
STORM MANHOLE	
SANITARY MANHOLE	

LOT AREA TABLE - BLOCK II

Lot	Acres	Square Feet
1X	9.032	393414

LOT AREA TABLE - BLOCK JJ

Lot	Acres	Square Feet
1X	6.522	284096



GENERAL NOTES

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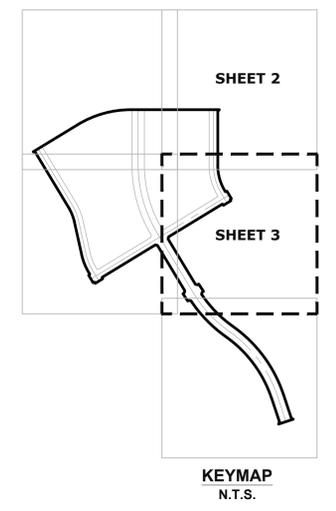
LINE	DIRECTION	LENGTH
L1	S45°00'09"W	14.14'
L2	S00°00'09"W	346.34'
L3	S76°11'14"E	4.24'
L4	N58°47'44"E	7.02'
L5	S31°07'34"E	56.00'
L6	S58°47'44"W	6.98'
L7	S13°48'46"W	4.24'
L8	S31°10'13"E	6.98'
L9	S58°45'27"W	56.00'
L10	N31°10'13"W	7.02'
L11	N76°11'14"W	4.24'
L12	S58°47'44"W	404.13'
L13	S13°48'52"W	14.15'
L14	S31°10'00"E	340.00'
L15	S76°11'08"E	14.14'
L16	N58°47'44"E	9.11'
L17	S33°32'05"E	56.05'
L18	S58°47'44"W	10.91'
L19	S12°35'55"W	13.84'
L20	S18°25'30"E	159.75'
L21	S63°23'20"E	14.15'
L22	S71°35'49"W	100.00'
L23	N26°36'40"E	14.13'
L24	N18°25'30"W	159.65'
L25	N77°17'29"W	14.41'
L26	S58°47'44"W	8.30'
L27	N33°12'57"W	56.03'
L28	N58°47'44"E	9.84'

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L44	N31°12'16"W	413.14'
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L46	N58°47'44"E	336.42'
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L52	S49°01'10"E	14.14'
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L55	N13°47'44"E	14.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	177.94'	317.59'	32°06'07"	S16°03'47"E	175.62'
C2	289.70'	790.00'	21°00'38"	S44°27'58"E	289.08'
C3	554.93'	870.00'	36°32'47"	S36°41'54"E	545.57'
C4	503.90'	790.00'	36°32'47"	N36°41'54"W	495.40'
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C8	359.48'	660.00'	31°12'28"	N74°23'56"E	355.05'
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C11	112.26'	345.00'	18°38'34"	N21°52'59"W	111.76'
C12	451.49'	830.00'	31°10'02"	S19°34'59"E	445.95'
C13	344.29'	830.00'	23°46'01"	S43°05'17"E	341.83'
C14	529.42'	830.00'	36°32'47"	S36°41'54"E	520.49'



OWNER
 VM Fund I, LLC
 1800 Valley View Lane, Ste 316
 Farmers Branch, TX, 75234

ENGINEER
 KFM Engineering
 3501 Olympus Boulevard, Ste 100
 Dallas, TX 75019
 Contact: David Pletcher
 Phone: (214) 601-4938
 E-mail: dpletcher@kfm-llc.com

SURVEYOR
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 Corinth, TX 76210
 Contact: Jose Garcia
 Phone: (214) 531-8294
 E-mail: Jose@cl-landsurveying.com

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
 LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ,
 BEING 22.956 ACRES IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. **22-34-100**
 CITY ENGINEERING PLAN NO. _____



