#### PARCEL NO. S0C3-11 **OWNER'S CERTIFICATION** CALLED 2.7957 ACRES LEGEND / ABBREVIATIONS DALLAS AREA RAPID TRANSIT STATE OF TEXAS INST. NO. 201500258966 ADJOINING TRACT/DEED LINE COUNTY OF DALLAS PARCEL NO., SOC3-13 CALLED 14.39 ACRES O.P.R.D.C.T. BOUNDARY LINE PROTON PROPERTIES LLC CALLED 0.2797 ACRES WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. DALLAS AREA RAPID TRANSIT INST. NO. 201200086020 FIRST TRACT 1277, the H. Casey Survey, Abstract No. 307, the S.C. Atterbury Survey, Abstract No. 14 and the M.L. Swing Survey, ---- FEMA LINE E. CAMP WISDOM RD INST. NO. 201600064231 O.P.R.D.C.T. CALLED 2.5 ACRES Abstract No. 1422, City of Dallas, Dallas County, Texas, and being all of a called 157.221 acre tract of land described LOT LINE O.P.R.D.C.T. CAMPLANC INVESTMENTS as Tract III: University Hills Parcel E in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, PLAT RIGHT-OF-WAY LINE INST. NO. 201100097436 Official Public Records of Dallas County, Texas, and being more particularly described as follows: O.P.R.D.C.T. ----- RIGHT-OF-WAY CENTERLINE PARCEL NO. SOC3-12 BEGINNING at a 5/8-inch iron rod found in the northerly right-of-way line of Wheatland Road for the southerly corner CALLED 3.733 ACRES \_CALLED 1.1784 ACRES of said Parcel E, common to the easterly corner of a called 89.346 acre tract of land described in the deed to R.K.C.J., CITY OF DALLAS DALLAS AREA RAPID TRANSIT LLC, recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas; INST. NO. 201700163600 INST. NO. 201300362049 O.P.R.D.C.T. O.P.R.D.C.T. THENCE North 30°25'52" West, with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 432.68 feet to a railroad spike found for corner; THENCE North 62°55'26" East, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 17.96 feet to a railroad spike found for corner; THENCE North 31°11'58" West, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract and the northeasterly line of a called 23.875 acre tract of land described in the deed to Hickory Pointe, LLC, recorded in Instrument No. 202200235268, said official Public Records, passing a 1/2-inch iron rod found for reference on the south side of Five Mile Creek at a distance of 1,153.27 feet, continuing on said course with the northeasterly line of said 23.875 acre tract, a total distance of 1,205.27 feet to a point in said creek for the westerly corner of said Parcel E, common to a southerly corner of a called 202.64 acre tract of land described in the PARCEL NO. SOC3-14-1 GRAPHIC SCALE deed to the State of Texas, recorded in Volume 2001230, Page 2058, said Deed Records; CALLED 11,4083 ACRES **VICINITY MAP** DALLAS AREA RAPID TRANSIT THENCE in said Five Mile Creek with the northwesterly line of said Parcel E and the southeasterly line of said Parcel (NOT TO SCALE) INST. NO. 201600067604 E and a southeasterly line of said 202.64 acre tract, the following courses: 1" = 200' 1. North 18°55'32" East, a distance of 154.49 feet to a point; 2. North 53°45'32" East, a distance of 203.00 feet to a point; (FOR SPRG use only) 3. South 68°23'28" East, a distance of 133.72 feet to a point; LINE TABLE 4. North 86°01'32" East, a distance of 111.50 feet to a point; LINE DIRECTION LENGTH 5. North 10°47'32" East, a distance of 107.15 feet to a point; L1 N18°55'32"E 154.49' L2 N53°45'32"E 203.00' 6. North 35°38'32" East, a distance of 141.00 feet to a point; L3 S68°23'28"E 133.72' 7. North 78°19'32" East, a distance of 97.05 feet to a point; L4 N86°01'32"E 111.50' A PORTION OF 8. North 28°28'28" West, a distance of 140.57 feet to a point; TRACT III: UNIVERSITY HILLS L5 N10°47'32"E 107.15' PARCEL E 9. North 47°07'32" East, a distance of 150.88 feet to a point; CALLED 157.221 ACRES L6 N35°38'32"E 141.00' VM FUND I, LLC 10. North 31°11'32" East, a distance of 130.56 feet to a to a point; L7 N78°19'32"E 97.05' INST. NO. 202100055162 L8 N28°28'28"W 140.57' O.P.R.D.C.T. 11. North 63°34'02" East, a distance of 134.95 feet to a point; L9 N47°07'32"E 150.88' REMAINDER OF 12. North 87°41'02" East, a distance of 129.10 feet to a point; CALLED 202.64 ACRES L10 N31°11'32"E 130.56' STATE OF TEXAS 13. North 3°13'02" East, a distance of 132.20 feet to a point; VOL. 2001230, PG. 2058 L11 N63°34'02"E 134.95' D.R.D.C.T. 14. North 34°51'02" East, a distance of 164.10 feet to a point; L12 N87°41'02"E 129.10' A PORTION OF L13 N03°13'02"E 132.20' 15. North 11°51'02" East, a distance of 124.70 feet to a point; TRACT III: UNIVERSITY HILLS PARCEL E L14 N34°51'02"E 164.10' 16. North 23°47'58" West, a distance of 139.58 feet to a point in the southeasterly right-of-way line of Dallas Area CALLED 157,221 ACRES Rapid Transit, for a northwesterly corner of said Parcel E, common to a southeasterly corner of a called 11,4083 L15 N11°51'02"E 124.70' VM FUND I, LLC acre tract of land described as Parcel No. SOC3-14-1 in the deed to Dallas Area Rapid Transit, recorded in INST. NO. 202100055162 L16 N23°47'58"W 139.58' Instrument No. 201600067604, said Official Public Records, common to the southerly corner of a called 1.1784 acre tract of land described as Parcel No. SOC3-12 in the deed to Dallas Area Rapid Transit, recorded in S25°45'54"W L17 N32°44'33"W 1.62' Instrument No. 201300362049, said Official Public Records; THENCE continuing with the northwesterly line of said Parcel E, the following courses: 1. North 54°24'09" East, with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod found for reference on the easterly side of said Five Mile Creek at a distance of 102.55 feet, continuing on said course, a total distance of 537.89 **CURVE TABLE** feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner; CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH 2. North 32°44'33" West, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and C1 149.25' 740.00' 11°33'21" S64°34'24"W the southeasterly line of said Parcel No. SOC3-12, a distance of 1.62 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner; 3. North 58°51'17" East, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and S30°42'27"E the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for the easterly corner of said Parcel No. SOC3-12, common to the southerly corner of a called 0.2797 acre tract of land described as Parcel SOC3-13 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600064231, said official Public Records, at a distance of 10.30 feet, continuing on said course, with the southeasterly line of said Parcel No. SOC3-13 part of the way of a total distance of 471.29 feet TRACT III: UNIVERSITY HILLS to a 1/2-inch iron rod found for the northerly corner of said Parcel E; PARCEL C CALLED 23.875 ACRES CALLED 4.832 ACRES THENCE South 31°06'31" East, with a northeasterly line of said Parcel E, a distance of 633.96 feet to a 1/2-inch iron HICKORY POINTE LLC VM FUND I, LLC rod with a cap stamped 'RPLS 6677" set (hereinafter referred to as capped iron rod set) for a re-entrant corner of said INST NO 202200235268 Parcel E, common to the southerly corner of a called 14.39 acre tract of land described in the deed to Proton O.P.R.D.C.T. O.P.R.D.C.T. Properties LLC, recorded in Instrument No. 201200086020, said Official Public Records. THENCE North 58°58'11" East, with a northwesterly line of said Parcel E and the southeasterly line of said 14.39 acre tract, a distance of 894.60 feet to a 1/2-inch iron rod found with a cap stamped "TIPTON ENG" found for a northeasterly corner of said Parcel E, common to the northwest corner of a called 3.733 acre tract of land described in the deed to the City of Dallas, recorded in Instrument No. 201700163600, said Official Public Records; THENCE South 07°25'35" East, with an easterly line of said Parcel E and the westerly line of said 3.733 acre tract, a distance of 276.87 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found for a re-entrant corner of said Parcel REMAINDER OF E, common to the southwest corner of said 3.733 acre tract; A CALLED 22.0197 ACRES SHEET 12 | SHEET 11 | SHEET 10 KING E. RHODES THENCE North 82°34'23" East, with a northerly line of said Parcel E and the southerly line of said 3.733 acre tract, a VOL. 2002187, PG. 125 distance of 438.99 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found in the westerly right-of-way line of S. D.R.D.C.T. Lancaster Road for the easternmost northeast corner of said Parcel E, common to the southeast corner of said called SHEET 14 3.733 acre tract: THENCE South 07°25'36" East, with the westerly right-of-way line of said S. Lancaster Road and an easterly line of said Parcel E, a distance of 1,318.09 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said S. Lancaster Road and the northerly right-of-way line of E. Wheatland Road; SHEET 8 THENCE South 25°45'54" West, with said corner clip and a southeasterly line of said Parcel E, a distance of 83.74 REMAINDER OF SHEET SHEET 6 feet to a 1/2-inch iron rod found for the south end of said corner clip; CALLED 89.346 ACRES R.K.C.J., LLC THENCE with the northerly right-of-way line of said E. Wheatland Road and the southeasterly line of said Parcel E, VOL. 96066, PG. 7234 the following courses: D.R.D.C.T. 1. South 58°55'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner; 2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner; N62°55'26"E 3. South 58°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at intersection of the northerly right-of-way line of E. Wheatland Road and Wheatland Road and at the beginning of a non-tangential curve to the left; 4. With said curve having a radius of 740.00 feet, a delta angle of 11°33'21", an arc length of 149.25 feet, a chord REMAIDNER OF bearing of South 64°34'24" West and chord distance of 149.00 feet to a capped iron rod set at the end of said TRACT III: UNIVERSITY HILLS PARCEL D CALLED 108,835 ACRES 5. South 58°47'44" West, a distance of 899.34 feet to the POINT OF BEGINNING and enclosing 157.219 acres VM FUND I. LLC **KEYMAP** (6,848,446 square feet) of land, more or less. INST. NO. 202100055162 N.T.S. O.P.R.D.C.T. **POINT OF BEGINNING** PRELIMINARY PLAT **UNIVERSITY HILLS ADDITION** LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; **GENERAL NOTES** LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; CALLED 4.55 ACRES LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q; Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, JOAQUIN FELIX AND PABLO FELIX LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; derived from GPS observations and NGS Opus solutions. INST. NO. 201700269944 LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; O.P.R.D.C.T. LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval. LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current LOTS 1 THRU 7. BLOCK Z: LOT 1 THRU 16. BLOCK AA: VM Fund I, LLC LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; owner tract boundary. 1800 Valley View Lane, Ste 316 LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; Farmers Branch, TX, 75234 LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307, denoted otherwise. AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, **ENGINEER** CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. <u>\$234-110</u> 5. See Sheet 19 for lot area table, line table, and curve table. KFM Engineering 3501 Olympus Boulevard, Ste 100 6. See Sheet 20 for Plat Notes. CITY ENGINEERING PLAN NO. Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936 CHISHOLM TRAIL E-mail: dpitcher@kfm-llc.com LAND SURVEYING FLOOD STATEMENT **SURVEYOR** This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to Chisholm Trail Land Surveying TX FIRM #10194767 FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the 1700 Thorndale Ct MICHAEL R. KERSTEN, RPLS 6677 structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the Corinth, Tx 76210 referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the INFO@CTLS-LLC.COM Contact: Jose Garcia

