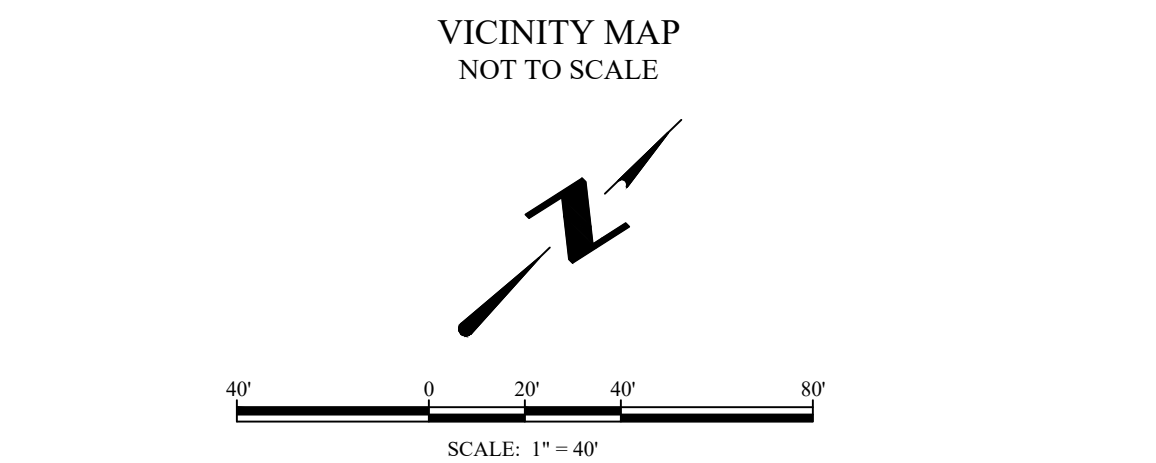
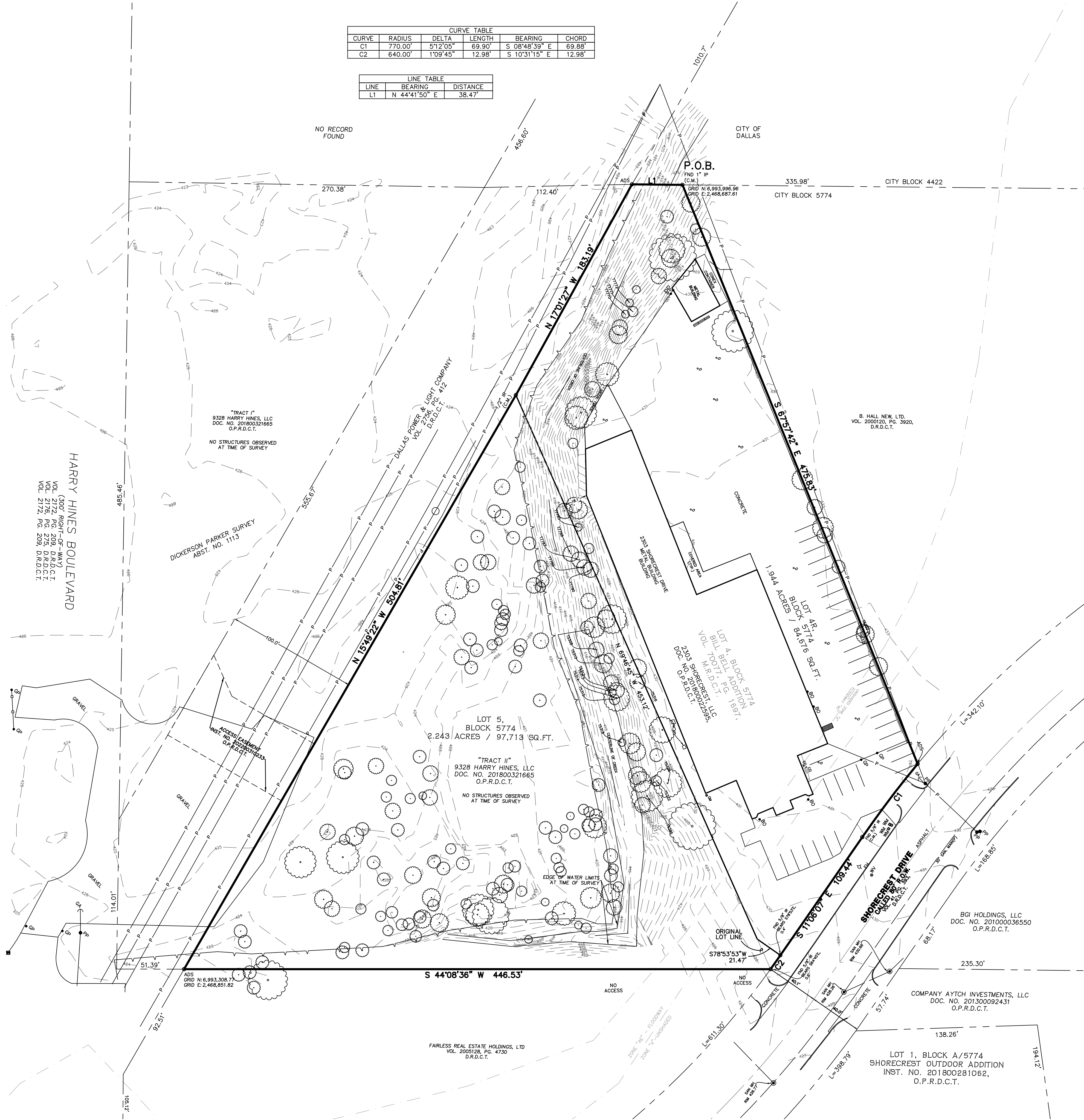