**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
 MICHAEL R. KERSTEN, RPLS 6677
 INFO@CTLS-LLC.COM
 940.367.7188



3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBE # F-20821



SHEET 3
SHEET 4

(FOR SPRG use only)
Reviewed by: _____
Date: _____
SPRG No. _____

LEGEND / ABBREVIATIONS

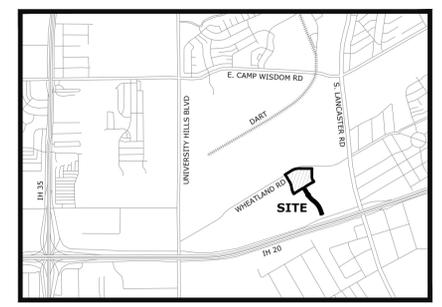
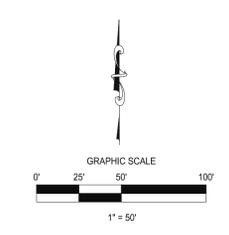
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ASPHALT	IRRIGATION CONTROL VALVE
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STORM WATER PIPELINE	IRF
MONUMENT FOUND	IRPF
CAPPED IRON ROD SET	CRF
IRON PIPE FOUND	CRS
CONCRETE MONUMENT FOUND	U.E.
GUY WIRE	CONTROLLING MONUMENT
POWER POLE	POINT OF BEGINNING
UNDERGROUND GAS MARKER	
GAS RISER	
STORM MANHOLE	
SANITARY MANHOLE	

LOT AREA TABLE - BLOCK II

Lot	Acres	Square Feet
1X	9.032	393414

LOT AREA TABLE - BLOCK JJ

Lot	Acres	Square Feet
1X	6.522	284096



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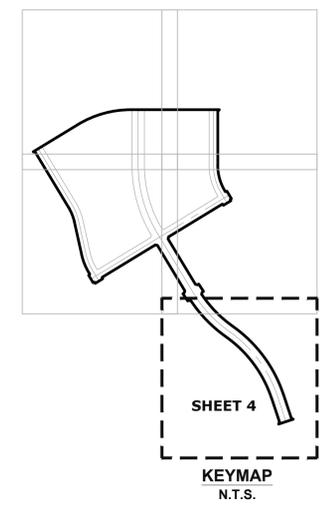
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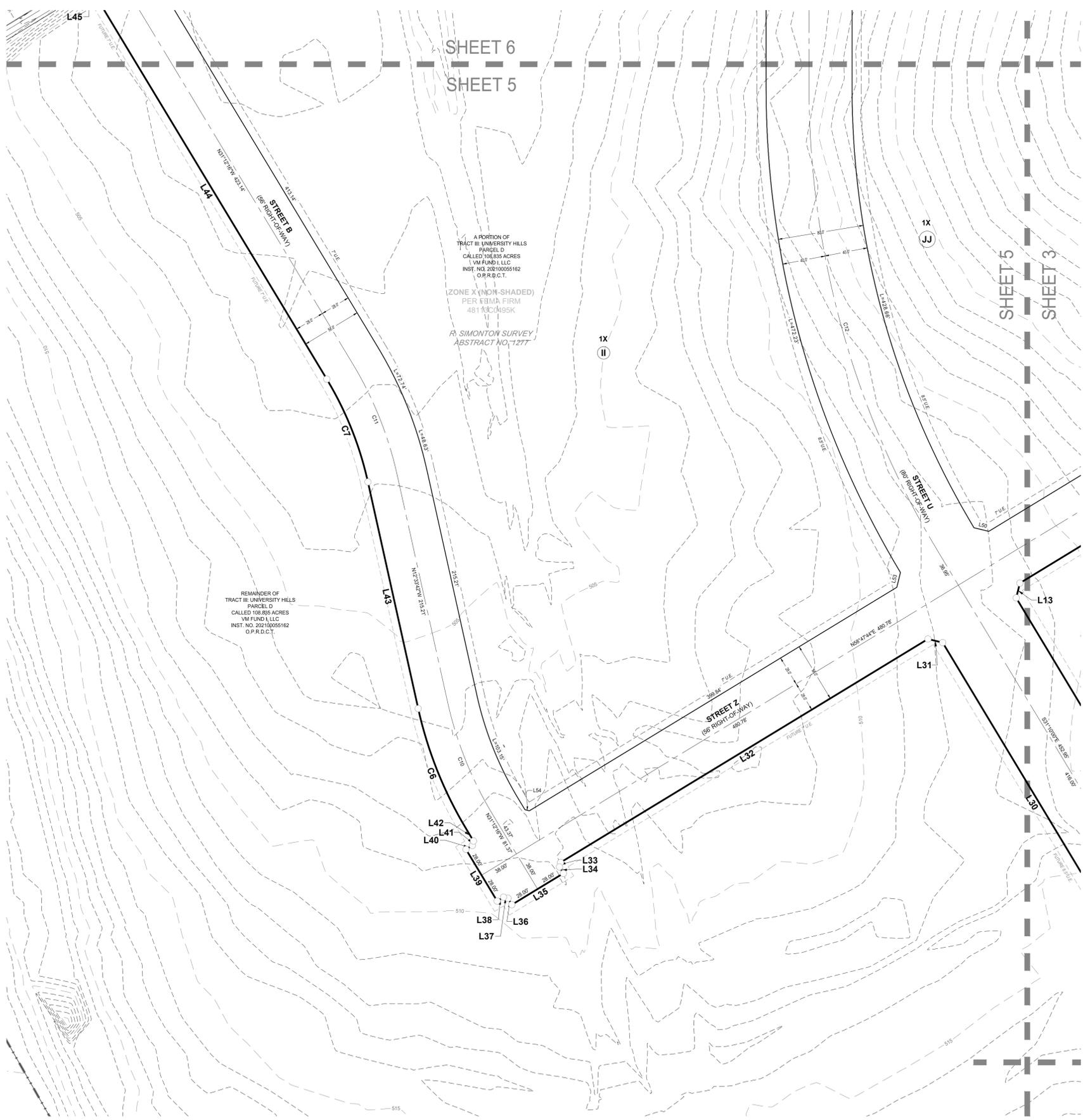
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CITY FILE PLAN NO. **S234-100**
CITY ENGINEERING PLAN NO. _____

