

VICINITY MAP  
NOT TO SCALE

TREE TABLE			TREE TABLE		
TAG	SIZE	TYPE	TAG	SIZE	TYPE
#T4001	14"	HACKBERRY(M)	#T4051	28"	COTTONWOODX2
#T4002	14"	HACKBERRY	#T4052	14"	COTTONWOOD
#T4003	6"	HACKBERRY	#T4053	14"	ASH
#T4004	20"	ELM	#T4054	10"	MULBERRYX2
#T4005	8"	HACKBERRY	#T4055	12"	HACKBERRY
#T4006	8"	HACKBERRY	#T4056	18"	CHINABERRY
#T4007	10"	HACKBERRY	#T4057	16"	ASH
#T4008	20"	WILLOW(M)	#T4058	16"	ASH
#T4009	18"	WILLOWX3	#T4059	7"	ASH
#T4010	12"	WILLOWX2	#T4060	10"	ASH
#T4011	12"	HACKBERRY	#T4061	8"	ASH
#T4012	18"	ELM(M)	#T4062	10"	ASH
#T4013	18"	CHINABERRY	#T4063	12"	ASH
#T4014	10"	HACKBERRYX2	#T4064	16"	ASH
#T4015	10"	CHINABERRY	#T4065	16"	ASH
#T4016	8"	HACKBERRYX2	#T4066	7"	ASH
#T4017	10"	CHINABERRY	#T4067	10"	ASH
#T4018	15"	HICKORY	#T4068	8"	ASH
#T4019	10"	ASH	#T4069	14"	ASH
#T4020	10"	ASH	#T4070	14"	ASH
#T4021	12"	HACKBERRY	#T4071	8"	HACKBERRY
#T4022	12"	CHINABERRYX2	#T4072	8"	ASH
#T4023	10"	ASHX2	#T4073	18"	ELMX2
#T4024	10"	OAKX2	#T4074	10"	ASH
#T4025	15"	COTTONWOOD	#T4075	10"	ASH
#T4026	18"	COTTONWOOD	#T4076	10"	HACKBERRY
#T4027	15"	COTTONWOODX2	#T4077	10"	ASH
#T4028	10"	COTTONWOOD	#T4078	14"	COTTONWOODX2
#T4029	15"	COTTONWOOD	#T4079	10"	ASH
#T4030	18"	COTTONWOOD	#T4080	10"	ASHX2
#T4031	8"	HACKBERRY	#T4081	16"	ASH
#T4032	10"	HACKBERRY	#T4082	8"	ASH
#T4033	10"	HACKBERRY	#T4083	10"	HACKBERRY
#T4034	18"	COTTONWOOD	#T4084	14"	HACKBERRYX2
#T4035	12"	ELM	#T4085	14"	ASH
#T4036	10"	ELM	#T4086	14"	ASH
#T4037	24"	COTTONWOOD	#T4087	14"	ASHX2
#T4038	12"	ELM	#T4088	8"	HACKBERRY
#T4039	12"	ELM	#T4089	12"	ASH
#T4040	30"	ELM	#T4090	6"	HACKBERRY
#T4041	30"	ELM	#T4091	10"	HACKBERRY
#T4042	8"	HACKBERRY	#T4092	10"	HACKBERRY
#T4043	16"	HACKBERRY	#T4093	24"	ASH
#T4044	24"	COTTONWOODX2	#T4094	8"	PECAN
#T4045	20"	ELM	#T4095	8"	HACKBERRY
#T4046	24"	COTTONWOOD	#T4096	18"	HACKBERRY
#T4047	18"	COTTONWOOD	#T4097	8"	HACKBERRY
#T4048	14"	COTTONWOOD	#T4098	8"	ASH
#T4049	20"	COTTONWOOD	#T4099	10"	ASH
#T4050	16"	COTTONWOOD	#T4100	24"	ASHX3
			#T4101	18"	HICKORY

GENERAL NOTES:

- BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- THIS PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4801710330J, DATED AUGUST 23, 2001, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT OF LAND.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S STATEMENT

I, LUCAS G. DAVIS, 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 PROFESSIONAL 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 \_\_\_\_, 2025.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR REIED UPON AS A FINAL SURVEY DOCUMENT

