

- NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
 - The purpose of this plat is to create one new lot from multiple platted lots, unplatted land, abandon portion of Bayonne Street and Muncie Avenue for redevelopment purposes.
 - Lot-to-lot drainage will not be permitted without City of Dallas Paving and Drainage Engineering Section approval.
 - All buildings shown on property will be demolished.
 - Coordinates shown are based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202, on grid values, no scale, and no projection.

- LEGEND**
- B- BOLLARD
 - FH- FIRE HYDRANT
 - UG- UG. FIB. OPTIC MARKER
 - PP- POWER POLE
 - PPM- METAL UTILITY POLE
 - PP- W/ LIGHT
 - PP- W/ GUY ANCHOR
 - PP(1)- ARM (LENGTH IN FEET)
 - SS- SAN. SEWER MANHOLE
 - WM- WATER METER
 - WV- WATER VALVE
 - POINT FOR CORNER (UNLESS OTHERWISE NOTED)
 - (C.M.) CONTROLLING MONUMENT
 - FIR 1/2-INCH IRON ROD FOUND
 - PROPERTY LINE
 - - - EASEMENT LINE
 - X- FENCE
 - OHL- OVERHEAD UTILITY LINE
 - - - SURVEY ABSTRACT LINE
 - LIMITS OF FLOOD ZONE

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.

SHEET 1 OF 5
PRELIMINARY PLAT

**LOT 1, BLOCK A/7254
VILLAGES AT SOHO**

A REPLAT OF PART OF LOT 4,
ALL OF LOTS 5, 9-12, BLOCK 5/7252,
ALL OF LOTS 1-12, BLOCK 6/7252, AND
ALL OF LOTS 2-6 AND LOTS 10-12,
BLOCK 7/7252,
JOSEPH P. LYNCH ADDITION,
PART OF MUNCIE AVENUE
PART OF BAYONNE STREET
LOCATED IN CITY BLOCK 7254
IN THE CITY OF DALLAS
AND BEING OUT OF THE
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S245-197
PLAT RECORD NO.: PLAT-25-000030
ENGINEERING PLAN NO.: 3111-

ENGINEER/SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
5757 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER:

