

LINE	BEARING	DISTANCE
L1	N 04°53'48" W	61.90'
L2	S 04°51'51" E	16.89'
L3	N 85°32'47" E	37.91'
L4	N 49°41'08" E	72.72'
L5	S 89°19'02" W	44.19'
L6	N 80°03'50" W	135.49'
L7	N 41°23'17" E	99.14'
L8	S 59°34'15" E	48.00'
L9	S 07°22'24" E	13.89'
L10	S 60°45'15" E	21.10'
L11	N 89°32'26" E	167.42'
L12	S 19°32'20" E	8.43'
L13	S 30°04'07" E	46.18'
L14	N 89°56'33" E	81.29'
L15	N 00°03'27" W	43.26'
L16	S 89°56'33" W	28.12'
L17	N 00°03'27" W	60.41'
L18	N 89°19'02" E	135.39'
L19	N 00°40'58" W	15.97'
L20	S 05°06'12" W	104.21'
L21	N 81°48'31" W	44.43'
L22	S 03°17'13" W	30.75'
L23	S 08°11'29" W	45.56'
L24	N 80°05'25" W	59.94'
L25	S 39°52'41" W	184.74'
L26	N 50°07'19" W	27.28'
L27	S 39°52'41" W	9.00'
L28	N 50°07'19" W	29.35'
L29	N 39°52'41" E	20.50'
L30	N 50°07'19" W	114.97'
L31	N 39°52'41" E	115.97'
L32	N 09°51'20" E	32.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	288.71'	3760.66'	4°23'55"	N 08°24'25" E	288.64'
C2	315.63'	440.00'	41°06'04"	S 69°00'51" E	308.91'
C3	812.87'	889.17'	52°22'46"	N 64°29'35" W	784.86'
C4	136.52'	274.68'	28°28'37"	N 57°54'59" W	135.12'
C5	58.57'	81.00'	41°25'53"	S 28°40'11" E	57.30'
C6	207.61'	921.17'	12°54'46"	S 73°41'17" E	207.17'

**GENERAL NOTES**

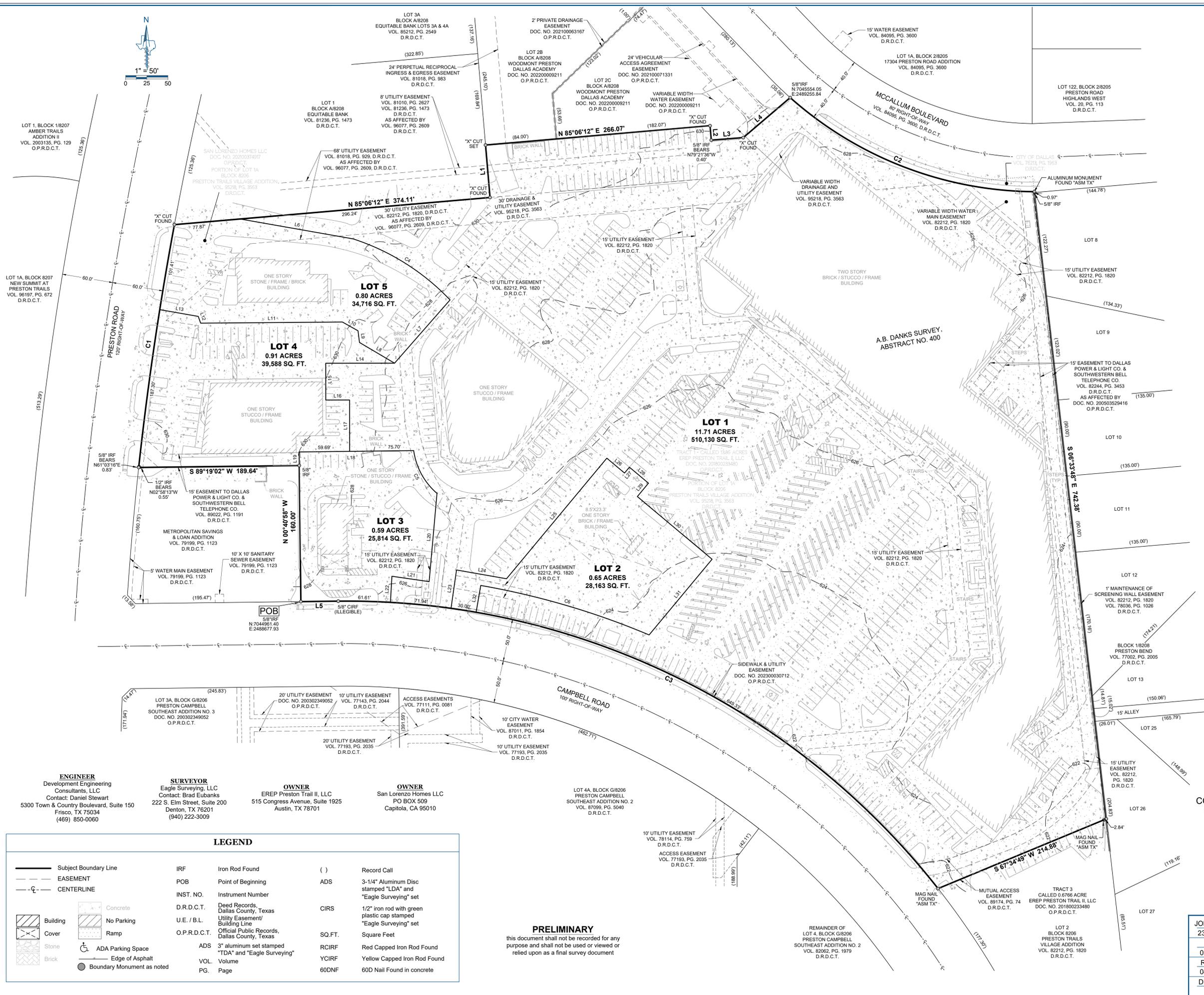
- The purpose of this plat is to create five lots of record from a portion of a platted lot and unplatted tracts of land.
- State Plane Coordinate System North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All interior lot corners are monumented with an "X" cut in concrete unless otherwise noted.
- All existing buildings will remain.