SHEET 9

3501 OLYMPUS BLVD, SUITE 100

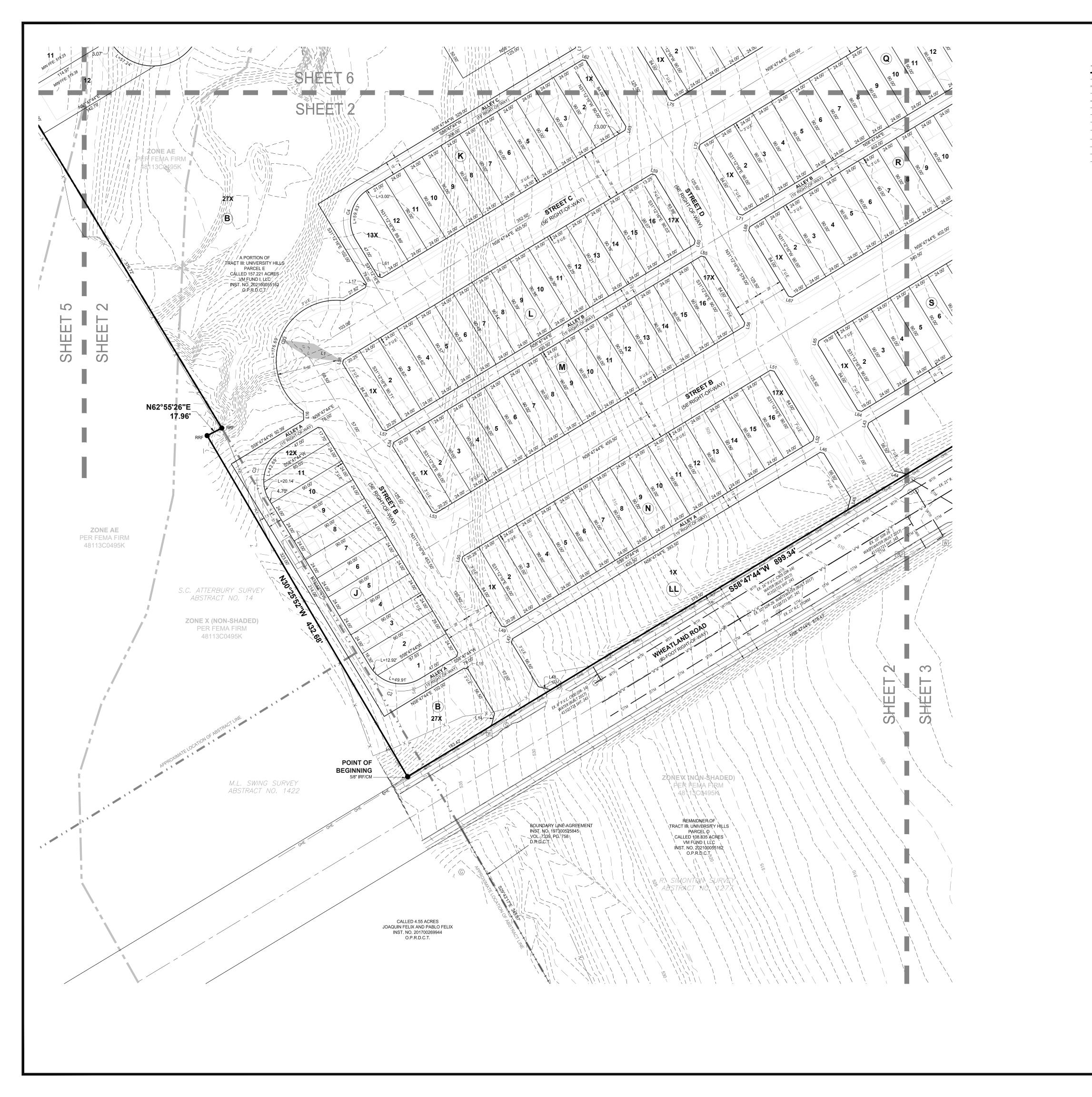
DALLAS, TEXAS 75019 PHONE: (469) 899-0536

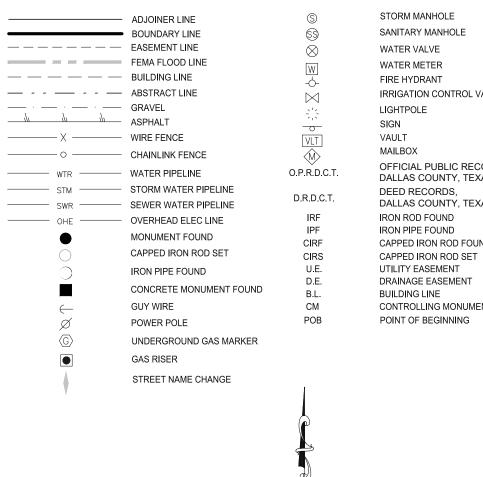
WWW.KFM-LLC.COM TBPE #: F-20821

940.367.7188

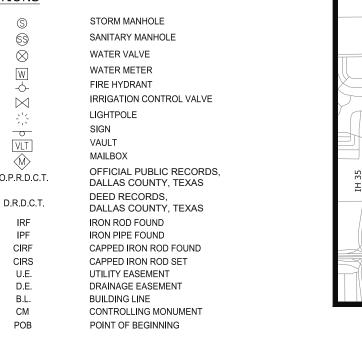
ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=300' | DATE: 03/29/2024 | SHEET: 1 OF 2

Phone: (214) 531-8294









1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.

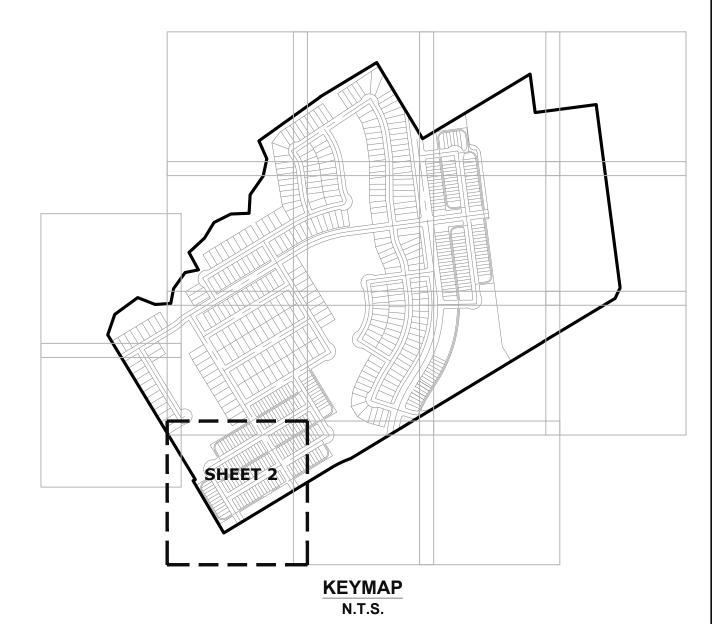
**VICINITY MAP** 

(NOT TO SCALE)

- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
- 5. See Sheet 19 for lot area table, line table, and curve table.
- 6. See Sheet 20 for Plat Notes.

#### FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



### PRELIMINARY PLAT

### **UNIVERSITY HILLS ADDITION**

LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307, AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,

CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. \$\frac{5234-110}{234-110}\$
CITY ENGINEERING PLAN NO. \_\_\_\_\_\_



VM Fund I, LLC

1800 Valley View Lane, Ste 316

Farmers Branch, TX, 75234

**ENGINEER** 

KFM Engineering 3501 Olympus Boulevard, Ste 100 Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936

E-mail: dpitcher@kfm-llc.com

SURVEYOR Chisholm Trail Land Surveying

1700 Thorndale Ct

Corinth, Tx 76210

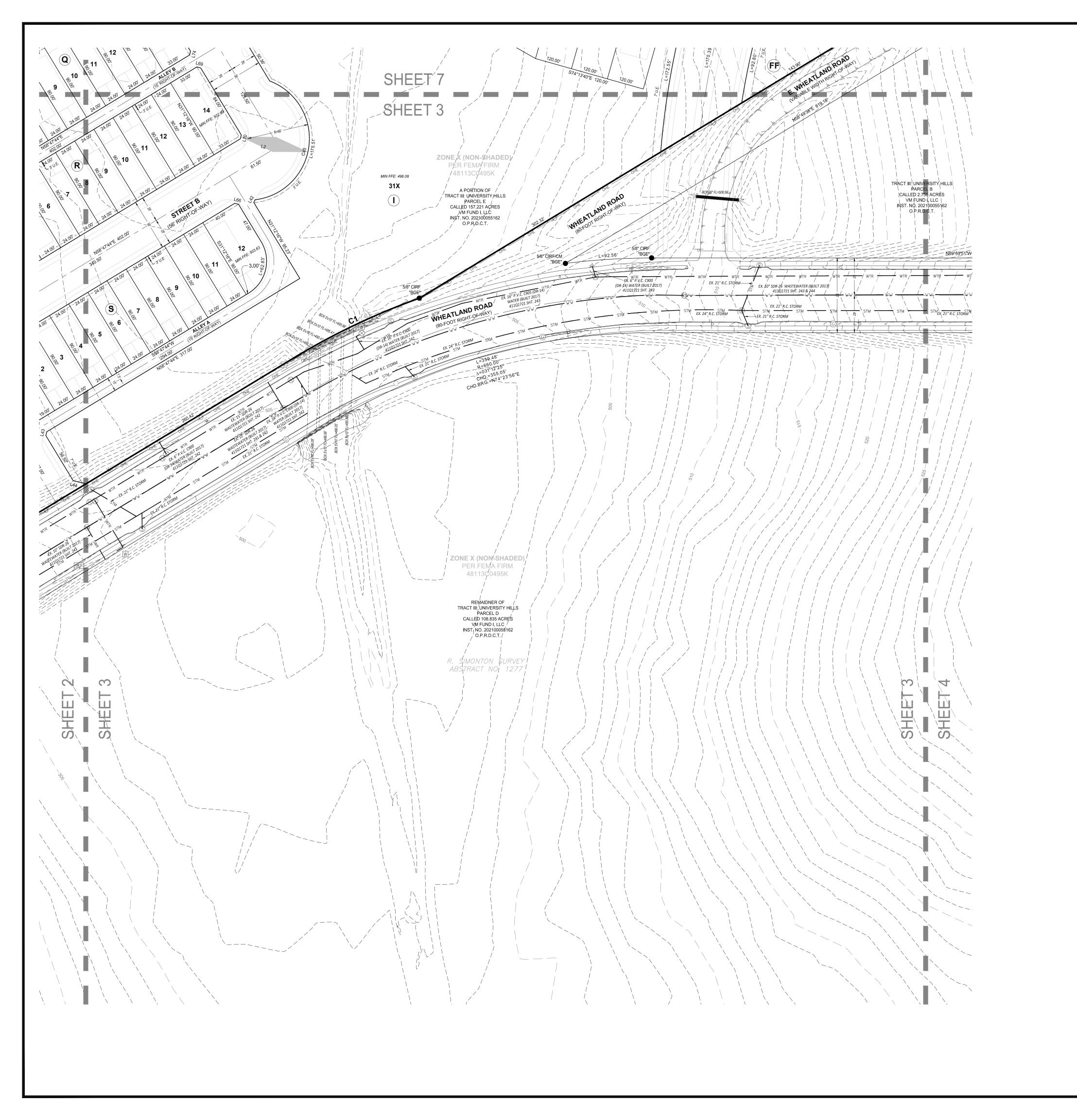
Contact: Jose Garcia Phone: (214) 531-8294

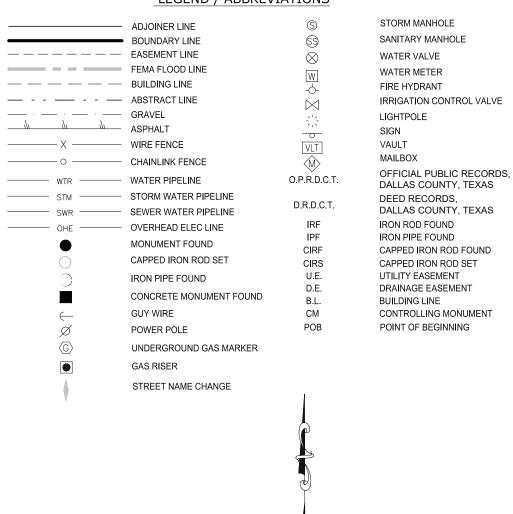
E-mail: Jose@ct-landsurveying.com

## CHISHOLM TRAIL

LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 2 OF 2







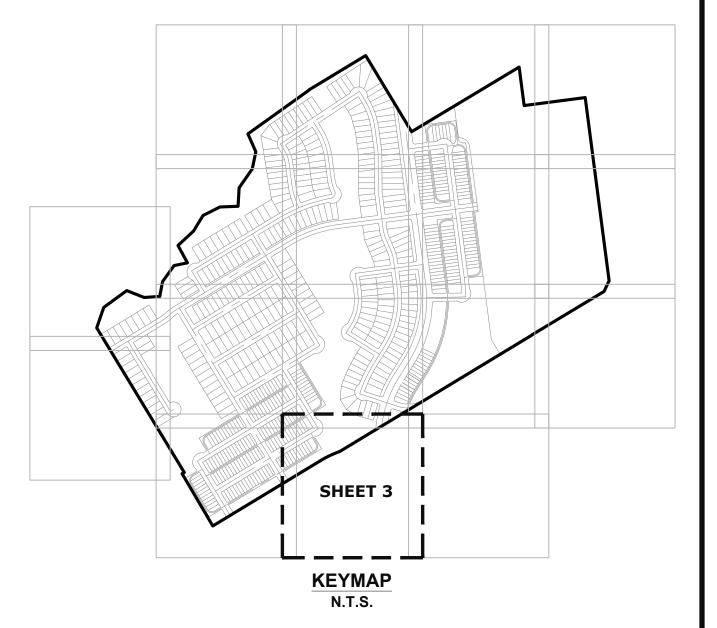
**VICINITY MAP** (NOT TO SCALE)

#### **GENERAL NOTES**

- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
- 5. See Sheet 19 for lot area table, line table, and curve table.
- 6. See Sheet 20 for Plat Notes.