TREE TABLE	
TAG NO.	SIZE
T4200	8" HACKBERRY
T4201	14" HACKBERRY
T4202	12" HACKBERRY
T4203	8" HACKBERRY
T4204	9" CHINABERRY X2
T4207	9" CHINABERRY
T4208	9" CHINABERRY
T4209	9" CHINABERRY X3
T4210	9" CHINABERRY X2
T4211	14" ELM
T4212	14" CHINABERRY
T4213	14" CHINABERRY
T4214	10" ASH
T4215	8" HACKBERRY X2
T4216	8" CHINABERRY X2
T4217	10" ELM
T4218	8" ASH
T4219	8" ASH
T4220	10" ASH
T4221	10" HACKBERRY
T4222	10" HACKBERRY X2
T4223	10" ASH
T4224	10" HACKBERRY
T4225	30" MULBERRY
T4226	10" ASH
T5301	14" CHINABERRY X6
T5302	20" CHINABERRY
T5303	12" BOX ELDER
T5304	10" BOX ELDER
T5305	16" BOX ELDER
T5306	14" HACKBERRY
T5307	22" AMERICAN ELM
T5308	12" BOX ELDER
T5309	8" HACKBERRY
T5310	14" BOX ELDER X2
T5311	12" BOX ELDER
T5312	12" BOX ELDER
T5313	6" BOX ELDER
T5314	20" BOX ELDER
T5315	8" BOX ELDER
T5316	12" CHINABERRY
T5317	16" HACKBERRY
T5318	6" BOX ELDER
T5319	14" PECAN
T5320	14" PECAN
T5321	16" PECAN
T5322	8" AMERICAN ELM
T5323	10" HACKBERRY
T5324	22" AMERICAN ELM
T5325	24" AMERICAN ELM
T5326	36" AMERICAN ELM X2
T5327	12" BOX ELDER
T5328	14" AMERICAN ELM
T5330	14" HACKBERRY X2
T5331	10" HACKBERRY
T5332	10" HACKBERRY X2
T5333	12" AMERICAN ELM X6
T5334	16" AMERICAN ELM X3
T5335	12" HACKBERRY
T5336	16" HACKBERRY
T5337	12" HACKBERRY
T7763	8" AMERICAN ELM
T7764	18" AMERICAN ELM
T7765	24" AMERICAN ELM
T7766	12" HACKBERRY
T7767	18" AMERICAN ELM
T7768	14" PECAN
T7769	12" PECAN
T7770	6" AMERICAN ELM
T7771	8" AMERICAN ELM
T7772	6" HACKBERRY
T7773	6" AMERICAN ELM
T7774	12" LIVE OAK
T7775	14" PECAN
T7776	10" BOX ELDER
T7777	14" CHINABERRY
T7778	8" HACKBERRY
T7779	20" AMERICAN ELM X2
T7780	36" COTTONWOOD
T7781	14" MULBERRY X2
T7782	12" HACKBERRY
T7783	12" HACKBERRY
T7784	14" CHINABERRY
T7785	6" HACKBERRY
T7786	8" MULBERRY
T7787	12" HACKBERRY
T7788	12" HACKBERRY
T7789	12" HACKBERRY
T7790	12" MULBERRY

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	770.00'	51°2'05"	69.90'	S 08°48'39" E	69.88'
C2	640.00'	1°09'45"	12.98'	S 10°31'15" E	12.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°41'50" E	38.47'



- GENERAL NOTES:**
1. **BASIS OF BEARINGS:** State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. The purpose of this plat is to create two lots from two tracts of land.
 3. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 4. 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.
 5. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Dallas County, Texas, Map No. 4801710030J revised/dated August 23, 2001, a portion of the subject property appears to be located in Zone X Unshaded, and the remaining portion of the subject property appears to be located in Floodway AE. This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of Windrose Surveying and Land Services.
 6. Structures to remain.