**PRELIMINARY PLAT  
PTVA  
LOTS 1-5, BLOCK 8206**

BEING A PORTION OF LOT 1A, BLOCK 8206, PRESTON TRAILS VILLAGE ADDITION, RECORDED IN VOLUME 95218, PAGE 3563, D.R.D.C.T., BEING ALL OF A CALLED 13.86 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO EREP PRESTON TRAIL II, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 201800233480 O.P.R.D.C.T., AND ALL OF A TRACT OF LAND CONVEYED TO SAN LORENZO HOMES LLC BY DEED RECORDED IN DOCUMENT NUMBER 202100374917, O.P.R.D.C.T. AND BEING 14.66 ACRES IN THE A. B. DANKS SURVEY, ABSTRACT NO. 400, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-088  
CITY ENGINEERING NO. \_\_\_\_\_

JOB NUMBER 2311.042-02		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 03/25/2024		
REVISION 04/04/2024		
DRAWN BY BE		
DATE		



**ENGINEER**  
Development Engineering Consultants, LLC  
Contact: Daniel Stewart  
5300 Town & Country Boulevard, Suite 150  
Frisco, TX 75034  
(469) 850-0060

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
EREP Preston Trail II, LLC  
515 Congress Avenue, Suite 1925  
Austin, TX 78701

**OWNER**  
San Lorenzo Homes LLC  
PO BOX 509  
Capitola, CA 95010

LEGEND				
	IRF	Iron Rod Found	( )	Record Call
	POB	Point of Beginning	ADS	3-1/4" Aluminum Disc stamped "LDA" and "Eagle Surveying" set
	INST. NO.	Instrument Number	CIRS	1/2" iron rod with green plastic cap stamped "Eagle Surveying" set
	D.R.D.C.T.	Deed Records, Dallas County, Texas	RCIRF	Red Capped Iron Rod Found
	U.E. / B.L.	Utility Easement/ Building Line	YCIRF	Yellow Capped Iron Rod Found
	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	SG.FT.	Square Feet
	ADA	ADA Parking Space	60DNF	60D Nail Found in concrete
	ADL	3" aluminum set stamped "TDA" and "Eagle Surveying"		
	VOL	Volume		
	PG.	Page		