#### FLOOD STATEMENT

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### PRELIMINARY PLAT

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AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, 



VM Fund I, LLC

1800 Valley View Lane, Ste 316

Farmers Branch, TX, 75234

**ENGINEER** 

KFM Engineering 3501 Olympus Boulevard, Ste 100 Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936

E-mail: dpitcher@kfm-llc.com

SURVEYOR Chisholm Trail Land Surveying

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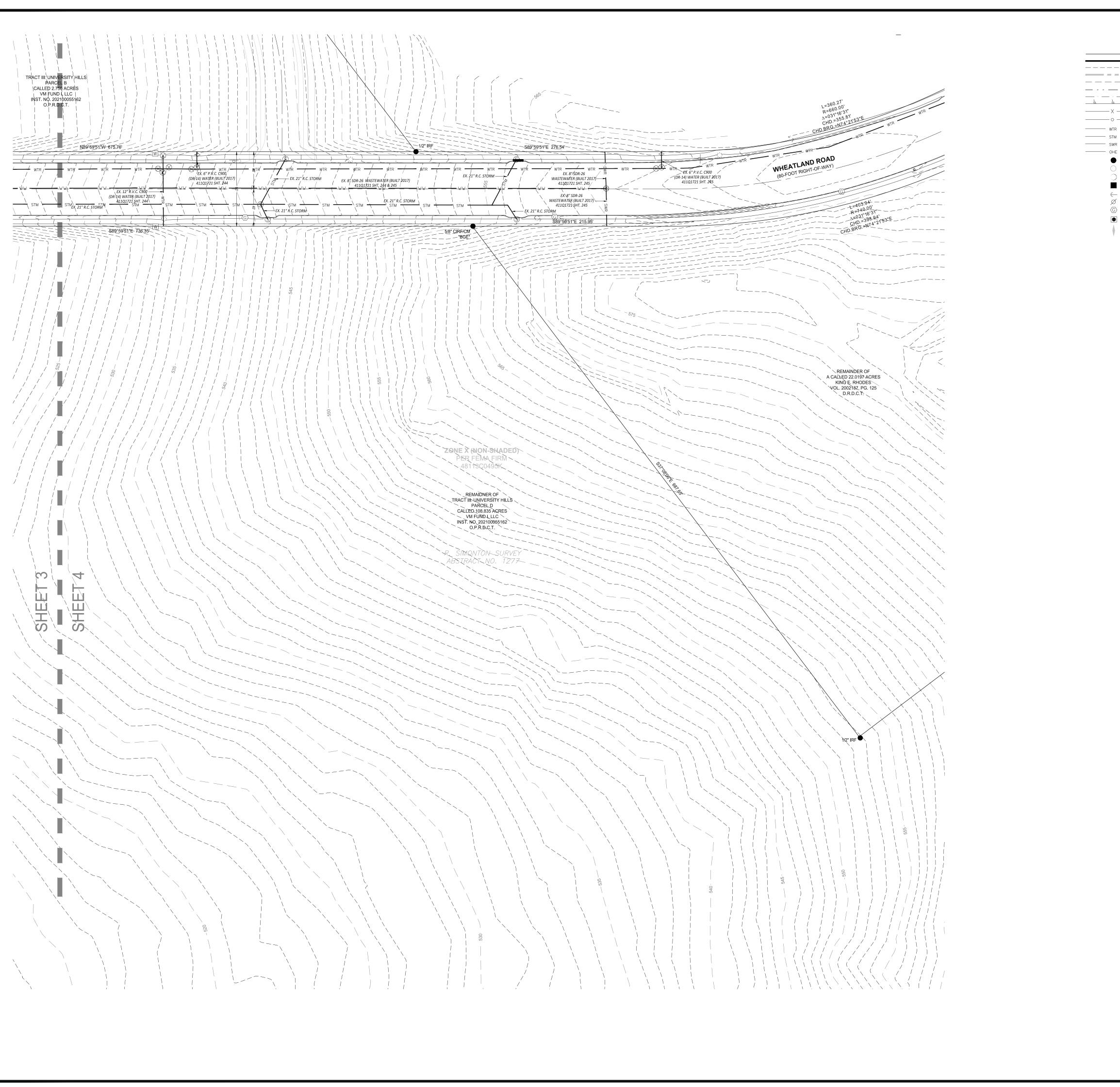
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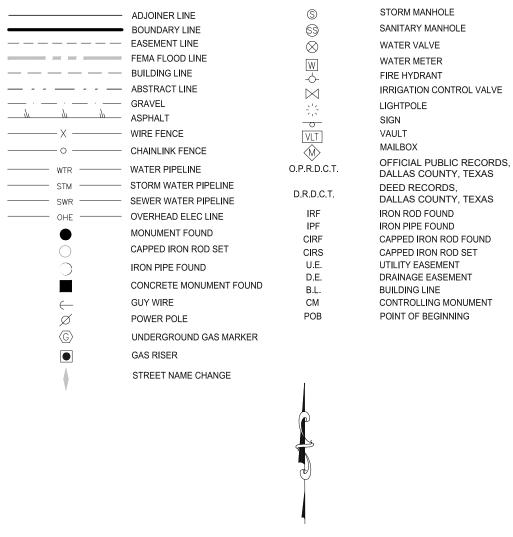
# CHISHOLM TRAIL

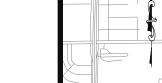
LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

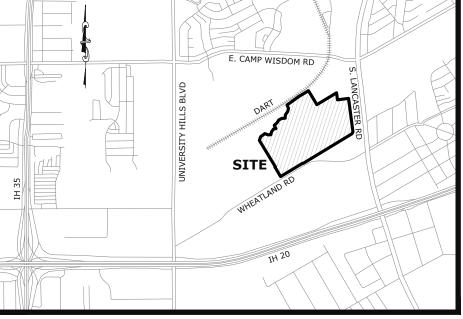
ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 3 OF 2











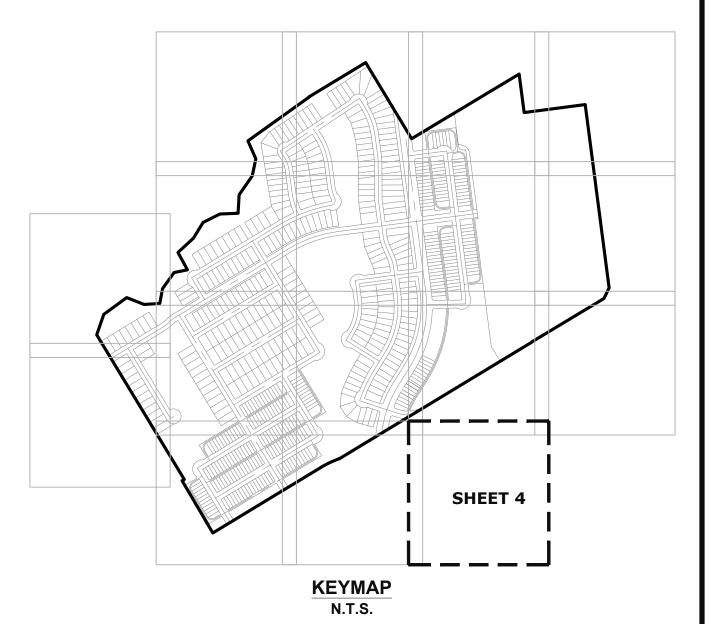
**VICINITY MAP** (NOT TO SCALE)

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unless denoted otherwise.

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### PRELIMINARY PLAT

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VM Fund I, LLC

1800 Valley View Lane, Ste 316

Farmers Branch, TX, 75234

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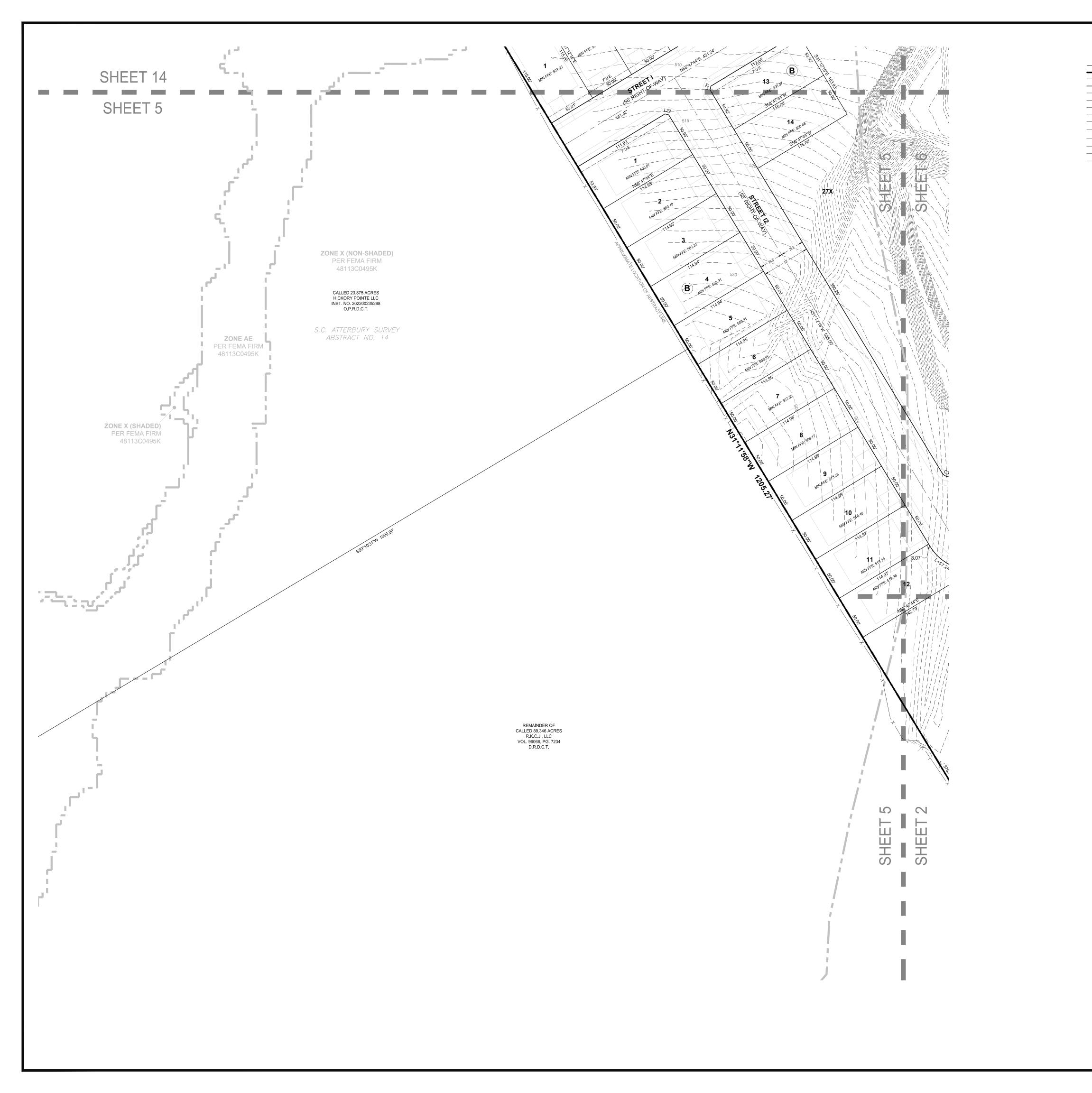
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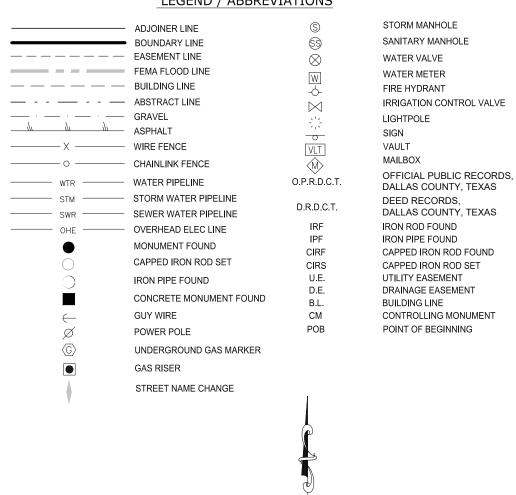
E-mail: Jose@ct-landsurveying.com