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LAND SURVEYING**

TX FIRM #10194767
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INFO@CTL-S-LLC.COM
940.367.7188

**KFM
ENGINEERING & DESIGN**

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SHEET 6
SHEET 5

SHEET 5
SHEET 3

REMAINDER OF TRACT III UNIVERSITY HILLS PARCEL D CALLED 108.885 ACRES VM FUND I, LLC INST. NO. 20210055162 O.P.R.D.C.T.

A PORTION OF TRACT III UNIVERSITY HILLS PARCEL C CALLED 108.885 ACRES VM FUND I, LLC INST. NO. 20210055162 O.P.R.D.C.T.
ZONE X (NON-SHADED) PER KBMA FIRM 481 KCC0495K
R. SIMONTON SURVEY ABSTRACT NO. 1277

(FOR SPRG use only)
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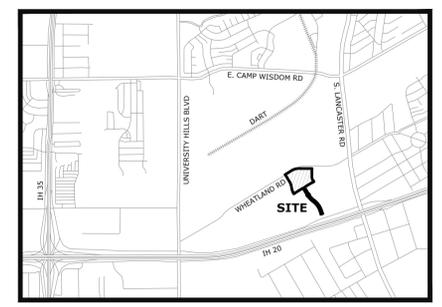
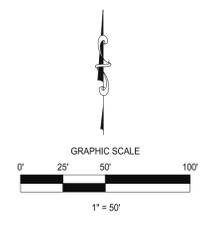
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VICINITY MAP (NOT TO SCALE)

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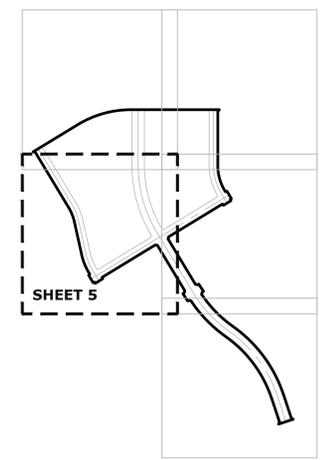
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KEYMAP N.T.S.