**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

**OWNER'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS EREP PRESTON TRAIL II, LLC and SAN LORENZO HOMES LLC and Being a 14.86 acre tract of land out of the A. B. Danks Survey, Abstract No. 400, situated in the City of Dallas, Dallas County, Texas, being a portion of Lot 1A, block 8206, of Preston Trails Village Addition, a subdivision of record in Volume 95218, Page 3563, of the Deed Records of Dallas County, Texas, being all of a called 13.86 acre tract of land conveyed as Tract 1 to EREP Preston Trail II, LLC, by deed of record in Document Number 201800233480 of the Official Public Records of Dallas County, Texas, and all of a tract of land conveyed to San Lorenzo Homes LLC by deed of record in Document Number 202100374917 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the North right-of-way line of Cambell Road (100-foot right-of-way), being the Southeast corner of Metropolitan Savings & Loan Addition, a subdivision of record in Volume 79199, Page 1123, of said Deed Records, and being the southernmost Southwest corner of said 13.86 acre tract;

THENCE, leaving the North right-of-way line of Campbell Road, along the East and North lines of said Metropolitan Savings & Loan Addition and the common West and South lines of said 13.86 acre tract, the following two (2) courses and distances:

- 1. N00°40'58"W, a distance of 160.00 feet to a 5/8 inch iron rod found;
2. S89°19'02"W, a distance of 189.64 feet to a point in the East right-of-way line of Preston Road (120-foot right-of-way), being the Northwest corner of said Metropolitan Savings & Loan Addition and the westernmost Southwest corner of said 13.86 acre tract, from which a disturbed 5/8 inch iron rod found bears N61°03'16"E, a distance of 0.83 feet, and a 1/2 inch iron rod found bears N02°58'13"W, a distance of 0.55 feet;

THENCE, along the East right-of-way line of Preston Road, in part being the common West line of said 13.86 acre tract, and in part being the common West line of said San Lorenzo Homes LLC tract, along a non-tangent curve to the right having a radius of 3,760.66 feet, a chord bearing of N08°24'25"E, a chord length of 286.64 feet, a delta angle of 04°23'55", an arc length of 286.71 feet to an "X" cut found at the Northwest corner of said San Lorenzo Homes LLC tract and the Southwest corner of Lot 1, Block A/8208, of Equitable Bank, a subdivision of record in Volume 81236, Page 1473, of said Deed Records;

THENCE, leaving the East right-of-way line of Preston Road, along the North line of said San Lorenzo Homes LLC tract and the irregular North line of said 13.86 acre tract, in part being the common South and East lines of said Lot 1, and in part being the common South lines of Lots 2B and 2C, Block A/8208, of Woodmont Preston Dallas Academy, a subdivision of record in Document Number 202200009211 of said Official Public Records, the following six (6) courses and distances:

- 1. N85°06'12"E, a distance of 374.11 feet to an "X" cut found;
2. N04°53'48"W, a distance of 61.90 feet to an "X" cut set;
3. N85°06'12"E, a distance of 266.07 feet to an "X" cut found;
4. S04°51'51"E, a distance of 16.99 feet to a point from which a 5/8 inch iron rod found bears N79°21'36"W, a distance of 0.40 feet;
5. N85°32'47"E, a distance of 37.91 feet to an "X" cut found;
6. N49°41'08"E, a distance of 72.72 feet to a 5/8 inch iron rod found in the South right-of-way line of McCallum Boulevard (80-foot right-of-way), being the Southeast corner of said Lot 2C and an exterior ell corner in the North line of said 13.86 acre tract;

THENCE, along the South right-of-way line of McCallum Boulevard and the common North line of said 13.86 acre tract, along a non-tangent curve to the left having a radius of 440.00 feet, a chord bearing of S69°00'51"E, a chord length of 308.91 feet, a delta angle of 41°06'04", an arc length of 315.63 feet to an aluminum monument stamped "ASM TX" found at the Northeast corner of said 13.86 acre tract;

