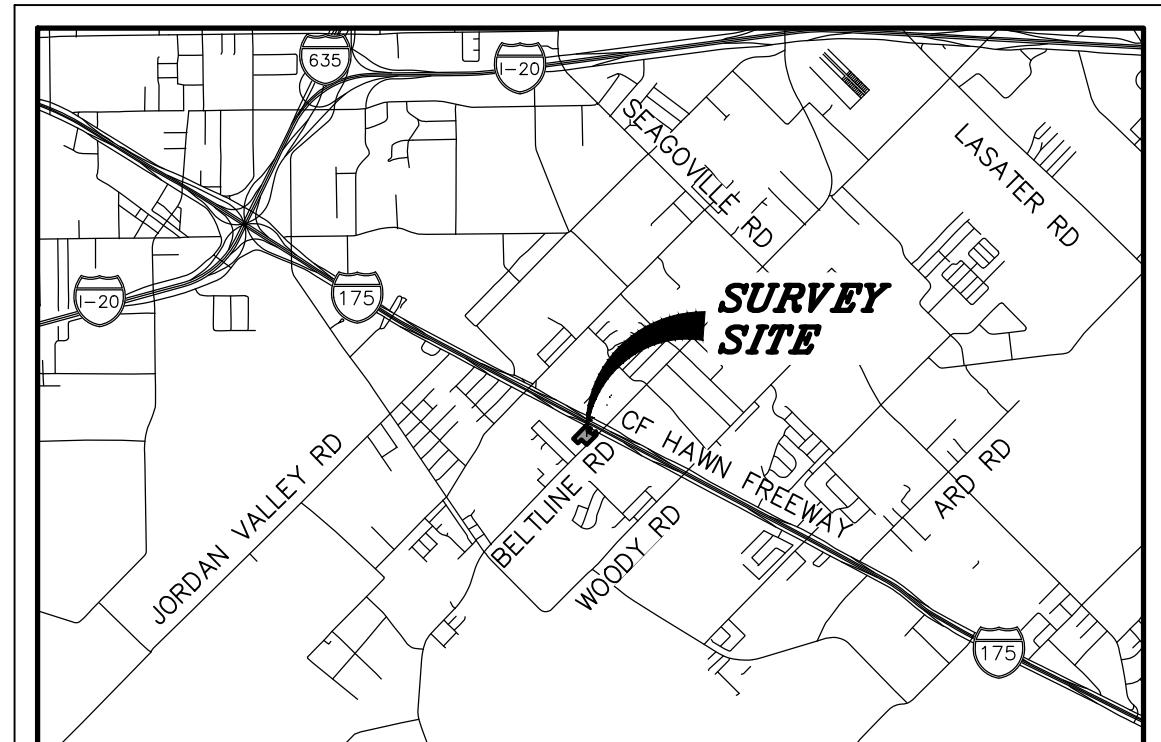


PRELIMINARY PLAT

OF COLUMBIA HOSPITAL



VICINITY MAP

1" = 5000'

ZONING

COMMERCIAL SERVICE (CS)

SURVEY PREPARED FOR

COLUMBIA HOSPITAL AT CITY
DALLAS SUBSIDIARY LP
PO BOX 80610
INDIANAPOLIS, INDIANA 462800610

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING
505 PECAN STREET, SUITE 201
FORT WORTH, TX 76102
(817) 865-5344
ATTN: JEREMY L. DEAL, PLS

PROPERTY AREA

LOT 1 = 145,174 SQ. FT. (3.333 ACRES)
TOTAL AREA = 145,174 SQ. FT. (3.333 ACRES)

LEGEND

- 1 = FOUND 1/2" IRON ROD
- 2 = FOUND 1/2" IRON ROD YELLOW CAP MARKED "RPLS 531."
- 3 = FOUND 1/2" IRON ROD YELLOW CAP ILLEGIBLE
- 4 = FOUND CUT "X" IN CONCRETE
- 5 = FOUND 5/8" IRON ROD
- 6 = FOUND 5/8" IRON ROD YELLOW CAP MARKED "DC&A"
- 7 = FOUND 1" SQUARE BAR
- 8 = FOUND 2" IRON PIPE
- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. LOT LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE

ABBREVIATIONS

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
VOL./PG. = VOLUME/PAGE
P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
CIRS = SET 5/8" CAPPED IRON ROD MARKED
"MANHARD CONSULTING"

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS
COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) UTILIZING THE
TIGER SYSTEM FOR THE DETERMINATION OF BEARINGS.
COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND
COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010

BEING A 3.333 ACRE TRACT OF LAND LOCATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, DALLAS COUNTY, TEXAS, BEING PART OF LOTS 24 AND 25, BLOCK 8805, WILWOOD ACRES, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 8, PAGE 343, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED BY SPECIAL WARRANTY DEED TO COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P. AS RECORDED IN INSTRUMENT NO. 202500003963, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING ALL OF A TRACT DESCRIBED DEED TO T. BUCKET AS RECORDED IN INSTRUMENT NUMBER 202100067470, O.P.R.D.C.T.