VILLAGES AT SOHO SQUARE, LLC
520 CENTRAL PARKWAY EAST #104
PLANO, TEXAS 77574
PH: (972) 422-9880
CONTACT: STEVE LENART

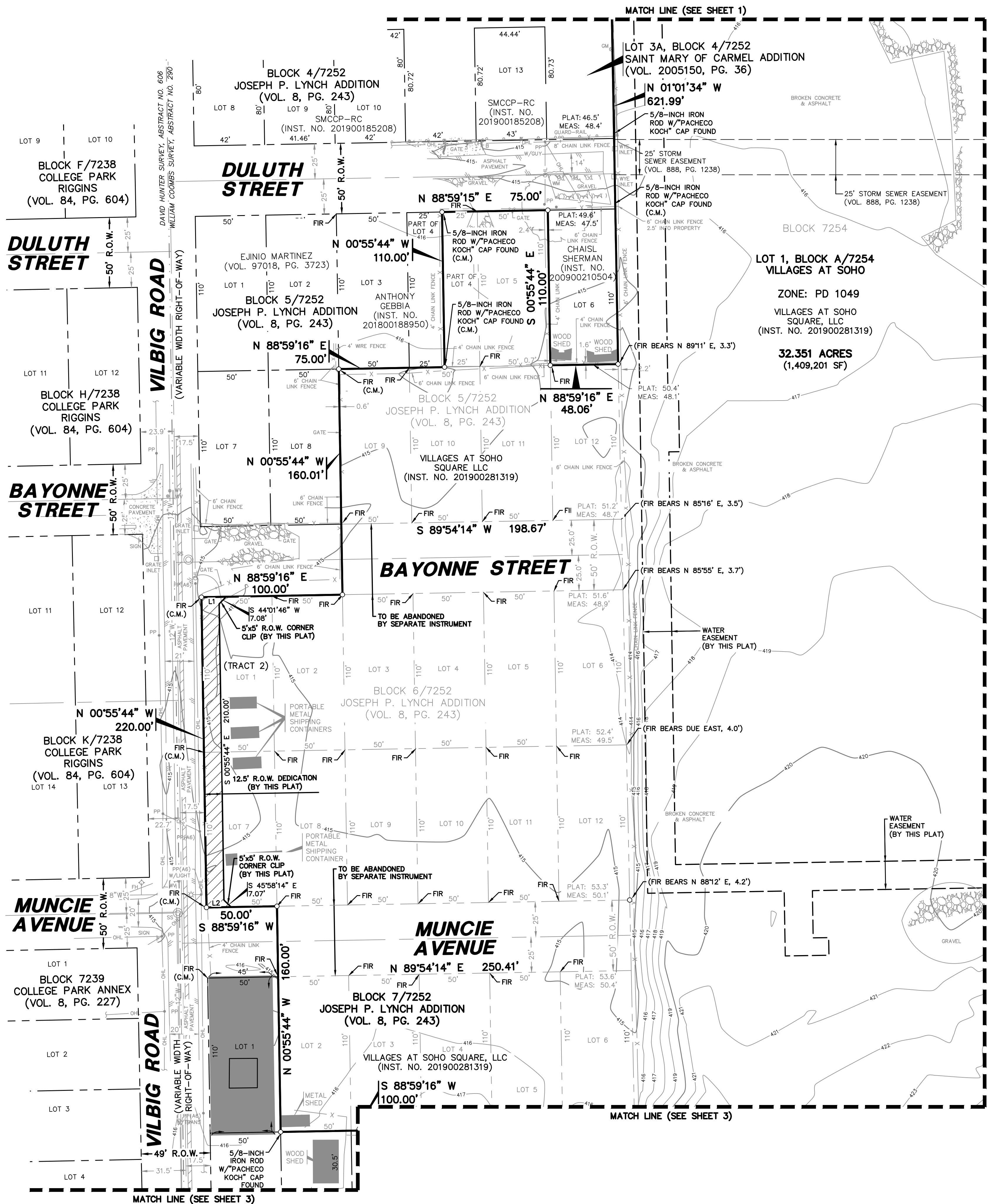
TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		westwoodps.com	
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
JM	MWW	1"=40'	JUNE 2025	0039313.01	

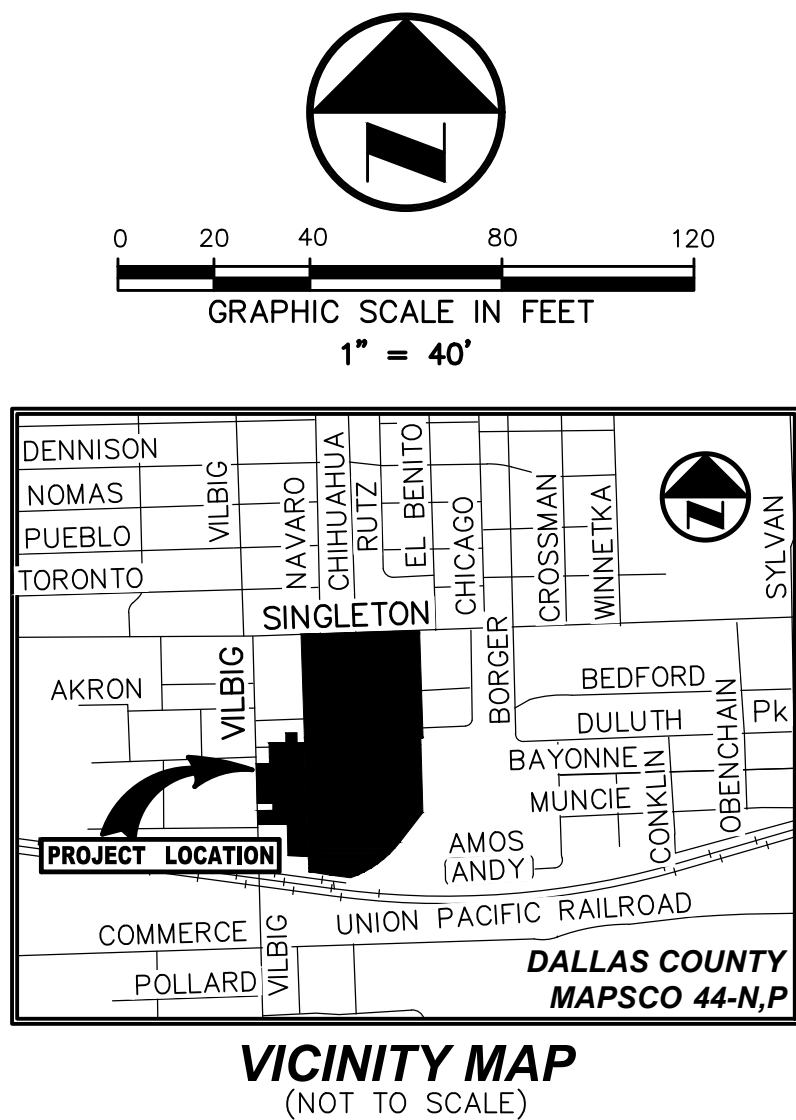
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PRELIMINARY PLAT - LOT 1, BLOCK A / 7254, VILLAGES AT SOHO

