

PRELIMINARY PLAT  
OF  
COLUMBIA HOSPITAL

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, WILDWOOD 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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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 BY 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°51'28" EAST, WITH SAID SH 175, A DISTANCE OF 150.41 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) FOR THE NORTHWEST CORNER OF LOT 25A, BLOCK 8805, WILDWOOD 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 TELLOW 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°01'37" 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 SAID NORTHWESTERLY RIGHT-OF-WAY, PASSING AT A DISTANCE OF 36.97 FEET A FOUND 1/2 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 NORTHERNMOST 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 SAID COUNTY TRACT AND THE AFOREMENTIONED COLUMBIA TRACT, A DISTANCE OF 171.68 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE NORTHERNMOST 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°11'01"E	197.10'
L3	N44°48'59"W	157.71'
L4	N31°32'09"E	72.55'
L5	S31°32'09"W	74.04'
L6	S44°48'59"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'	N08°38'25"W
C4	27.50'	76°21'08"	36.65'	S08°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

Manhard CONSULTING

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 | ph:972.972.4250 | manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.:	JLD	ISSUE DATE:	01/08/26	CODE:	616.177003	SHEET	1 OF 2
DRAWN BY:	OFC	SCALE:	1" = 40'				

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF LOTS 1, AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF COLUMBIA SUBDIVISION.
- 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.)
- 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.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE SOLE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 24 & 25, BLOCK 8805 INTO TWO NEW LOTS.

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, RPLS

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
- - - W - - 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 ALTERRA CENTRAL ZONE VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010

January 8, 2026  
Dwg Name: P:\616.177 Fulmer Lucas\003 of Hawn EPA\AreaSurvey\Final Drawings\Plat of Subdivision\Preliminary Plat\Preliminary Plat.dwg Updated By: JDeal

January 8, 2026 Doc Name: P:\616.177 Fulmer Lucas\03 of New E\A\Map\Sur\Final Drawn\Plat of Subdivision\Preliminary Plat.dwg Updated By: Jld

OWNER’S CERTIFICATE

THIS IS TO CERTIFY THAT COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P., IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P. AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOT 1, BLOCK A

DATED THIS 22<sup>nd</sup> DAY OF SEPTEMBER, A.D., 2025.

BY: COLUMBIA NORTH TEXAS SUBSIDIARY GP, LLC  
ITS: GENERAL PARTNER

PRINTED NAME AND TITLE

BY: T BUCKET LLC

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF )  
COUNTY OF ) SS

I, , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF , A.D., 20

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF )  
COUNTY OF ) SS

I, , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF , A.D., 20

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED

AND RECORDED IN THE RECORDER'S OFFICE OF XXXXXXXX,

COUNTY, TEXAS, ON THIS DAY OF , A.D., , AS

DOCUMENT NUMBER , HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: , A.D., 20

BY:

PRINTED NAME AND TITLE

ATTEST:

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF )  
COUNTY OF ) SS

I, , A NOTARY PUBLIC IN AND FOR THE COUNTY AND

STATE AFORESAID, DO HEREBY CERTIFY THAT AND

OF WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF , A.D. 20

NOTARY PUBLIC

PRELIMINARY PLAT  
OF  
COLUMBIA HOSPITAL

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, WILDWOOD 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.

OWNER’S CERTIFICATION AND  
CONVEYANCE OF RIGHT-OF-WAY

THIS IS TO CERTIFY THAT IS/ARE THE OWNER(S) OF THE RIGHT-OF-WAY DESCRIBED ABOVE AND AS OWNER(S) HEREBY GRANT, CONVEY AND WARRANT TO THE PEOPLE OF THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION THE RIGHT-OF-WAY DESCRIBED ABOVE.

DATED THIS DAY OF 20

BY: SIGNATURE

NAME AND TITLE

BY: SIGNATURE

NAME AND TITLE

TEXAS DEPARTMENT OF  
TRANSPORTATION ACCEPTANCE

THE PROPOSED CONVEYANCE OF RIGHT-OF-WAY TO THE PEOPLE OF THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: DATE: 20

ANTHONY J. QUIGLEY, P.E., REGION ONE ENGINEER

ACCESS NOTES

I. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

TEXAS DEPARTMENT OF  
TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOHN A. FORTMANN, P.E. DATE

DEPUTY DIRECTOR OF HIGHWAYS,  
REGION ONE ENGINEER

PERMISSION TO RECORD

STATE OF TEXAS )  
COUNTY OF ) SS

I, AN TEXAS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE ~~XXXXXXXX XX, 20XX~~. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS DAY OF , A.D. 20

FOR REVIEW ONLY

TEXAS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_  
LICENSE EXPIRES \_\_\_\_\_, 20\_\_\_\_\_

SURVEYORS CERTIFICATE

STATE OF TEXAS )  
COUNTY OF ) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN TEXAS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

COLOMBIA HOSPITAL

SUBDIVIDED PROPERTY CONTAINS X.XXX ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF COUNTY, TEXAS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH TEXAS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER WITH AN EFFECTIVE DATE OF INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D. 20

FOR REVIEW ONLY

TEXAS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_  
LICENSE EXPIRES \_\_\_\_\_

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. \_\_\_\_\_-EXPIRES \_\_\_\_\_

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: \_\_\_\_\_

UTILITY EASEMENT

ALL EASEMENTS INDICATED AS UTILITY EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO SBC – AMERITECH TEXAS, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, COMCAST TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY. OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS..

PUBLIC UTILITY AND  
DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WHEATON INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WHEATON, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE, THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

STORMWATER MANAGEMENT  
EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF OUTLOT "A" IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT THE OWNER OF OUTLOT "A" IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF WHEATON, TEXAS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE CITY OF WHEATON, TEXAS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF OUTLOT "A" IN THIS SUBDIVISION, IT'S SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

SURVEYORS STATEMENT

I, 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 LAND SURVEYING, 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.

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.

DATED THIS THE DAY OF , 20

(SIGNATURE)  
(SURVEYOR'S TYPED NAME)  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_

FLOOD HAZARD NOTE

THE SURVEYED PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) – MAP NUMBER 4813C0540K, WITH LOMR 16-06-3086P WITH AN EFFECTIVE DATE OF 07/05/2017.

PLACE COUNTY  
RECORDING LABEL HERE

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL  
I, CHAIRPERSON OR 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. 2025 AND SAME WAS DULY APPROVED ON THE DAY OF , A.D. 2025 BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON  
CITY PLAN COMMISSION  
DALLAS, TEXAS

ATTEST:

Secretary



8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: JLD	ISSUE DATE: 01/08/26	CODE: 616.177003	SHEET 2 OF 2
DRAWN BY: OFC	SCALE: 1" = 50'		

PLAT-25-000116