THENCE, S06°33'48"E, leaving the South right-of-way line of McCallum Boulevard, along the East line of said 13.86 acre tract, passing at a distance of 0.97 feet a 5/8 inch iron rod found at the Northwest corner of Block 1/8208 of Preston Bend, a subdivision of record in Volume 77002, Page 2005, of said Deed Records, and continuing along the East line of said 13.86 acre tract and the common West line of said Block 1/8208 a total distance of 742.38 feet to a point for the Southeast corner of said 13.86 acre tract and the Northeast corner of Lot 2, Block 8206, of Preston Trails Village Addition, a subdivision of record in Volume 82212, Page 1820, of said Deed Records;

THENCE, S67°34'49"W, along the North line of said Lot 2 and the common South line of said 13.86 acre tract, passing at a distance of 2.84 feet a mag nail with washer stamped "ASM TX" found, and continuing a total distance of 214.88 feet to a mag nail with washer stamped "ASM TX" found in the North line of Campbell Road, being the Northwest corner of said Lot 2 and the southernmost Southwest corner of said 13.86 acre tract;

THENCE, along the North right-of-way line of Campbell Road and the common South line of said 13.86 acre tract, the following two (2) courses and distances:

- 1. Along a non-tangent curve to the left having a radius of 889.17 feet, a chord bearing of N64°29'35"W, a chord length of 784.86 feet, a delta angle of 52°22'46", an arc length of 812.87 feet to a 5/8 inch iron rod with illegible yellow plastic cap found;
2. S89°19'02"W, a distance of 44.19 feet to the POINT OF BEGINNING, and containing an area of 14.66 acres (638,412 square feet) of land, more or less.

**GENERAL NOTES**

- 1. The purpose of this plat is to create five lots of record from a portion of a platted lot and unplatted tracts of land.
2. State Plane Coordinate System North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Controlling monuments: as shown.
4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. All interior lot corners are monumented with an "X" cut in concrete unless otherwise noted.
7. All existing buildings will remain.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT EREP PRESTON TRAIL II, LLC and SAN LORENZO HOMES LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TDA, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER: EREP PRESTON TRAIL II, LLC

BY: AUTHORIZED AGENT SIGNATURE

BY: AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER: SAN LORENZO HOMES LLC

BY: AUTHORIZED AGENT SIGNATURE

BY: AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §
COUNTY OF DENTON §

That I, MATTHEW RAABE, 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 Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.

**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

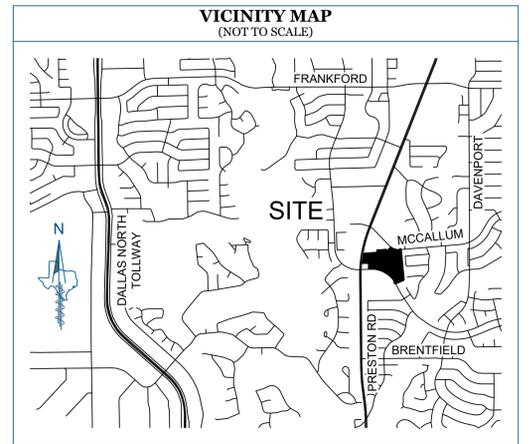
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas



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

**PRELIMINARY PLAT
PTVA
LOTS 1-5, BLOCK 8206**

BEING A PORTION OF LOT 1A, BLOCK 8206, PRESTON TRAILS VILLAGE ADDITION, RECORDED IN VOLUME 95218, PAGE 3563, D.R.D.C.T., BEING ALL OF A CALLED 13.86 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO EREP PRESTON TRAIL II, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 201800233480 O.P.R.D.C.T., AND ALL OF A TRACT OF LAND CONVEYED TO SAN LORENZO HOMES LLC BY DEED RECORDED IN DOCUMENT NUMBER 202100374917, O.P.R.D.C.T. AND BEING 14.66 ACRES IN THE A. B. DANKS SURVEY, ABSTRACT NO. 400, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-088
CITY ENGINEERING NO. \_\_\_\_\_

ENGINEER
Development Engineering Consultants, LLC
Contact: Daniel Stewart
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
EREP Preston Trail II, LLC
515 Congress Avenue, Suite 1925
Austin, TX 78701

OWNER
San Lorenzo Homes LLC
PO BOX 509
Capitola, CA 95010

Table with 2 columns: Field (JOB NUMBER, DATE, REVISION, DRAWN BY) and Value (2311.042-02, 03/25/2024, 04/02/2024, BE)



Eagle Surveying, LLC
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TX Firm # 10194177