LAHERANDEZT
03/27/21
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°59'16" W	17.50'
L2	N 88°59'16" E	17.50'



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LEGEND

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- ...- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE

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SHEET 2 OF 5
PRELIMINARY PLAT
**LOT 1, BLOCK A/7254
VILLAGES AT SOHO**
A REPLAT OF PART OF LOT 4,
ALL OF LOTS 5, 9-12, BLOCK 5/7252,
ALL OF LOTS 1-12, BLOCK 6/7252, AND
ALL OF LOTS 2-6 AND LOTS 10-12,
BLOCK 7/7252,
JOSEPH P. LYNCH ADDITION,
PART OF MUNCIE AVENUE
PART OF BAYONNE STREET
LOCATED IN CITY BLOCK 7254
IN THE CITY OF DALLAS
AND BEING OUT OF THE
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S245-197
PLAT RECORD NO: PLAT-25-000030
ENGINEERING PLAN NO.: 311T-

ENGINEER/SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER:

VILLAGES AT SOHO SQUARE, LLC
520 CENTRAL PARKWAY EAST #104
PLANO, TEXAS 77574
PH: (972) 422-9880
CONTACT: STEVE LENART
TBPCLS. ENGINEERING FIRM NO. 11756
TBPCLS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.

DRAWN BY
JM

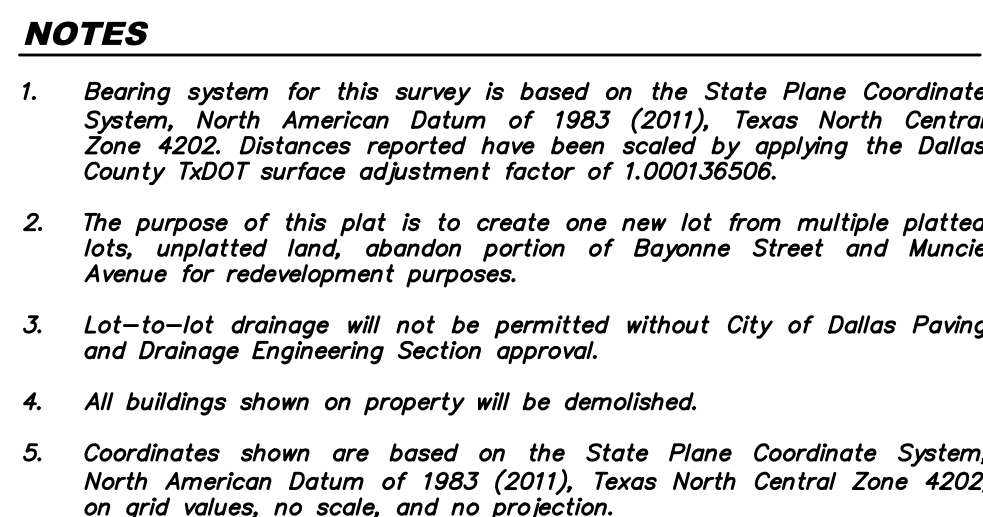
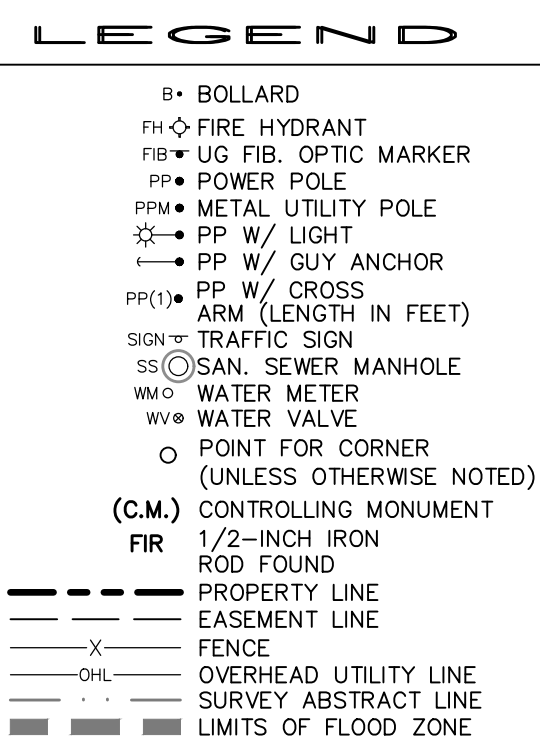
CHECKED BY
MWW