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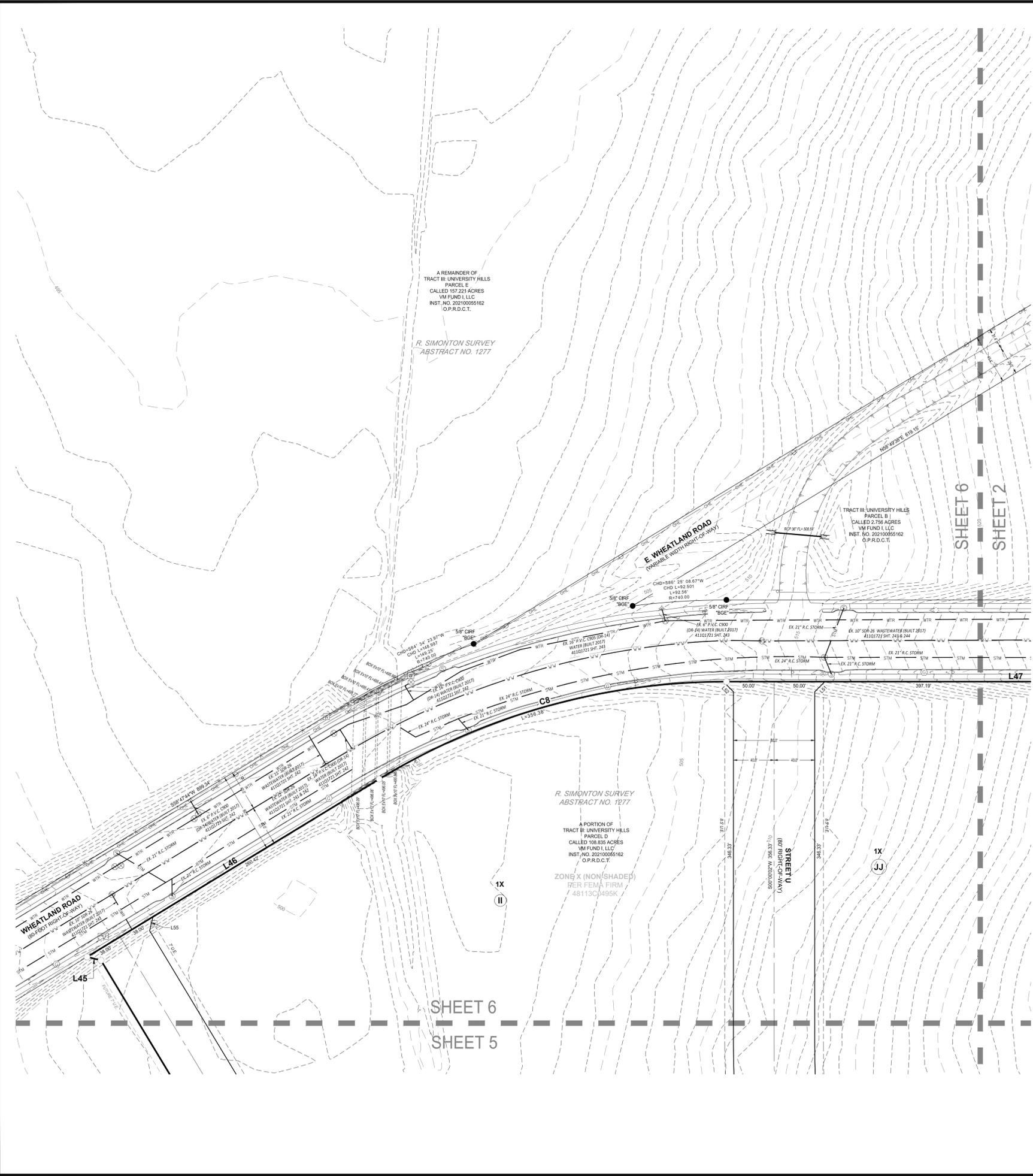
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**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188