PRELIMINARY PLAT
HARRY HINES
COMMERCIAL ADDITION, PHASE I
LOTS 4R AND 5, BLOCK 5774
Being a 4.187 Acre Tract of Land Situated in the
Dickerson Parker Survey, Abstract No. 1113
City of Dallas, Dallas County, Texas
City Plan File No: S245-159
Engineering No. 311T-_____


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1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: T.D. DATE: 04/22/2025 CHECKED BY: LJ JOB NO.: D586247

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS 2303 SHORECREST, LLC and 9328 HARRY HINES, LLC are the owners of a 4.187 acre tract of land situated in Dickerson Parker Survey, Abstract Number 1113, City Block 5774 in the City of Dallas, Dallas County, Texas, and being that certain tract of land described in a Special Warranty Deed with Vendor's Lien to 9328 Harry Hines, LLC, as recorded under Document Number 201800321665, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being that certain tract of land described in a Special Warranty Deed to 2303 Shorecrest, LLC, as recorded under Document Number 201800022595, O.P.R.D.C.T., and also being Lot 4, Block 5774 of Bill Bell Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 70077, Page 1697, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found for the northwest corner of the herein described tract, being the southwest corner of that certain tract of land described in a General Warranty Deed to B. Hall New, Ltd., as recorded in Volume 2000120, Page 3920, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being in the common line of said Block 5774 and Block 4422;

THENCE South 67 deg. 57 min. 42 sec. East, departing the southeast line of said Block 4422 and with the common line of said Lot 4 and said B. Hall New tract, a distance of 475.83 feet to a 3-1/4-inch aluminum disk stamped "Harry Hines Commercial Addition Ph 1" set (ADS) for the northeast corner of the herein described tract, being in the westerly right-of-way line of Shorecrest Drive (called 80-foot wide right-of-way), and being at the beginning of a non-tangent curve to the left having a radius of 770.00 feet;

THENCE in a southerly direction and continuing with said non-tangent curve to the left, having a central angle of 05 deg. 12 min. 05 sec., a chord bearing and distance of South 08 deg. 48 min. 39 sec. East - 69.88 feet, and for an arc length of 69.90 feet to a 5/8-inch iron rod found for corner;

THENCE South 11 degrees 06 minutes 07 seconds East, continuing with the westerly right-of-way line of said Shorecrest Drive, a distance of 109.44 feet to a point for corner, from which a 5/8-inch iron rod found bears South 78 deg. 53 min. East, a distance of 0.4 feet, and being at the beginning of a tangent curve to the right having a radius of 640.00 feet;

THENCE in a southerly direction and continuing with said tangent curve to the right, having a central angle of 01 deg. 09 min. 45 sec., with a long chord and distance of South 10 deg. 31 min. 15 sec. East - 12.98 feet, and an arc length of 12.98 feet to the southeast corner of the herein described tract, being the northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Fairless Real Estate Holdings, LTD., as recorded in Volume 2005128, Page 4730, D.R.D.C.T.;

THENCE South 44 deg. 08 min. 36 sec. West, with the southeast line of the herein described tract and the northwest line of said Fairless Real Estate Holdings tract, a distance of 446.53 feet to a ADS for the southernmost corner of the herein described tract, being the west corner of said Fairless Real Estate Holdings tract, and being the easternmost corner of that certain tract of land described in a Warranty Deed to Dallas Power & Light Company, as recorded in Volume 2756, Page 412, D.R.D.C.T., said point being in the north right-of-way line of Harry Hines Boulevard (variable width right-of-way);

THENCE North 15 deg. 49 min. 22 sec. West, departing the north right-of-way line of said Harry Hines Boulevard, with the common line of said Dallas Power & Light Company tract and the herein described tract, a distance of 504.81 feet to a 1/2-inch iron rod found for the common corner of said Lot 4 and said 9328 Harry Hines, LLC tract;

THENCE North 17 deg. 01 min. 27 sec. West, continuing with the northeast line of said Dallas Power & Light tract, a distance of 183.19 feet to ADS for the westernmost corner of said Lot 4 and being in the southeast line of said Block 4422;

THENCE North 44 deg. 41 min. 50 sec. East, with the northwest line of the herein described tract and the southeast line of said Block 4422, a distance of 38.47 feet to the POINT OF BEGINNING, and containing 4.187 acres or 182,389 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That 2303 SHORECREST, LLC and 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, Phase I**, 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 their 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 ____ day of _____, 2025.

2303 SHORECREST, LLC

By: _____
Authorized Representative

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

9328 HARRY HINES, LLC

By: _____
Authorized Representative

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

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 RELIED 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

PLACE COUNTY
RECORDING LABEL HERE

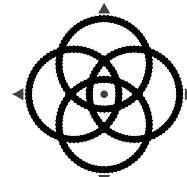
CERTIFICATE OF APPROVAL

I, Tony Shididi, 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 I
LOTS 4R AND 5, BLOCK 5774
Being a 4.187 Acre Tract of Land Situated in the
Dickerson Parker Survey, Abstract No. 1113
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FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: T.D. DATE: 04/22/2025 CHECKED BY: L.J. JOB NO.: D58247

ENGINEER

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

OWNER/DEVELOPER

9328 Harry Hines, LLC
2303 Shorecrest Drive,
Dallas, Texas 75235

OWNER/DEVELOPER

2303 Shorecrest, LLC
2303 Shorecrest Drive,
Dallas, Texas 75235