SCALE
1"=40'

DATE
JUNE 2025

JOB NUMBER
0039313.01

PRELIMINARY PLAT - LOT 1, BLOCK A / 7254, VILLAGES AT SOHO



<h1>Westwood</h1>			7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		westwoodps.com
Westwood Professional Services, Inc.					
DRAWN BY JAWN	CHECKED BY MWW	SCALE 1" = 40'	DATE JUNE 2025	JOB NUMBER 0039313.01	

PRELIMINARY PLAT - LOT 1, BLOCK A / 7254, VILLAGES AT SOHO

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STATE OF TEXAS §
COUNTY OF DALLAS §

TBPLS Firm No. 10074302
WHEREAS, Villages at SOHO Square, LLC, is the owner 32.351 acre tract of land situated in the William Coombs Survey, Abstract No. 290, Dallas County, Texas; said tract being part of Block 7254, Official Numbers of the City of Dallas, Texas; said tract being part of Muncie Avenue and Bayonne Street, part of Lot 4, all of Lots 5, 9-12, Block 5/7252, all of Lots 1-12, Block 6/7252 and all of Lots 2-6 and 10-12, Block 7/7252, Joseph P. Lynch Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 243 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Villages at SOHO Square, LLC recorded in Instrument Number 201900281319 of the Official Public Records of Dallas County, Texas, all of that certain tract of land described in Special Warranty Deed to Village SOHO Square, LLC recorded in Instrument No. 202300258061 of the Official Records of Dallas County, Texas, and all of that certain tract of land described in Special Warranty Deed to Villages at SOHO Square, LLC recorded in Instrument No. 202400068488 of said Official Records; said 32.351 acre parcel being more fully described as follows:

BEGINNING, at a point for corner in the south right-of-way line of Singleton Boulevard (a variable width right-of-way); said point being the northeast corner of Lot 3, Block 4/7252, Saint Mary of Carmel Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005150, Page 36 of the Official Public Records of Dallas County, Texas, and the northwest corner of said Village SOHO Square, LLC tract (Instrument No. 202300258061);

THENCE, North 89 degrees, 05 minutes, 01 seconds East, along the said south line of Singleton Boulevard, at a distance of 295.79 feet passing a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the south right-of-way line of Singleton Boulevard (a variable width right-of-way); said point being the northeast corner of said Villages at SOHO Square, LLC tract (Instrument No. 202400068488), and the northeast corner of said Village at SOHO Square, LLC (Inst. No. 201900281319), continuing in a total distance of 806.17 feet to a point for corner; said point being the northwest corner of that certain tract of land described Ordinance No. 6034 to the Dallas Independent School District recorded in Volume 3955, Page 628 of the Deed Records of Dallas County, Texas