(FOR SPRG use only)
 Reviewed by: _____
 Date: _____
 SPRG No. _____

LEGEND / ABBREVIATIONS

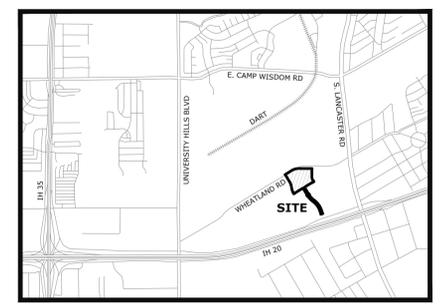
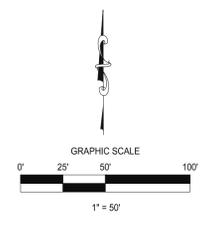
ADJOINER LINE	WATER VALVE
BOUNDARY LINE	WATER METER
EASEMENT LINE	FIRE HYDRANT
ASPHALT	IRRIGATION CONTROL VALVE
OHE OVERHEAD ELEC LINE	LIGHTPOLE
WTR WATER PIPELINE	SDM
STM STORM WATER PIPELINE	VAULT
SWR SEWER WATER PIPELINE	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MONUMENT FOUND	DEED RECORDS, DALLAS COUNTY, TEXAS
CAPPED IRON ROD SET	IRF IRON ROD FOUND
IRON PIPE FOUND	IRPF IRON PIPE FOUND
CONCRETE MONUMENT FOUND	CRF CONCRETE MONUMENT FOUND
GUY WIRE	CRS CAPPED IRON ROD SET
POWER POLE	U.E. UTILITY EASEMENT
UNDERGROUND GAS MARKER	CM CONTROLLING MONUMENT
GAS RISER	POB POINT OF BEGINNING
STORM MANHOLE	
SANITARY MANHOLE	

LOT AREA TABLE - BLOCK II

Lot	Acres	Square Feet
1X	9.032	393414

LOT AREA TABLE - BLOCK JJ

Lot	Acres	Square Feet
1X	6.522	284096



GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
- Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
- See Sheet 7 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X", in the City of Dallas, Dallas County, Texas according to FEMA map number 4813C2495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE

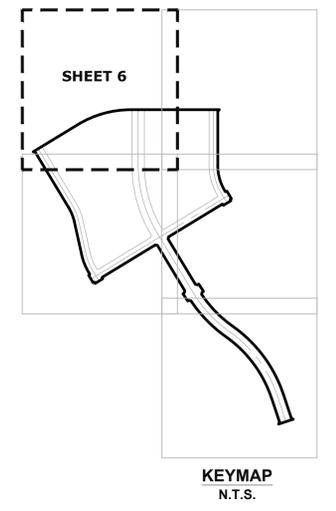
LINE	DIRECTION	LENGTH
L1	S45°00'09"W	14.14'
L2	S00°00'09"W	346.34'
L3	S76°11'14"E	4.24'
L4	N58°47'44"E	7.02'
L5	S31°07'34"E	56.00'
L6	S58°47'44"W	6.98'
L7	S13°48'46"W	4.24'
L8	S31°10'13"E	6.98'
L9	S58°45'27"W	56.00'
L10	N31°10'13"W	7.02'
L11	N76°11'14"W	4.24'
L12	S58°47'44"W	404.13'
L13	S13°48'52"W	14.15'
L14	S31°10'00"E	340.00'
L15	S76°11'08"E	14.14'
L16	N58°47'44"E	9.11'
L17	S33°32'05"E	56.05'
L18	S58°47'44"W	10.91'
L19	S12°35'55"W	13.84'
L20	S18°25'30"E	159.75'
L21	S63°23'20"E	14.15'
L22	S71°38'49"W	100.00'
L23	N26°36'40"E	14.13'
L24	N18°25'30"W	159.65'
L25	N77°17'29"W	14.41'
L26	S58°47'44"W	8.30'
L27	N33°12'57"W	56.03'
L28	N58°47'44"E	9.84'