# CHISHOLM TRAIL

ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 4 OF 2

LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188







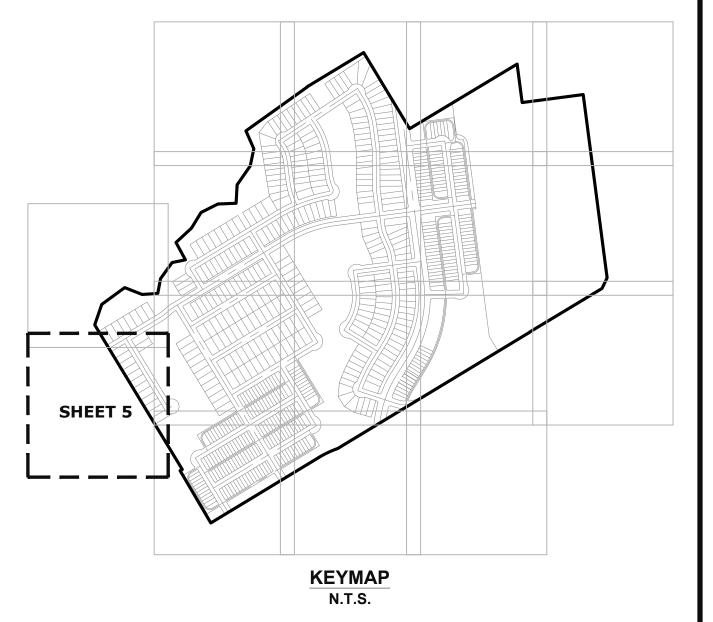
**VICINITY MAP** (NOT TO SCALE)

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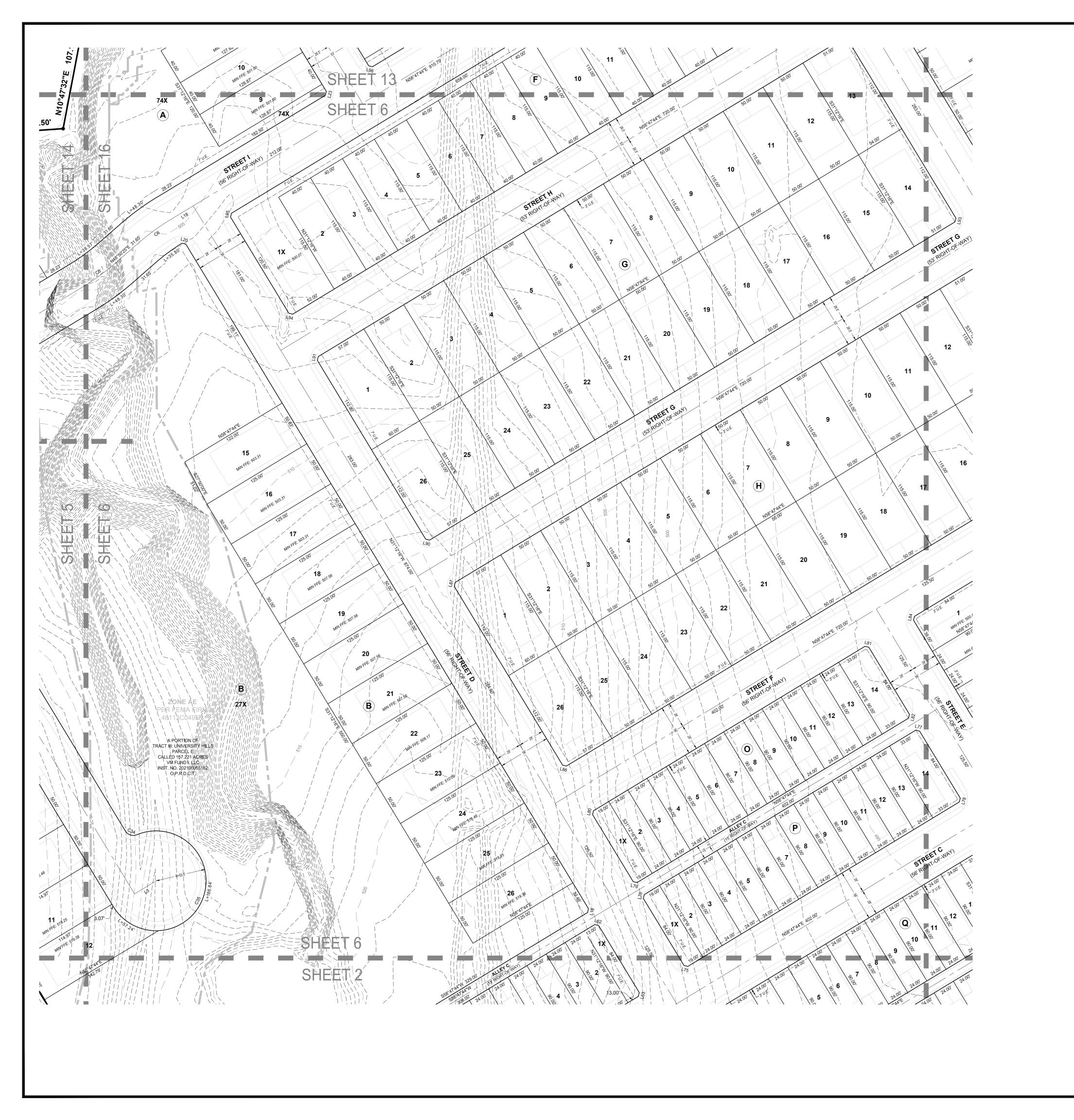
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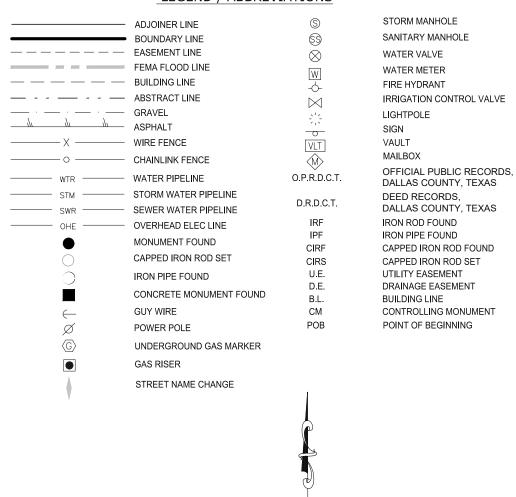
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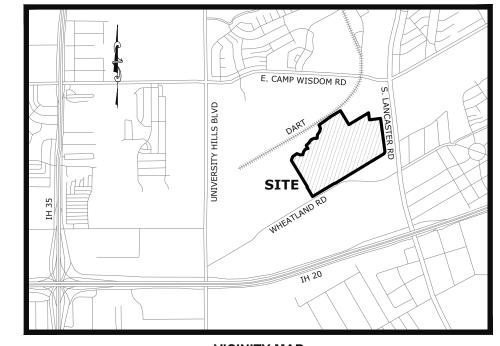


CHISHOLM TRAIL LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 5 OF 2







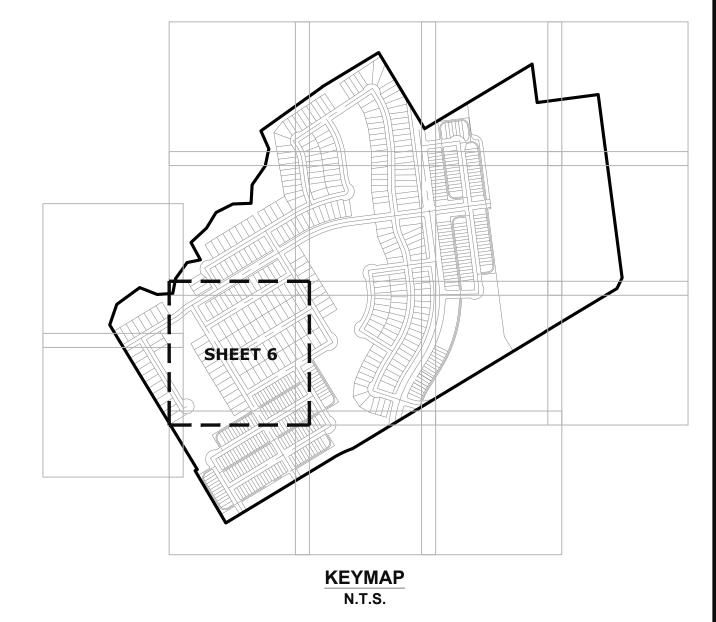
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# CHISHOLM TRAIL

ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 6 OF 2

LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 WWW.KFM-LLC.COM TBPE #: F-20821

E-mail: dpitcher@kfm-llc.com SURVEYOR Chisholm Trail Land Surveying 1700 Thorndale Ct Corinth, Tx 76210 Contact: Jose Garcia Phone: (214) 531-8294