Surveyor
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75231
469-972-7815
Jeremy Deal, RPLS
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Engineer
Fulmer Lucas
2002 Richard Jones Road - Suite B200
Nashville, TN 37215
615-345-3772
Ross Lucas, PE
ross@fulmerlucas.com

Owner
Columbia Hospital At City Dallas Subsidiary LP
PO Box 80610
Indianapolis, Indiana 46280-0610

Owner
T Bucket LLC
3941 Legacy Drive # 204A125
Plano, TX 75023

GRANTOR'S LEGAL DESCRIPTION

BEING A 3.901 ACRE TRACT OF LAND LOCATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, DALLAS COUNTY, TEXAS, BEING PART OF LOTS 24 AND 25, BLOCK 8805, WILWOOD ACRES, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 8, PAGE 343, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED BY SPECIAL WARRANTY DEED TO COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P. AS RECORDED IN INSTRUMENT NO. 202500003963, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING ALL OF A TRACT DESCRIBED DEED TO T. BUCKET, LLC AS RECORDED IN INSTRUMENT NO. 202100067470, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD FOR THE COMMON NORTHERLY CORNER FOR LOTS 23 AND 24 OF SAID ADDITION, BEING THE MOST EASTERLY CORNER OF A TRACT DESCRIBED BY DEED TO DJK, INC AS RECORDED IN INSTRUMENT NO. 20080074675, O.P.R.D.C.T. AND BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 175 (C.F. HAWN FREEWAY, A VARIABLE WIDTH RIGHT-OF-WAY) (SH 175);

THENCE SOUTH 61°15'28" EAST, WITH SAID 1/2 INCH IRON ROD TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) FOR THE NORTHWEST CORNER OF LOT 25A, BLOCK 8805, WILWOOD ACRES, AND ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 86044, PAGE 3482, PLAT RECORDS, DALLAS COUNTY, TEXAS (P.R.D.C.T.);

THENCE DEPARTING SAID SH 175 AND CONTINUING WITH THE SAID LOT 25A AS FOLLOWS: SOUTH 28°00'08" WEST, A DISTANCE OF 99.82 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW ILLEGIBLE CAP;

SOUTH 61°45'39" EAST, A DISTANCE OF 149.88 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW ILLEGIBLE CAP;

NORTH 28°1'37" EAST, A DISTANCE OF 100.43 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW ILLEGIBLE CAP ON THE AFORESAID SH 175, FROM WHICH A FOUND 2 INCH IRON PIPE BEARS NORTH 62°48" WEST, 5.4 FEET AND A FOUND 1 INCH SQUARE IRON BAR THAT BEARS SOUTH 81°07' WEST, 4.3 FEET;

THENCE SOUTH 08°07'36" EAST WITH THE SAID RIGHT-OF-WAY, A DISTANCE OF 95.73 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE INTERSECTION OF SAID SH 175 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH BELT LINE ROAD (A 100-FOOT RIGHT-OF-WAY);

THENCE SOUTH 44°47'38" WEST WITH THE COMMON LINE BETWEEN THE SAID BUCKET TRACT AND THE SAID DALLAS TRACT, A DISTANCE OF 491.17 FEET TO A FOUND 2 INCH IRON ROD, AND NOW CONTINUING FOR A TOTAL DISTANCE OF 491.17 FEET TO A FOUND "X" IN CONCRETE FOR THE SOUTHERN MOST CORNER OF THE AFOREMENTIONED BUCKET TRACT, SAME BEING THE EASTERNMOST SOUTH CORNER OF A TRACT DESCRIBED BY DEED TO CITY OF DALLAS AS RECORDED IN VOLUME 98024, PAGE 4884, O.P.R.D.C.T.;

THENCE NORTH 45°27'29" WEST, WITH THE COMMON LINE BETWEEN THE SAID BUCKET TRACT AND THE SAID DALLAS TRACT, A DISTANCE OF 189.80 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE WESTERNMOST CORNER OF SAID BUCKET TRACT, SAME BEING THE NORTHERN MOST CORNER OF SAID DALLAS TRACT, AND BEING THE EASTERNMOST SOUTH CORNER OF A TRACT DESCRIBED BY DEED TO COUNTY OF DALLAS AS RECORDED IN VOLUME 92065, PAGE 3143, O.P.R.D.C.T.;

THENCE NORTH 45°43'35" WEST, WITH THE COMMON LINE BETWEEN THE SAID COUNTY TRACT AND THE AFOREMENTIONED COLUMBIA TRACT, A DISTANCE OF 171.68 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE NORTHERN MOST CORNER OF THE SAID COUNTY TRACT, SAME BEING THE WESTERNMOST CORNER OF THE SAID COLUMBIA TRACT;

THENCE NORTH 44°28'54" EAST, A DISTANCE OF 464.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 169,904 SQUARE FEET OR 3.901 ACRES OF LAND MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°54'39" W	4.13'
L2	N45°10'10" E	197.10'
L3	N44°45'59" W	157.71'
L4	N33°32'09" W	72.55'
L5	S33°32'09" W	74.04'
L6	S44°45'59" E	157.71'
L7	S45°11'01" W	197.10'
L8	S44°54'39" E	4.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	27.50'	90°05'40"	43.24'	N00°08'11" E
C2	2.50'	90°00'00"	3.93'	N00°11'01" E
C3	52.50'	76°21'08"	69.96'	N06°38'25" W
C4	27.50'	76°21'08"	36.65'	S06°38'25" E
C5	27.50'	90°00'00"	43.20'	S00°11'01" W
C6	2.50'	90°05'40"	3.93'	S00°08'11" W

PLAT-25-000116

PRELIMINARY PLAT

COLUMBIA HOSPITAL

LOT 1 AND LOT 2, BLOCK A
BEING 3.33 ACRES
SITUATED IN THE ROBERT KLEBERG SURVEY,
ABSTRACT NO. 716
CITY DALLAS, DALLAS COUNTY, TEXAS

OCTOBER 13, 2026

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF LOTS 1, AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF COLUMBIA SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS, AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 18400350, EXPIRES APRIL 30, 2021.
5. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
6. THE SOLE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 24 & 25, BLOCK 8805 INTO TWO NEW LOTS.