THENCE, South 01 degrees, 02 minutes, 45 seconds East, departing the said south line of Singleton Boulevard and along the west line of said Dallas Independent School District tract, passing at a distance of 344.50 feet, the southwest corner of said Dallas Independent School District tract and the northwest corner of the Buena Vista Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3, Page 1 of said Map Records, continuing for a total distance of 730.51 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southwest corner of said Buena Vista Addition; said point being in the north line of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Megatel Trinity Industries, LLC recorded in Instrument No. 201700060804 of said Official Public Records;

THENCE, South 89 degrees, 11 minutes, 46 seconds West, along the said north line of Megatel tract, a distance of 15.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northwest corner of said Megatel tract;

THENCE, South 00 degrees, 48 minutes, 14 seconds East, along the west line of said Megatel tract, a distance of 508.63 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, South 38 degrees, 22 minutes, 46 seconds West, continuing along the said west line of Megatel tract, a distance of 256.04 feet to a 3/4-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

THENCE, continuing along the northwest line of said Megatel tract, along said curve to the right, having a central angle of 33 degrees, 09 minutes, 24 seconds, a radius of 724.78 feet, a chord bearing and distance of South 54 degrees, 57 minutes, 28 seconds West, 413.60 feet, an arc distance of 419.43 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Megatel tract and in the north right-of-way line of the Union Pacific Railroad Company (a variable width right-of-way) as established in Volume 3983, Page 484 of the Deed Records of Dallas County, Texas;

THENCE, North 80 degrees, 58 minutes, 24 seconds West, along the said north line of the Union Pacific Railroad Company tract, a distance of 287.25 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southeast terminus of Pablo Street (a 50-foot wide right-of-way) and the southeast corner of Block 7/7252 of Joseph P. Lynch Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 243 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 14 minutes, 32 seconds West, along the east terminus of said Pablo Street, a distance of 45.80 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeast terminus of said Pablo Street and being the southeast corner of said Joseph P. Lynch Addition;

THENCE, North 82 degrees, 41 minutes, 44 seconds West, along the said northeast line of Pablo Street and the southwest line of said Block 7/7252, a distance of 153.51 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of Lot 8 of said Block 7/7252 and the southwest corner of said Lot 10;

THENCE, North 00 degrees, 55 minutes, 44 seconds West, departing the said northeast line of Pablo Street and the southwest line of Block 7/7252 and along the common line of said Lot 9 and Lot 10, a distance of 144.61 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said Lot 10, the northeast corner of said Lot 9, the southeast corner of said Lot 3 and the southwest corner of said Lot 4;

THENCE, South 88 degrees, 59 minutes, 16 seconds West, along the south line of said Lot 2 and Lot 3 and the north line of Lot 8, Block 7/7252 and said Lot 9, a distance of 100.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southwest corner of said Lot 2, the southeast corner of said Lot 1, the northeast corner of Lot 7, Block 7/7252 and the northwest corner of said Lot 8;

THENCE, North 00 degrees, 55 minutes, 44 seconds West, along the common line of said Lot 1 and said Lot 2, a distance of 160.00 feet to a 1/2-inch iron rod found for corner in the north right-of-way line of Muncie Avenue (a 50-foot wide right-of-way); said point being the south line of Block 6/7252 of said Joseph P. Lynch Addition;

THENCE, South 88 degrees, 59 minutes, 16 seconds West, along the said north line of Muncie Avenue and the south line of said Block 6/7252, a distance of 50.00 feet to a 1/2-inch iron rod found for corner in the said east line of Vilbig Road; said point being the southwest corner of said Lot 7, Block 6/7252;

THENCE, North 00 degrees, 55 minutes, 44 seconds West, along the said east line of Vilbig Road and the west line of said Block 6/7252, a distance of 220.00 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of Bayonne Street (a 50-foot wide right-of-way) and being the northwest corner of said Block 6/7252;

THENCE, North 88 degrees, 59 minutes, 16 seconds East, along the said south line of Bayonne Street and the north line of said Block 6/7252, a distance of 100.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the said south line of Bayonne Street and the north line of said Block 6/7252;

THENCE, North 00 degrees, 55 minutes, 44 seconds West, departing the said south line of Bayonne Street and the north line of said Block 6/7252; over and across said Lot 4, a distance of 160.01 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the south right-of-way line of Duluth Street (a 50-foot wide right-of-way) and being in the north line of said Block 5/7252;