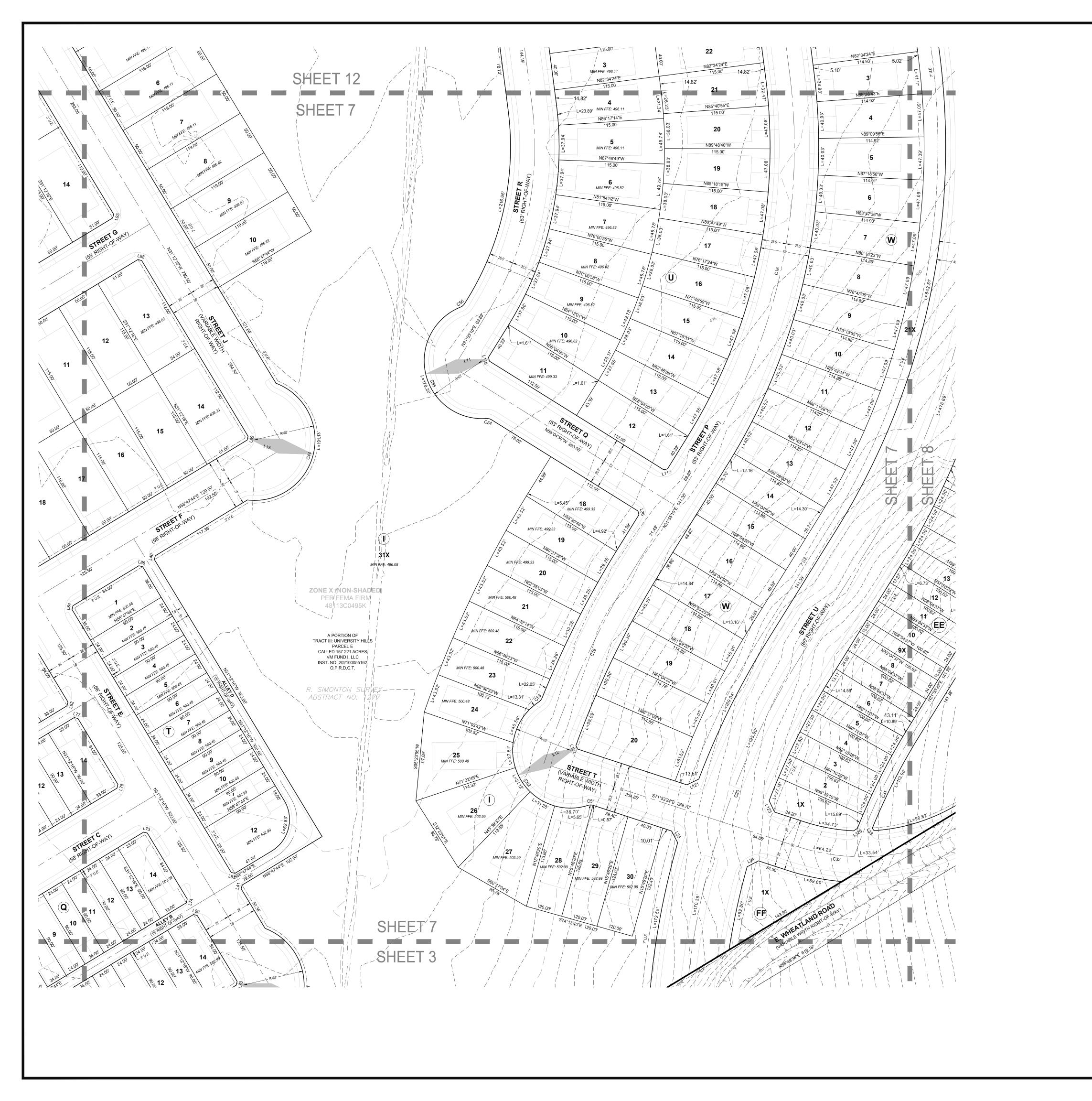
VM Fund I, LLC

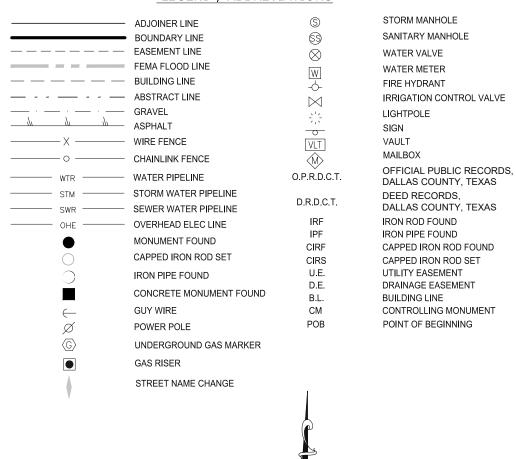
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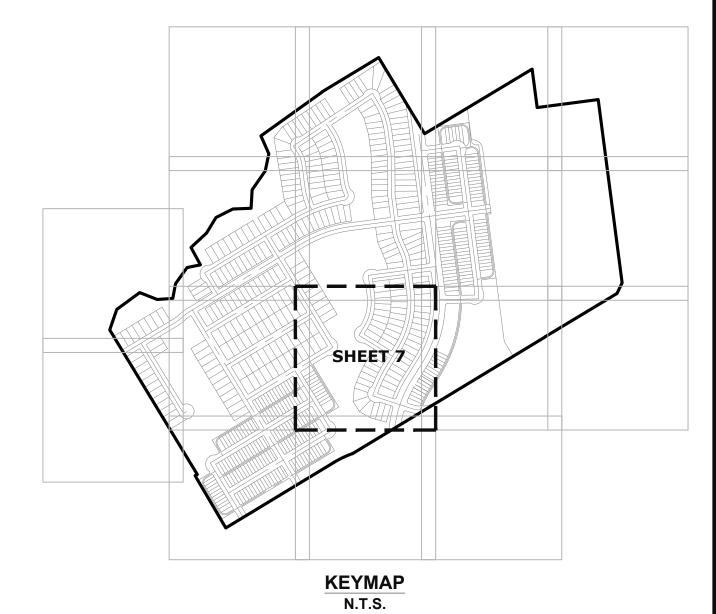
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ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 7 OF 2

VM Fund I, LLC

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Farmers Branch, TX, 75234

**ENGINEER** 

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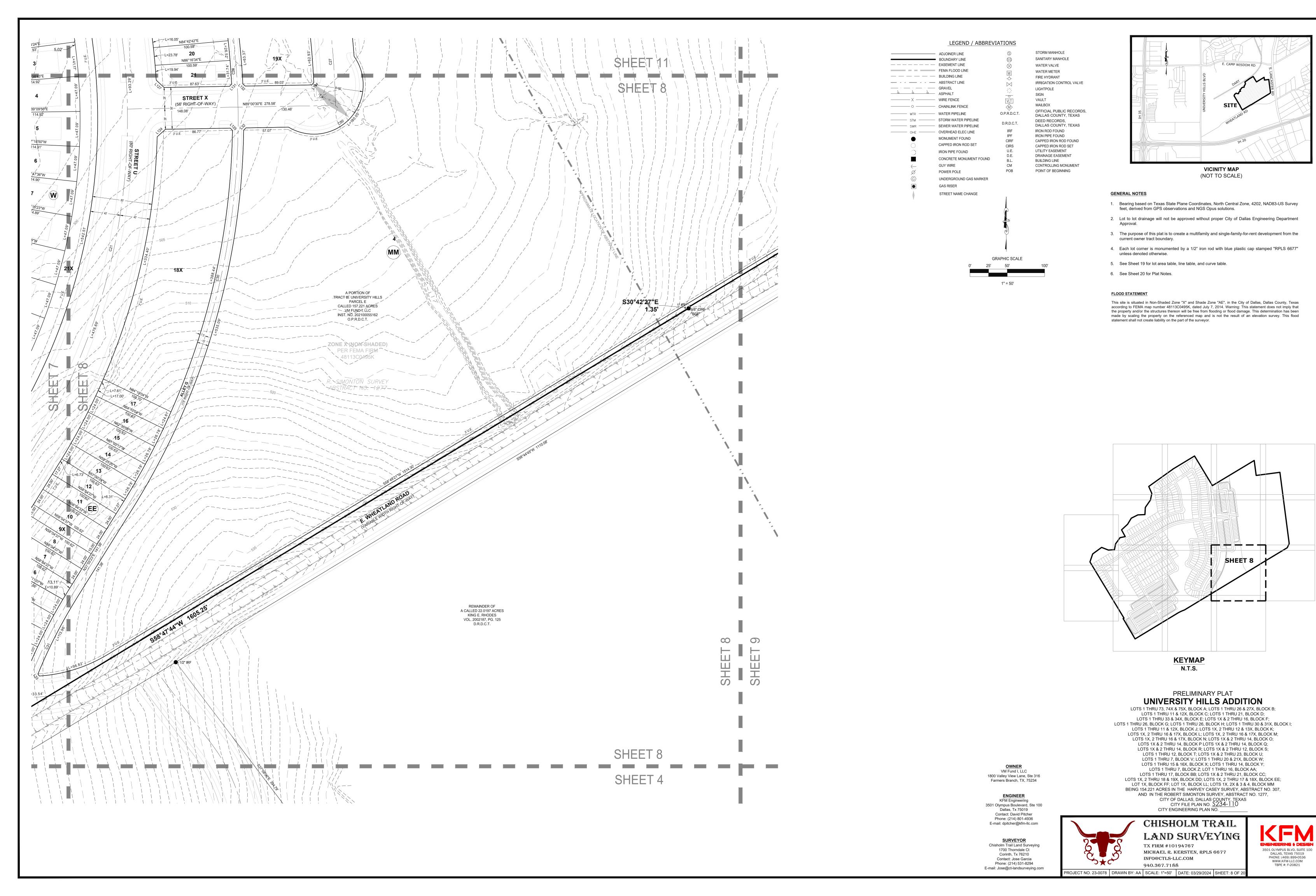
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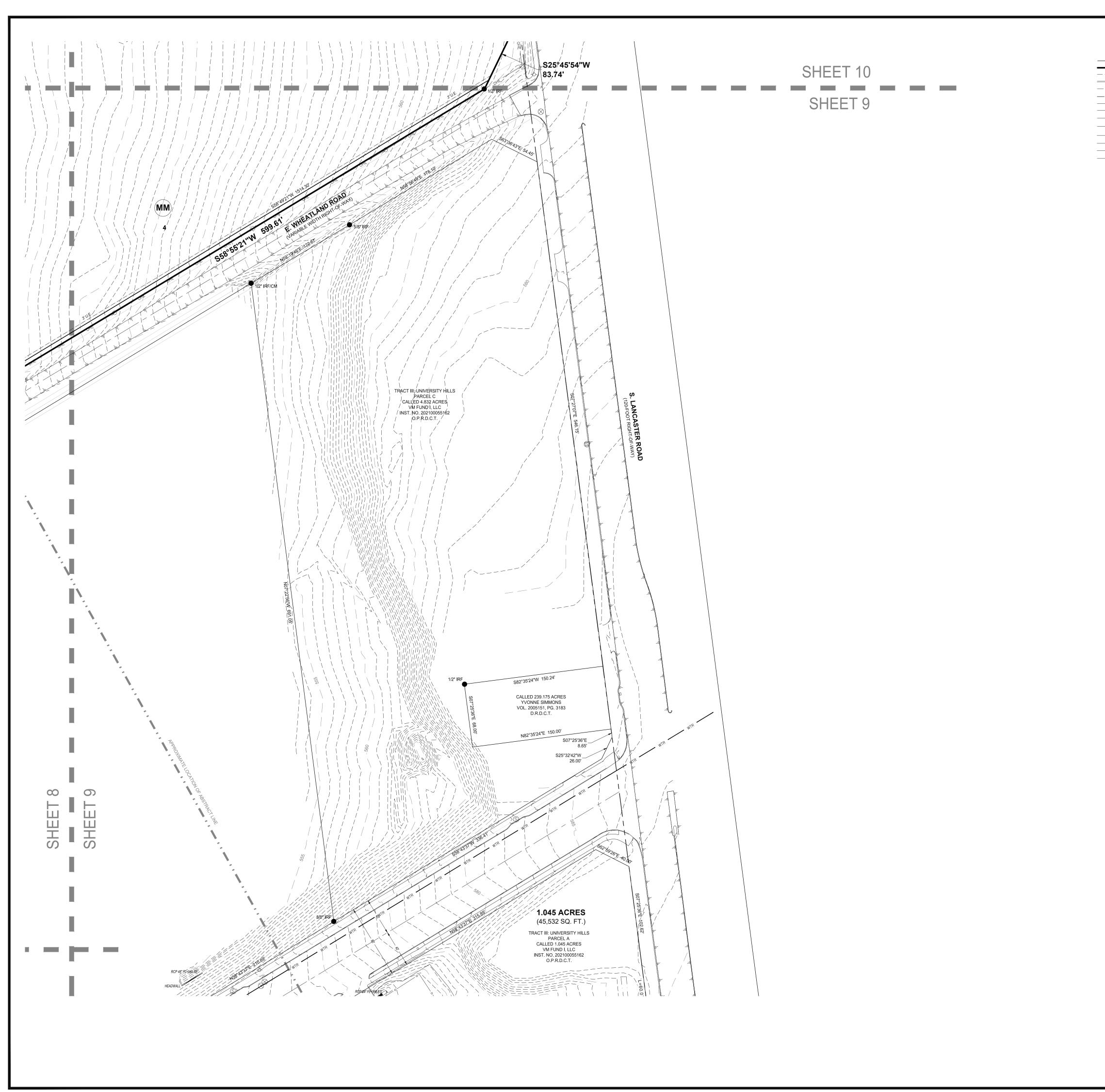
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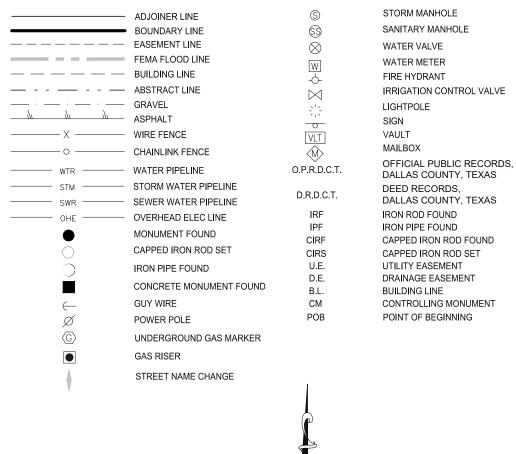
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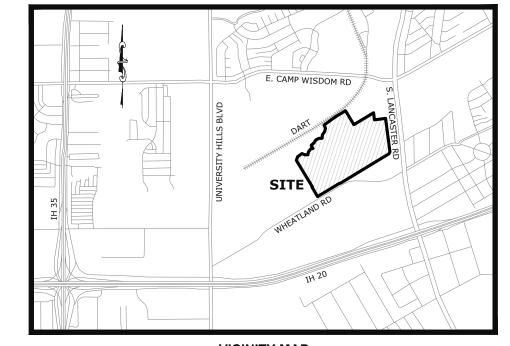
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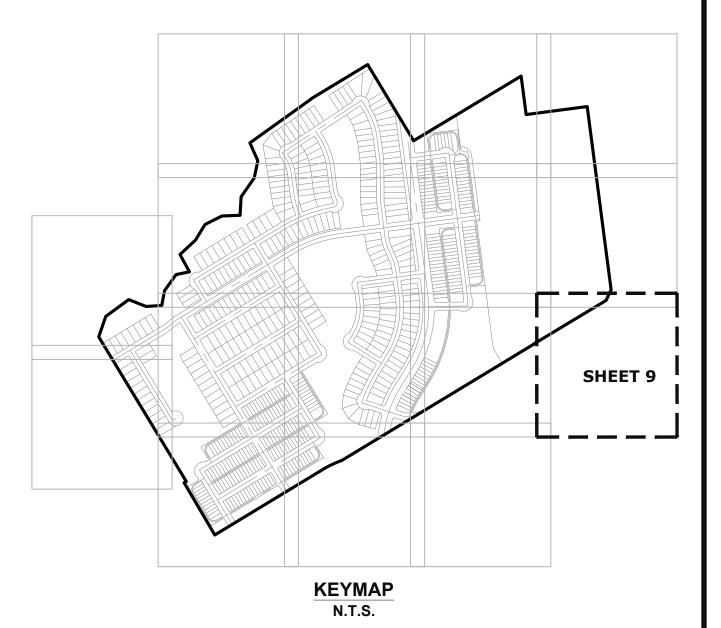
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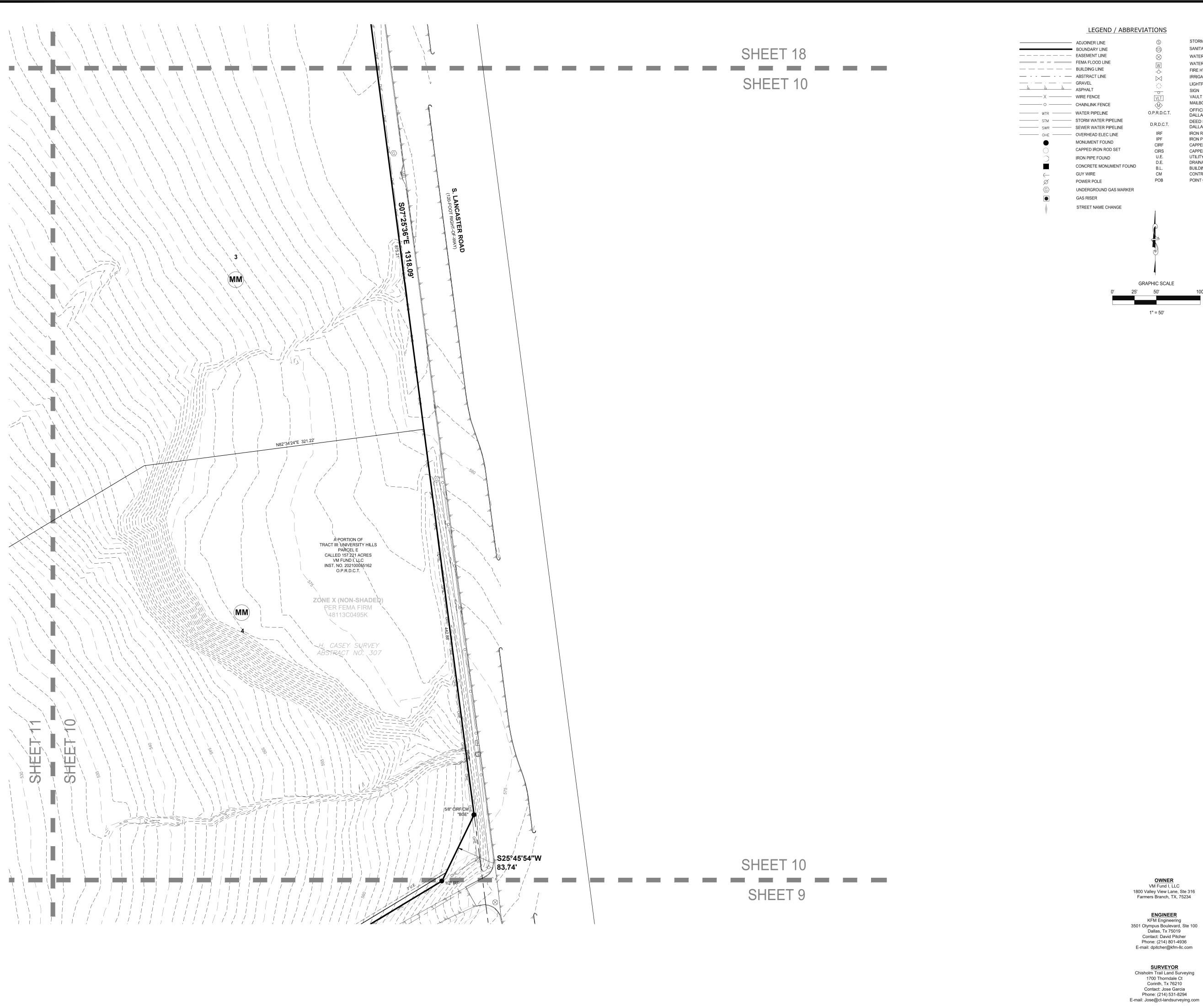
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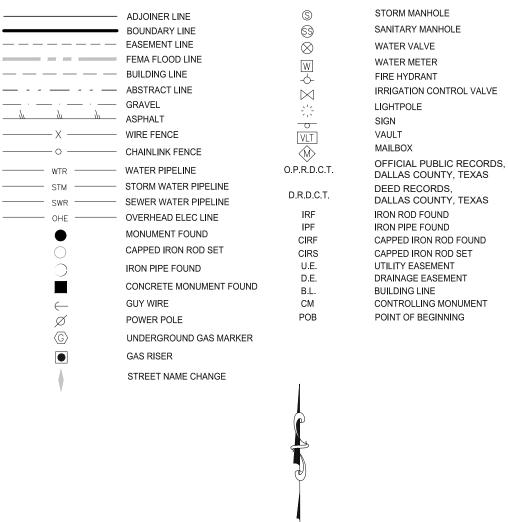
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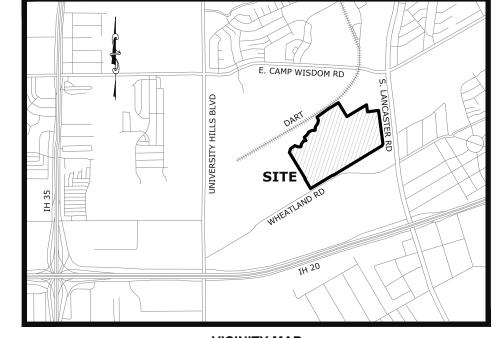
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LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188