LINE TABLE

LINE	DIRECTION	LENGTH
L29	N13°48'52"E	14.15'
L30	N31°10'00"W	340.00'
L31	N76°11'08"W	14.14'
L32	S58°47'44"W	399.76'
L33	S13°47'44"W	4.24'
L34	S31°12'16"E	7.00'
L35	S58°47'44"W	56.00'
L36	N31°12'16"W	7.00'
L37	N76°12'16"W	4.24'
L38	S58°47'44"W	7.00'
L39	N31°12'16"W	56.00'
L40	N58°47'44"E	7.00'
L41	N13°47'44"E	4.24'
L42	N31°12'16"W	12.37'
L43	N12°33'42"W	215.21'
L44	N31°12'16"W	413.14'
L45	N76°12'16"W	14.14'
L46	N58°47'44"E	336.42'
L47	S89°59'51"E	570.09'
L48	N44°59'51"W	14.14'
L49	N13°48'46"E	4.24'
L50	S76°19'40"E	14.17'
L51	S45°00'05"W	14.14'
L52	S48°01'10"E	14.14'
L53	S13°41'01"W	14.11'
L54	N76°12'16"W	4.24'
L55	N13°47'44"E	14.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	177.94'	317.59'	32°06'07"	S16°03'47"E	175.62'
C2	289.70'	790.00'	21°00'38"	S44°27'58"E	289.08'
C3	554.93'	870.00'	36°32'47"	S36°41'54"E	545.57'
C4	503.90'	790.00'	36°32'47"	N36°41'54"W	495.40'
C5	322.88'	870.00'	21°19'51"	N44°20'22"W	321.03'
C6	121.37'	373.00'	18°38'34"	N21°52'59"W	120.83'
C7	103.15'	317.00'	18°38'34"	N21°52'59"W	102.69'
C8	359.48'	660.00'	31°12'26"	N74°23'56"E	355.05'
C9	187.70'	345.00'	31°10'22"	S19°39'02"E	185.40'
C10	112.26'	345.00'	18°38'34"	N21°52'59"W	111.76'
C11	112.26'	345.00'	18°38'34"	N21°52'59"W	111.76'
C12	451.49'	830.00'	31°10'02"	S19°34'59"E	445.95'
C13	344.29'	830.00'	23°46'01"	S43°05'17"E	341.83'
C14	529.42'	830.00'	36°32'47"	S36°41'54"E	520.49'



OWNER
 VM Fund I, LLC
 1800 Valley View Lane, Ste 316
 Farmers Branch, TX, 75234

ENGINEER
 KFM Engineering
 3501 Olympus Boulevard, Ste 100
 Dallas, TX 75019
 Contact: David Pletcher
 Phone: (214) 601-4938
 E-mail: dpletcher@kfm-llc.com

SURVEYOR
 Chisholm Trail Land Surveying
 1700 Thorndale Ct
 Corinth, TX 76210
 Contact: Jose Garcia
 Phone: (214) 531-8294
 E-mail: Jose@ctls-landsurveying.com

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
 LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ,
 BEING 22.956 ACRES IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. **52-34-100**
 CITY ENGINEERING PLAN NO. _____

**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
 MICHAEL R. KERSTEN, RPLS 6677
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 940.367.7188

**KFM
ENGINEERING & DESIGN**

3501 OLYMPUS BLVD., SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TPE # F-20821

PROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1" = 50' | DATE: 04/01/2024 | SHEET: 6 OF 7

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. 1277, City of Dallas, Dallas County, Texas, and being a portion of a called 108.835 acre tract of land described as Tract B: University Hills Parcel D, in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch capped iron rod stamped "BGE" found at the northeast corner of said Parcel D, in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way).