THENCE, North 88 degrees, 59 minutes, 15 seconds East, along the said south line of Duluth Street and said north line of Block 5/7252, a distance of 75.00 feet to a 1/2-inch iron rod found for corner at the northeast corner of Lot 5 and the northwest corner of Lot 6 of said Block 5/7252;

THENCE, South 00 degrees, 55 minutes, 44 seconds East, departing the said south line of Duluth Street and along the common line of said Lot 5 and Lot 6, a distance of 110.00 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Lot 5, the southwest corner of said Lot 6 and the northwest corner of Lot 12 of said Block 5/7252;

THENCE, North 88 degrees, 59 minutes, 16 seconds East, along the common line of said Lot 6 and Lot 12, a distance of 48.06 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the said west line of LRG, L.L.C.; said point being the northeast corner of said Lot 12;

THENCE, North 01 degrees, 01 minutes, 34 seconds West, along the east line said Lot 6 and the said west line of LRG, L.L.C. tract, at a distance of 49.99 feet passing a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the northeast terminus of said Duluth Street and a southeast corner of said Lot 3A, Block 4/7252, continuing along the east line of said Lot 3A in all a total distance of 621.99 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southwest corner of said Village of SOHO Square, LLC (Instrument No. 202300258061);

THENCE, North 00 degrees, 39 minutes, 14 seconds West, along the said east line of Lot 3A and the west line of said Village of SOHO Square, LLC (Instrument No. 202300258061), a distance of 245.08 feet to the POINT OF BEGINNING;

THENCE, North 89 degrees, 11 minutes, 46 seconds East, along the south line of said Chong Y. Lee and Chung J. Lee. tract, passing at a distance of 74.42 feet the southeast corner of said Chong Y. Lee and Chung J. Lee tract and the southwest corner of that certain tract of land described in Warranty Deed to Chong Y. Lee and Chung J. Lee recorded in Instrument No. 200503592718 of the Official Public Records of Dallas County, Texas, continuing along the south line of said Lee tract for a distance of 148.29 feet to the southeast corner of said Lee tract and the southwest corner of that certain tract of land described in Special Warranty Deed to said West Dallas Investments LP tract, for a total a distance of 295.79 feet to a 1/2-inch iron rod found for corner at the southeast corner of said West Dallas Investments, LP tract;

THENCE, North 00 degrees, 39 minutes, 14 seconds West, along the east line of said West Dallas Investments LP tract, a distance of 245.66 feet to the POINT OF BEGINNING;

CONTAINING: 1,409,201 square feet or 32.351 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Villages at SOHO Square, LLC, acting by and through its duly authorized agent do hereby adopt this plat, designating the herein above described property as **VILLAGES AT SOHO**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 at Dallas, Texas, this the ____ day of _____, 2025.

Villages at SOHO Square, LLC, a Texas Limited Liability corporation

By: _____
Steve Lenart

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Steve Lenart personally appeared, 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

SURVEYOR'S STATEMENT

THAT I, Kyle C. Harris, 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 Preliminary Plat.

Dated this the ____ day of _____, 2025.

PRELIMINARY

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Kyle C. Harris
Registered Professional Land Surveyor,
No. 6266
kyle.harris@westwoodps.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle C. Harris, 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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, 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

SHEET 5 OF 5
PRELIMINARY PLAT
LOT 1, BLOCK A/7254
VILLAGES AT SOHO
A REPLAT OF PART OF LOT 4,
ALL OF LOTS 5, 9-12, BLOCK 5/7252,
ALL OF LOTS 1-12, BLOCK 6/7252, AND
ALL OF LOTS 2-6 AND LOTS 10-12,
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JOSEPH P. LYNCH ADDITION
PART OF MUNCIE AVENUE
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LOCATED IN CITY BLOCK 7254
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Westwood Professional Services, Inc.

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DRAWN BY JM	CHECKED BY MWW	SCALE 1"=40'	DATE JUNE 2025	JOB NUMBER 0039313.01
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ENGINEER/SURVEYOR:

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PRELIMINARY PLAT - LOT 1, BLOCK A / 7254, VILLAGES AT SOHO