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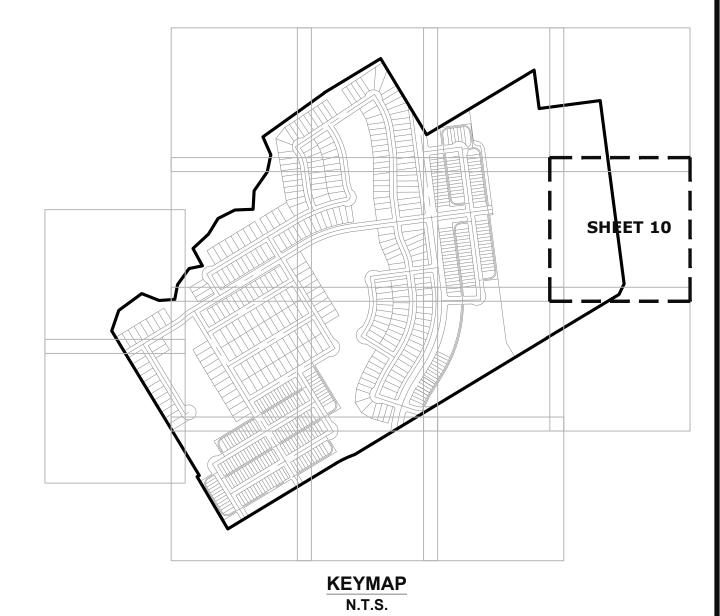
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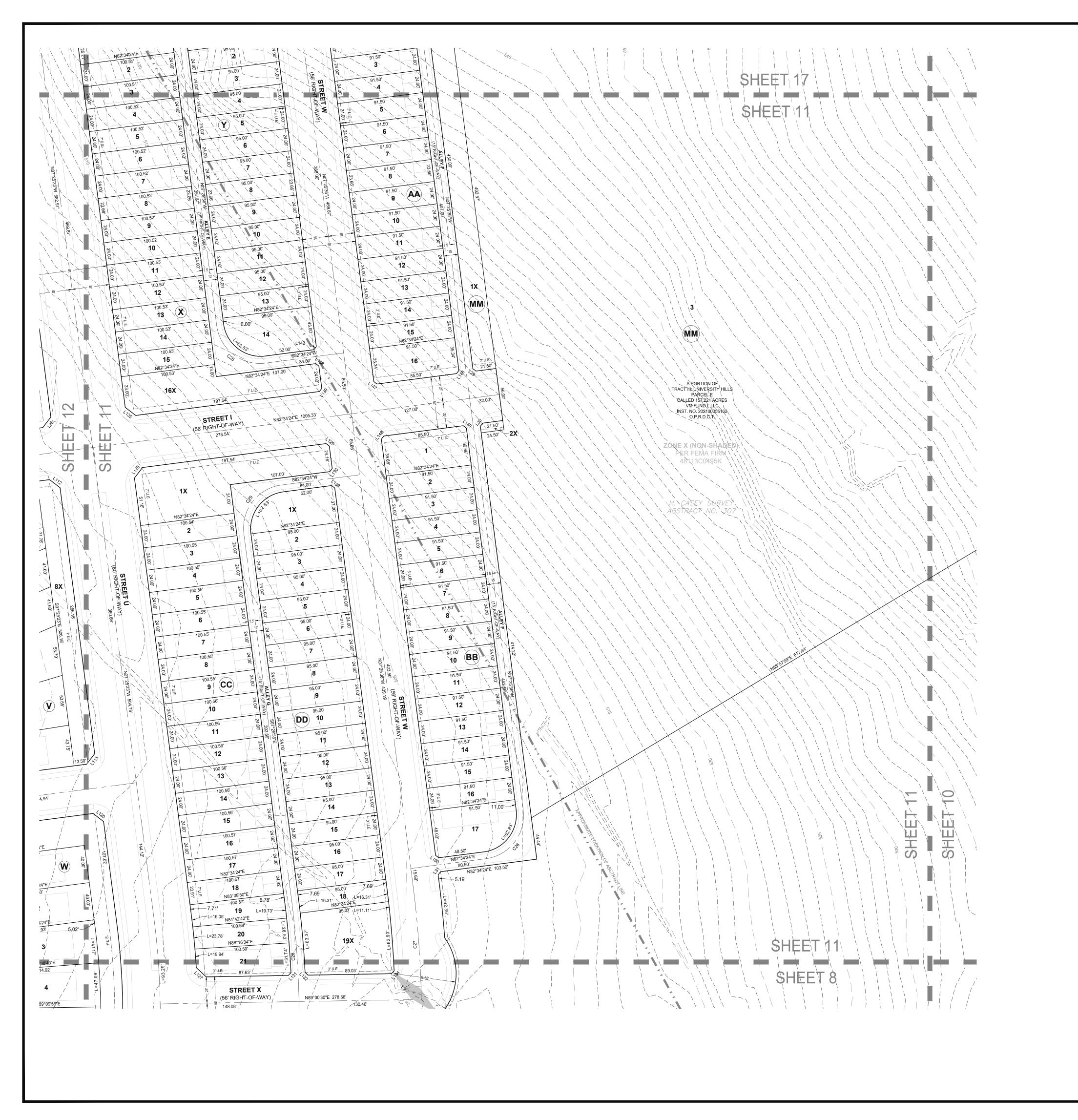