DANIEL L. JACKSON  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

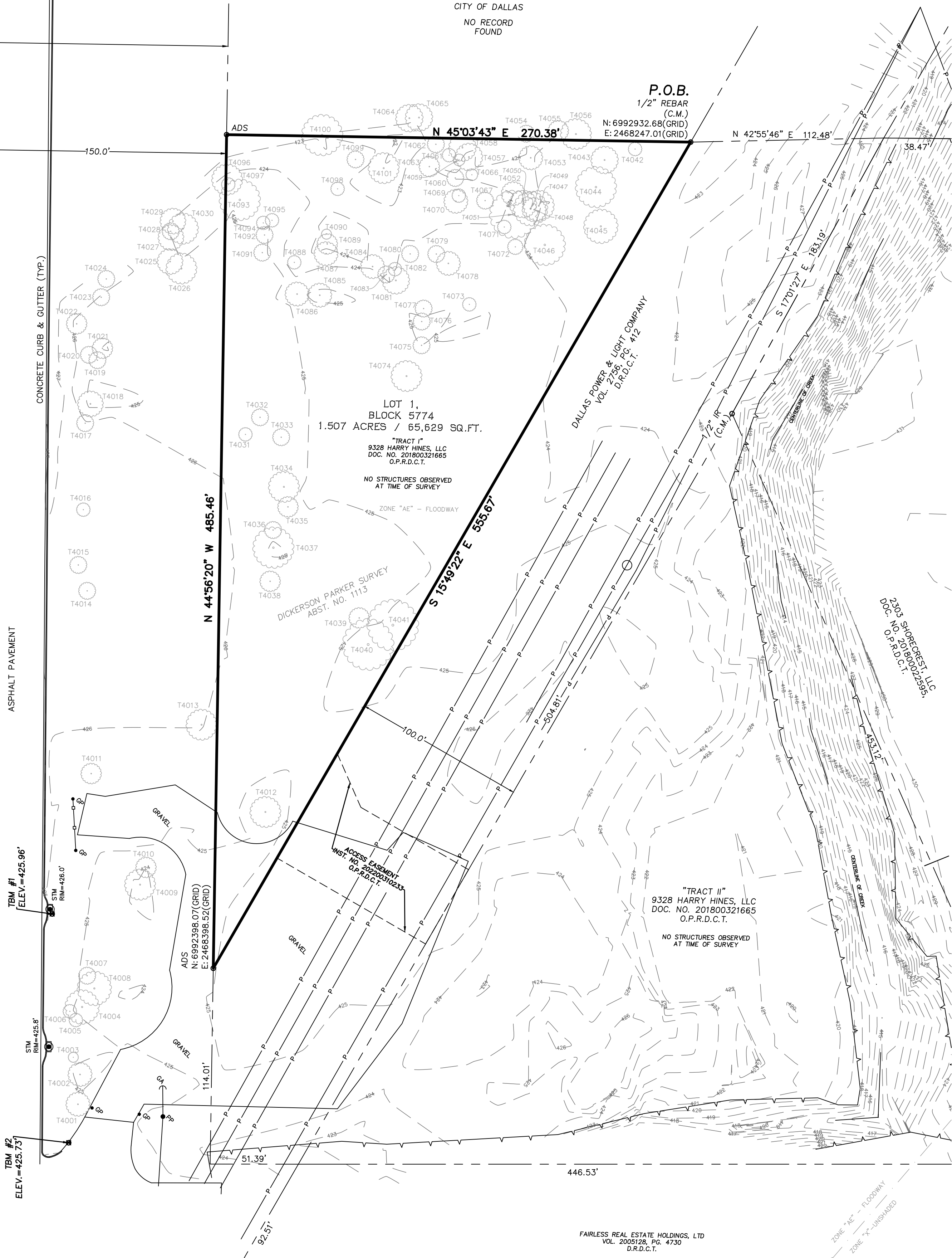
STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- LEGEND OF ABBREVIATIONS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - C.M. CONTROLLING MONUMENT
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME AND PAGE
  - SQ. FT. SQUARE FEET
  - FND FOUND
  - ADS 1/2 INCH REBAR CAPPED WITH A 3/4 INCH ALUMINUM DISK STAMPED "SPLA/WINDROSE" SET
  - POB POINT OF BEGINNING



STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS 9328 HARRY HINES, LLC ARE THE OWNERS OF A 1.507 ACRE TRACT OF LAND SITUATED IN THE DICKERSON PARKER SURVEY, ABSTRACT NUMBER 1113, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED AS "TRACT I" TO 9328 HARRY HINES, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201800321665 OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AT A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID "TRACT I", SAID POINT LYING ON THE SOUTHWEST LINE OF THAT SAME TRACT OF LAND DESCRIBED TO DALLAS POWER & LIGHT COMPANY BY WARRANTY DEED RECORDED IN VOLUME 2756, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 15 DEGREES 49 MINUTES 22 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID "TRACT I" AND THE SOUTHWEST LINE OF SAID DALLAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 555.67 FEET TO A 3/4 INCH ALUMINUM MONUMENT STAMPED "HARRY HINES WINDROSE" SET FOR THE SOUTH CORNER OF SAID "TRACT I", SAID POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF HARRY HINES BOULEVARD (300' RIGHT-OF-WAY);

THENCE NORTH 44 DEGREES 56 MINUTES 20 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID "TRACT I" AND THE NORTHEAST LINE OF SAID HARRY HINES BOULEVARD, A DISTANCE OF 485.46 FEET TO A 3/4 INCH ALUMINUM MONUMENT STAMPED "HARRY HINES WINDROSE" FOR THE WEST CORNER OF SAID "TRACT I";

THENCE NORTH 45 DEGREES 03 MINUTES 43 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD, WITH THE NORTHWEST LINE OF SAID "TRACT I", A DISTANCE OF 270.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.507 ACRES OR 65,629 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 9328 HARRY HINES, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HARRY HINES COMMERCIAL 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 HEREON. 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 THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OR WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED TO 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 THEIRON ROD 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 THE \_\_\_\_ DAY OF \_\_\_\_, 2025.

AUTHORIZED REPRESENTATIVE

PRINTED NAME

TITLE / DATE

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

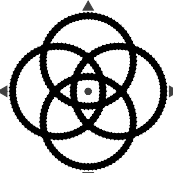
PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidig, 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 PLAT  
HARRY HINES  
COMMERCIAL ADDITION, PHASE II  
LOT 1, BLOCK 5774  
Being a 1.507 Acre  
Tract of Land Situated in the  
Dickerson Parker Survey, Abstract No. 1113  
City of Dallas, Dallas County, Texas  
City Plan File No: S245-160  
Engineering No. 311T-\_\_\_\_



**WINDROSE**  
LAND SURVEYING | PLATTING

1760 S. STEAMBOAT HWY., SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: T.D. DATE: 04/24/2025 CHECKED BY: L.J. JOB NO.: D58247

ENGINEER  
Mocotlee Engineering  
4144 N. Central  
Expressway, Suite 340  
Dallas, Texas 75204

OWNER/DEVELOPER  
9328 Harry Hines, LLC  
2303 Shorecrest Drive,  
Dallas, Texas 75235

SCALE: 1" = 40'