THENCE North 89°59'15" West, with the northerly line of said Parcel D and the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way), a distance of 166.26 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set)

THENCE over and across said Parcel E, the following courses:

- 1. South 45° 00' 00" West, a distance of 14.14 feet to a capped iron rod set;
- 2. South 00° 00' 00" West, a distance of 346.34 feet to a capped iron rod set at the beginning of a non-tangential curve to the left;
- 3. With said curve to the left, having a radius of 317.59 feet, a central angle of 32° 06' 07", an arc length of 177.94 feet, a chord that bears South 16° 03' 47" East, a distance of 175.62 feet to a capped iron rod set at the end of said curve;
- 4. South 76° 11' 14" East, a distance of 4.24 feet to a capped iron rod set;
- 5. North 56° 47' 44" East, a distance of 7.02 feet to a capped iron rod set;
- 6. South 31° 07' 34" East, a distance of 56.00 feet to a capped iron rod set;
- 7. South 58° 47' 44" West, a distance of 6.98 feet to a capped iron rod set;
- 8. South 13° 48' 46" West, a distance of 4.24 feet to a capped iron rod set;
- 9. South 31° 10' 13" East, a distance of 6.98 feet to a capped iron rod set;
- 10. South 58° 45' 27" West, a distance of 56.00 feet to a capped iron rod set;
- 11. North 31° 10' 13" West, a distance of 7.02 feet to a capped iron rod set;
- 12. North 76° 11' 14" West, a distance of 4.24 feet to a capped iron rod set;
- 13. South 58° 47' 44" West, a distance of 404.13 feet to a capped iron rod set;
- 14. South 13° 48' 52" West, a distance of 14.15 feet to a capped iron rod set;
- 15. South 31° 10' 00" East, a distance of 340.00 feet to a capped iron rod set;
- 16. South 76° 11' 06" East, a distance of 14.14 feet to a capped iron rod set;
- 17. North 58° 47' 44" East, a distance of 9.11 feet to a capped iron rod set;
- 18. South 33° 32' 05" East, a distance of 56.05 feet to a capped iron rod set;
- 19. South 58° 47' 44" West, a distance of 10.91 feet to a capped iron rod set;
- 20. South 12° 30' 55" West, a distance of 13.84 feet to a capped iron rod set at the beginning of a non-tangential curve to the left;
- 21. With said curve to the left, having a radius of 790.00 feet, a central angle of 21° 00' 38", an arc length of 289.70 feet, a chord that bears South 44° 27' 58" East, a distance of 288.08 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
- 22. With said curve to the right, having a radius of 870.00 feet, a central angle of 30° 32' 47", an arc length of 554.93 feet, a chord that bears South 36° 41' 54" East, a distance of 545.57 feet to a capped set at the end of said curve;
- 23. South 18° 25' 30" East, a distance of 159.75 feet to a capped iron rod set;
- 24. South 63° 23' 20" East, a distance of 14.15 feet to a capped iron rod set in the southerly line of said Parcel D and in the northerly right-of-way line of Lyndon B. Johnson Freeway / State Highway I-20 (Variable width right-of-way).

THENCE South 71° 38' 49" West, with the southerly line of said Parcel D and the northerly right-of-way line of Lyndon B. Johnson Freeway / State Highway I-20 (Variable width right-of-way) a distance of 103.00 feet to a capped iron rod set.

THENCE over and across said Parcel E, the following courses:

- 1. North 26° 36' 40" East, a distance of 14.13 feet to a capped iron rod set;
- 2. North 18° 25' 30" West, a distance of 159.65 feet to a capped iron rod set at the beginning of a curve to the left;
- 3. With said curve to the left, having a radius of 790.00 feet, a central angle of 36° 32' 47", an arc length of 503.90 feet, a chord that bears North 36° 41' 54" West, a distance of 495.40 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
- 4. With said curve to the right, having a radius of 870.00 feet, a central angle of 21° 15' 51", an arc length of 322.88 feet, a chord that bears North 44° 20' 22" West, a distance of 321.03 feet to a capped iron rod set at the end of said curve;
- 5. North 77° 17' 29" West, a distance of 14.41 feet to a capped iron rod set;
- 6. South 58° 47' 44" West, a distance of 6.30 feet to a capped iron rod set;
- 7. North 33° 12' 57" West, a distance of 56.03 feet to a capped iron rod set;
- 8. North 56° 47' 44" East, a distance of 9.84 feet to a capped iron rod set;
- 9. North 13° 48' 52" East, a distance of 14.15 feet to a capped iron rod set;
- 10. North 31° 10' 00" West, a distance of 340.00 feet to a capped iron rod set;
- 11. North 76° 11' 08" West, a distance of 14.14 feet to a capped iron rod set;
- 12. South 58° 47' 44" West, a distance of 399.76 feet to a capped iron rod set;
- 13. South 13° 47' 44" West, a distance of 4.24 feet to a capped iron rod set;
- 14. South 31° 12' 16" East, a distance of 7.00 feet to a capped iron rod set;
- 15. South 58° 47' 44" West, a distance of 56.00 feet to a capped iron rod set;
- 16. North 31° 12' 16" West, a distance of 7.00 feet to a capped iron rod set;
- 17. North 76° 12' 16" West, a distance of 4.24 feet to a capped iron rod set;
- 18. South 58° 47' 44" West, a distance of 7.00 feet to a capped iron rod set;
- 19. North 31° 12' 16" West, a distance of 66.00 feet to a capped iron rod set;
- 20. North 56° 47' 44" East, a distance of 7.00 feet to a capped iron rod set;
- 21. North 13° 47' 44" East, a distance of 4.24 feet to a capped iron rod set;
- 22. North 31° 12' 16" West, a distance of 12.37 feet to a capped iron rod set at the beginning of a curve to the right;
- 23. With said curve to the right, having a radius of 373.00 feet, a central angle of 18° 38' 34", an arc length of 121.37 feet, a chord that bears North 21° 52' 59" West, a distance of 120.83 feet to a capped iron rod set at the end of said curve;
- 24. North 12° 33' 42" West, a distance of 215.21 feet to a capped iron rod set at the beginning of a curve to the left;
- 25. With said curve to the left, having a radius of 317.00 feet, a central angle of 18° 38' 34", an arc length of 103.15 feet, a chord that bears North 21° 52' 59" West, a distance of 102.69 feet to a capped iron rod set at the end of said curve;
- 26. North 31° 12' 16" West, a distance of 413.14 feet to a capped iron rod set;
- 27. North 76° 12' 16" West, a distance of 14.14 feet to a capped iron rod set in the northerly line of said Parcel D and in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way).

THENCE with the northerly line of said Parcel D and in the southerly right-of-way line of Wheatland Road (80-foot wide right-of-way), the following courses:

- 1. North 58° 47' 44" East, a distance of 336.42 feet to a capped iron rod set at the beginning of a curve to the right;
- 2. With said curve to the right, having a radius of 660.00 feet, a central angle of 31° 12' 26", an arc length of 389.48 feet, a chord that bears North 74° 23' 49" East, a distance of 355.05 feet to a capped iron rod set at the end of said curve;
- 3. South 89° 59' 51" East, a distance of 570.09 feet to the POINT OF BEGINNING and enclosing 22,956 acres (999,978 square feet) of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VM FUND I, LLC do hereby adopt this plat, designating the herein described property as **UNIVERSITY HILLS ADDITION, LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ**, 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).

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: _____
VM Fund I, LLC

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned, a Notary Public in and for 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/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

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

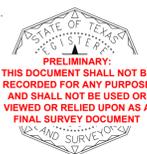
Notary Public in and for Dallas County

WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 2024.

SURVEYOR CERTIFICATION

I, Michael R. Kersten, 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-8617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Date this _____ day of _____, 2024.



Michael R. Kersten
Texas Registered Professional Land Surveyor No. 6677

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 purposes and consideration and under the authority therein expressed.

GIVEN UNDER my hand and seal of office this day of _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

GENERAL NOTES

- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.

(FOR SPRG use only)
Reviewed by: _____
Date: _____
SPRG No. _____

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pfitcher
Phone: (214) 601-4936
E-mail: dpfitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
LOT 1X - BLOCK II AND LOT 1X - BLOCK JJ,
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CITY FILE PLAN NO. **3234-100**
CITY ENGINEERING PLAN NO. _____

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