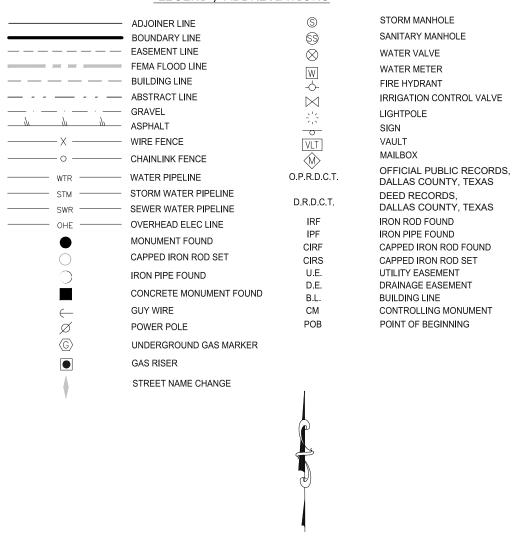
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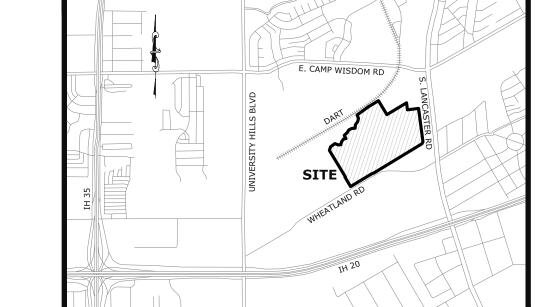
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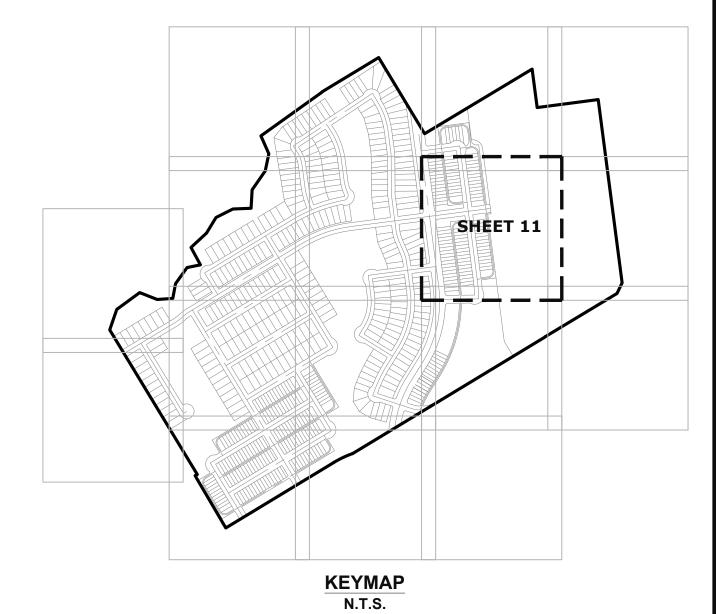
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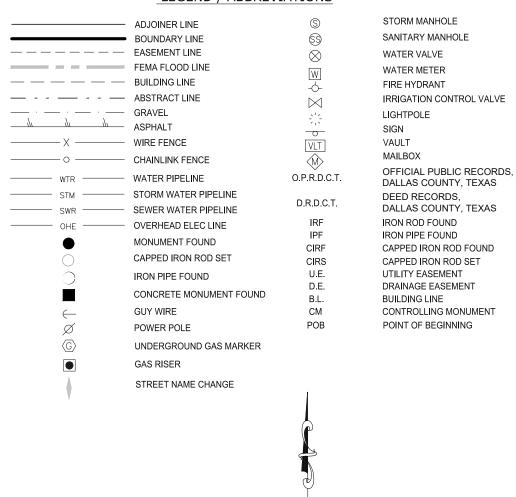
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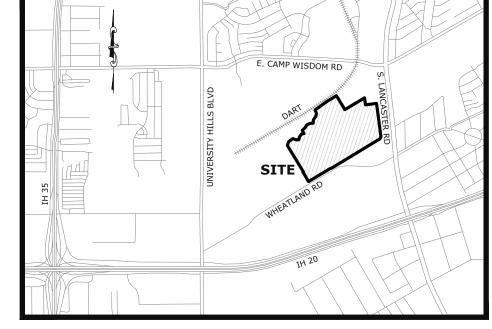
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CHISHOLM TRAIL LAND SURVEYING TX FIRM #10194767 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188 ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET:11 OF 2







#### **VICINITY MAP** (NOT TO SCALE)

#### **GENERAL NOTES**

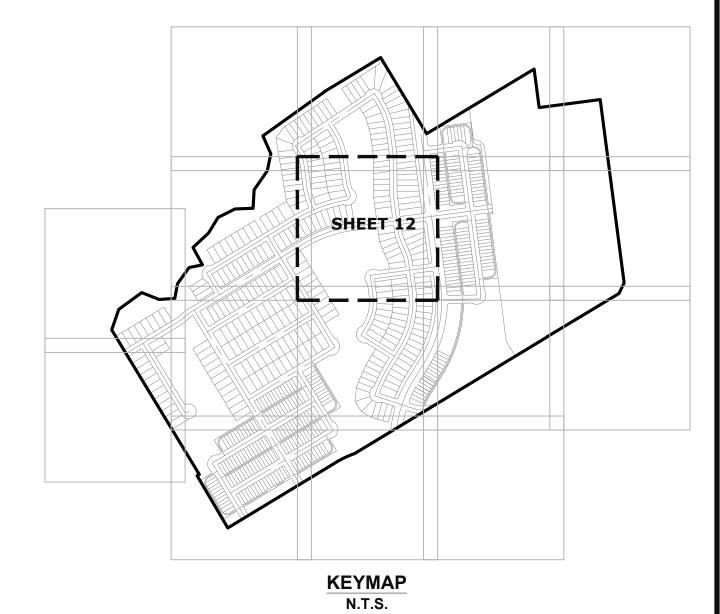
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ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET:12 OF 2

CHISHOLM TRAIL

LAND SURVEYING TX FIRM #10194767 3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 WWW.KFM-LLC.COM TBPE #: F-20821 MICHAEL R. KERSTEN, RPLS 6677 INFO@CTLS-LLC.COM 940.367.7188

E-mail: dpitcher@kfm-llc.com SURVEYOR Chisholm Trail Land Surveying 1700 Thorndale Ct Corinth, Tx 76210 Contact: Jose Garcia Phone: (214) 531-8294

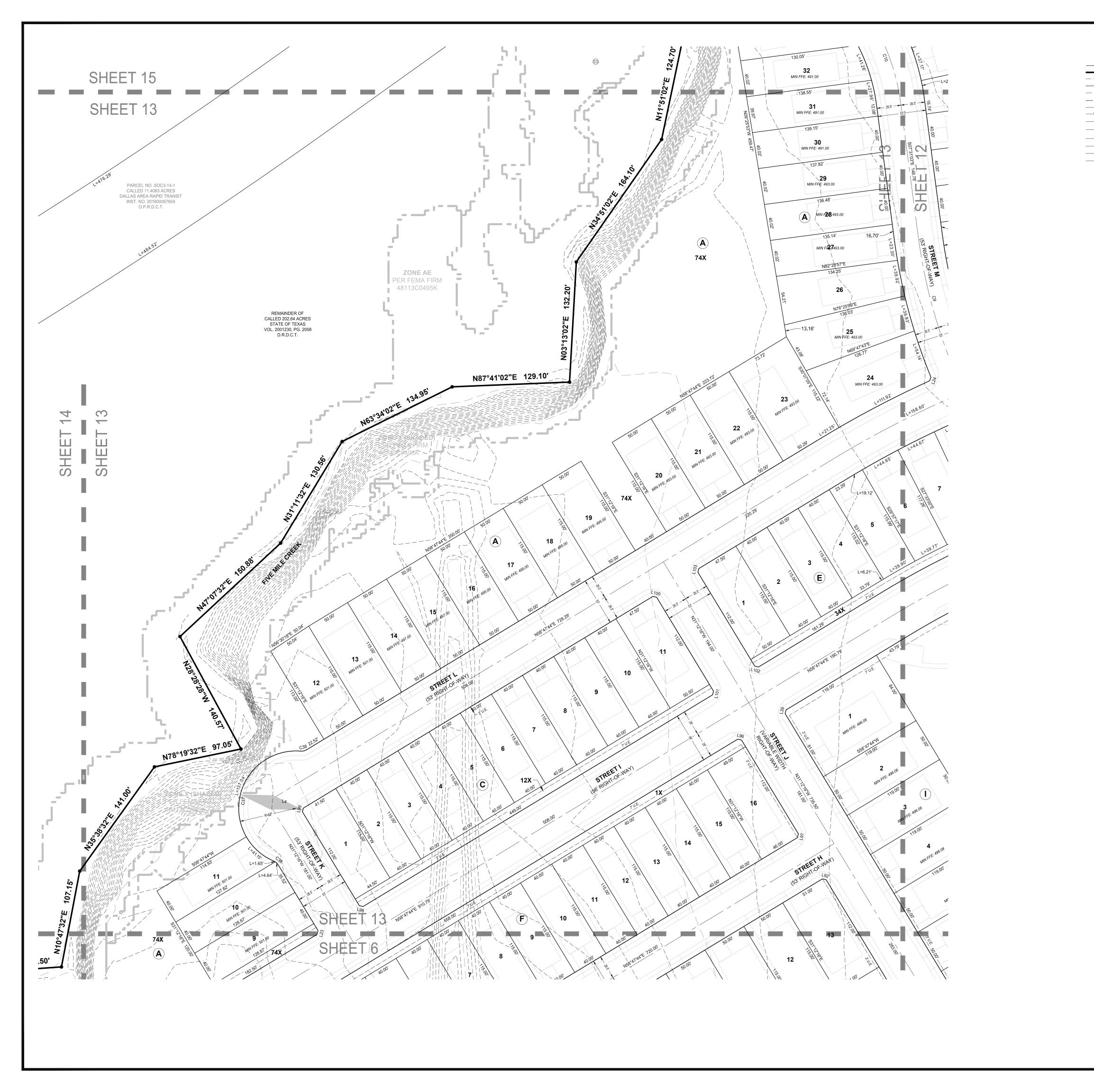
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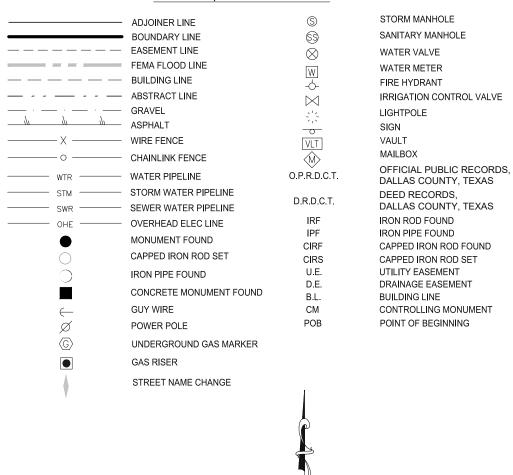
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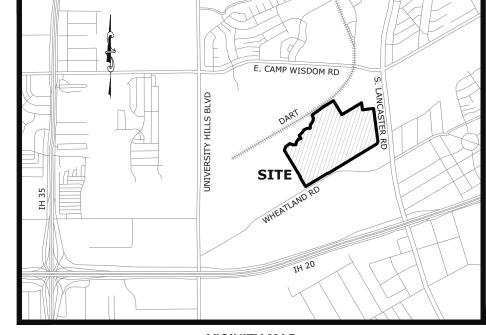
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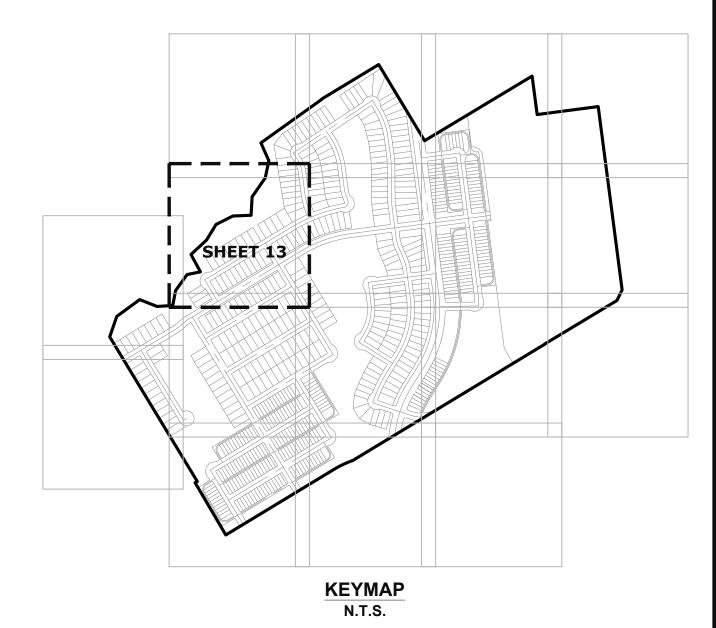
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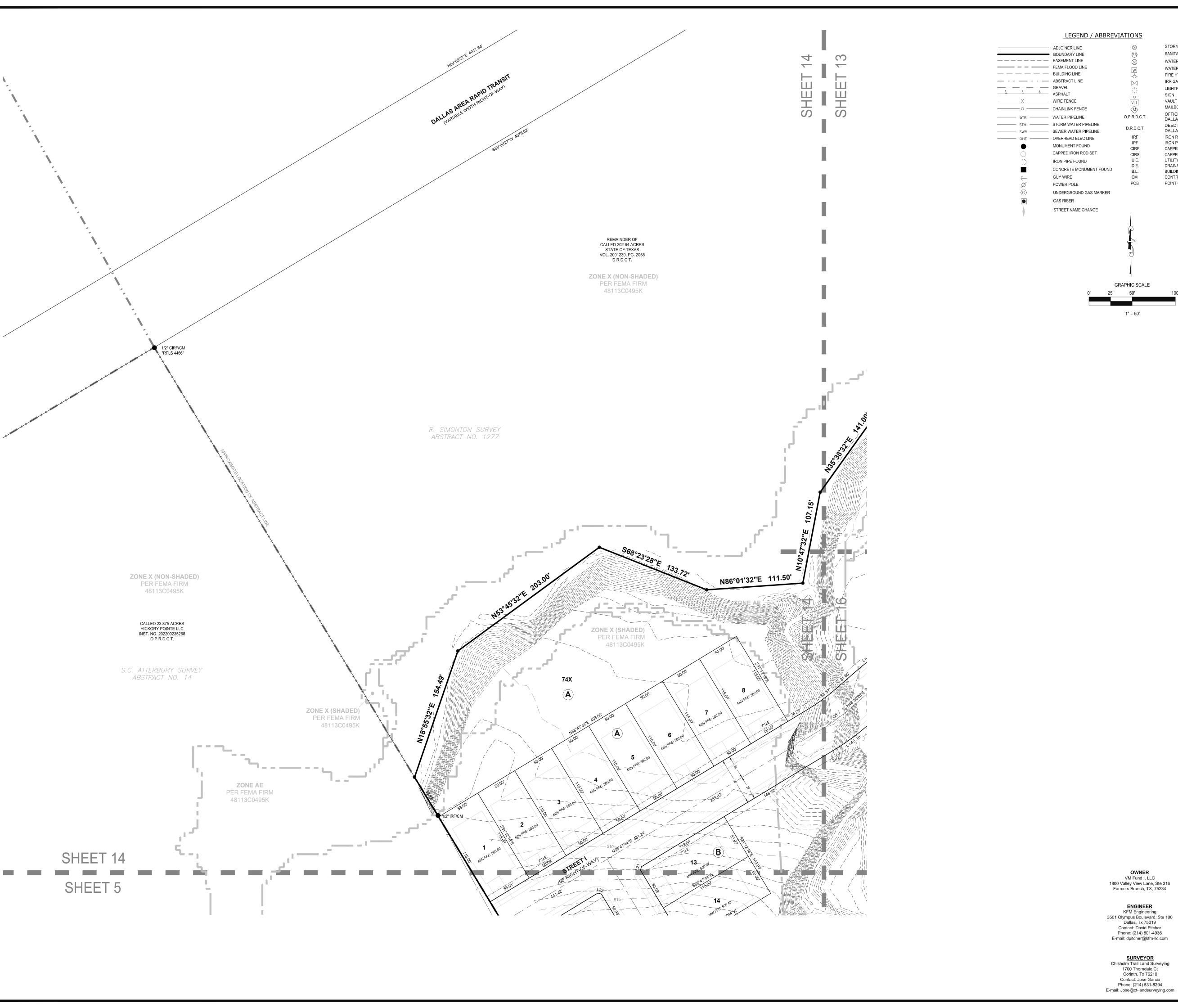
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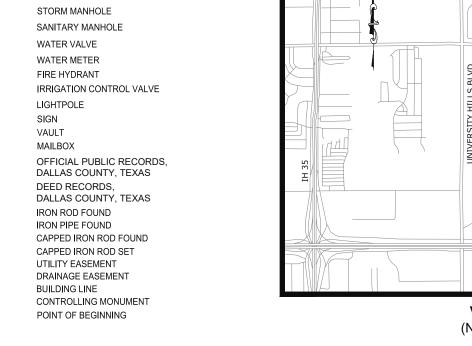
PROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET:13 OF 2

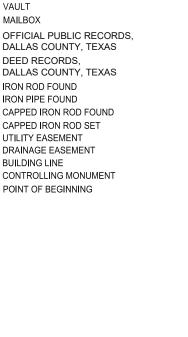
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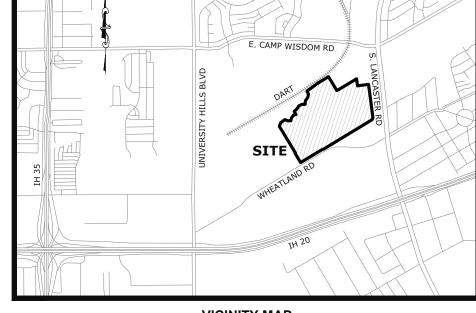
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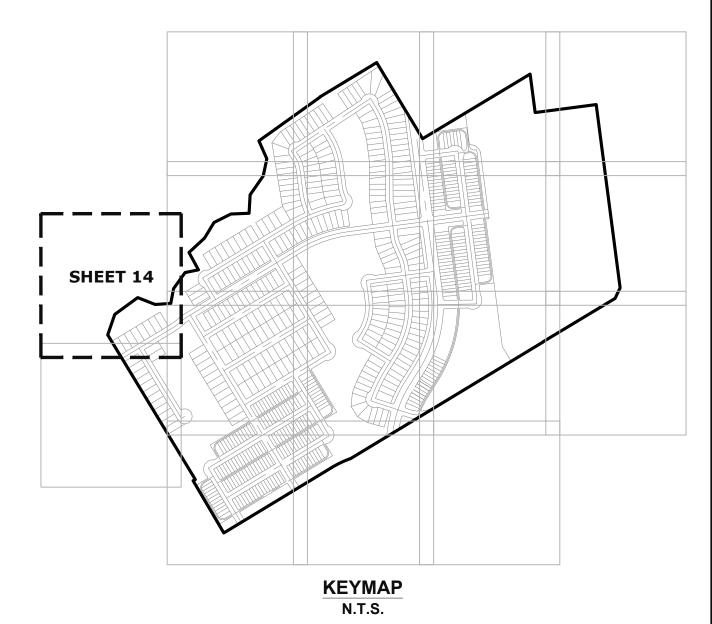
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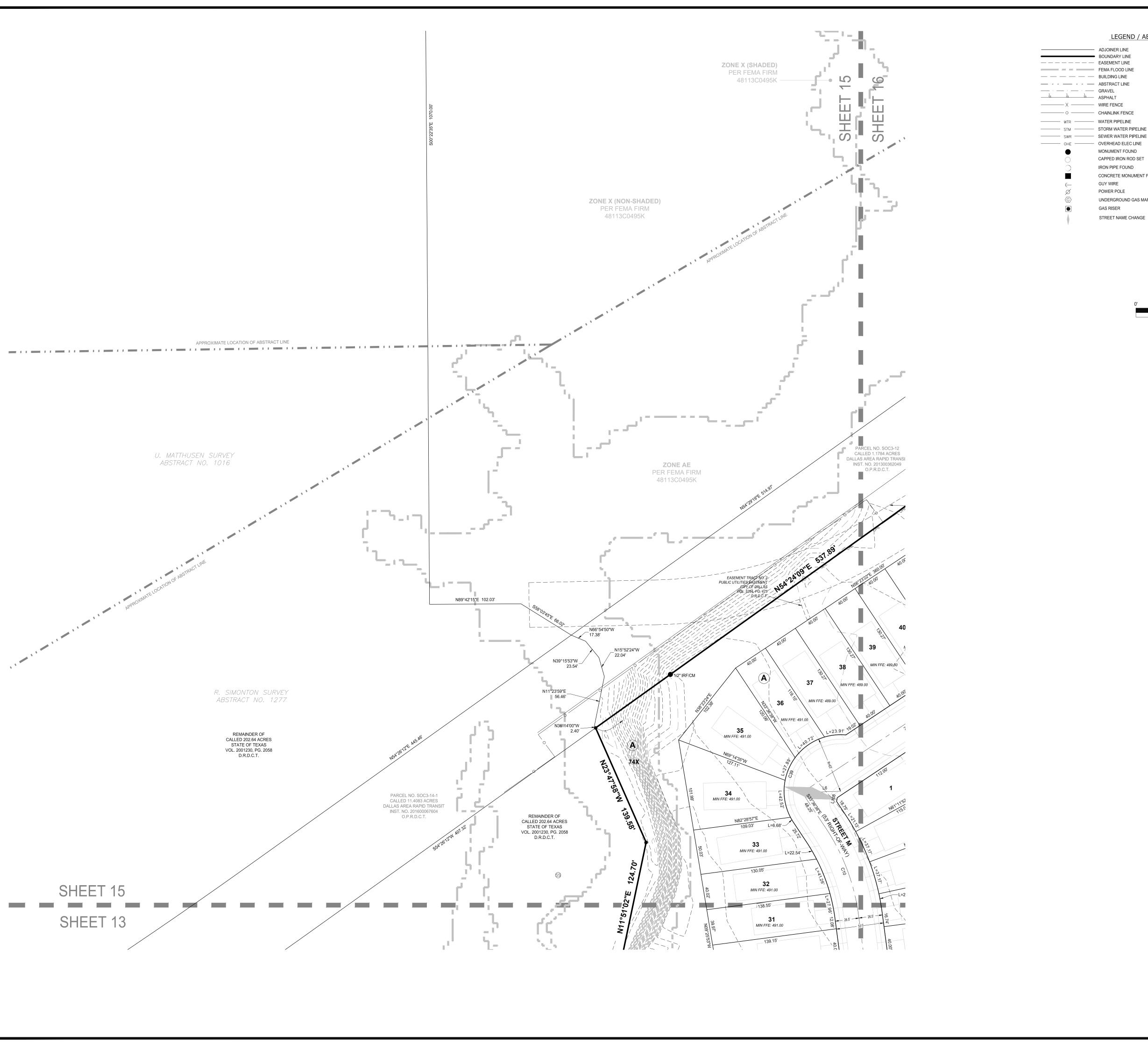
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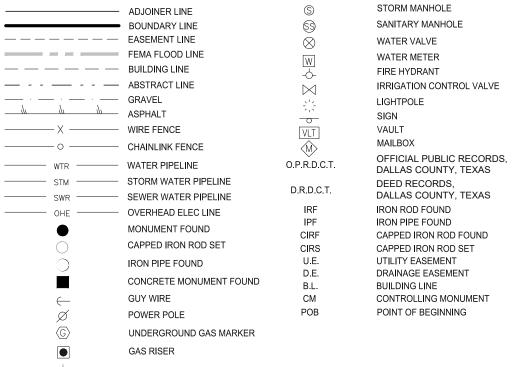


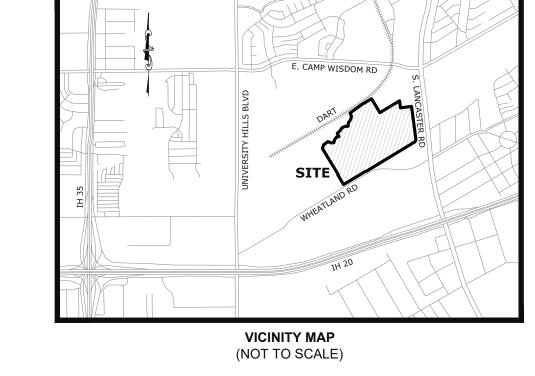


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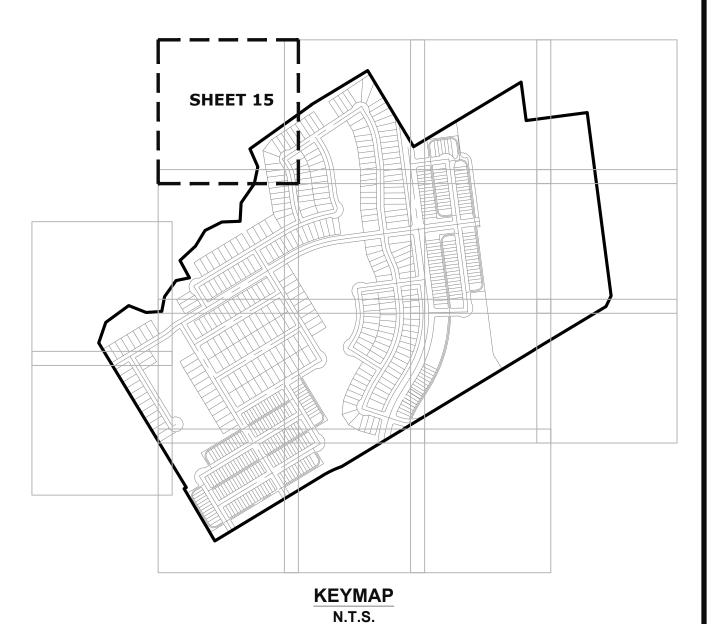


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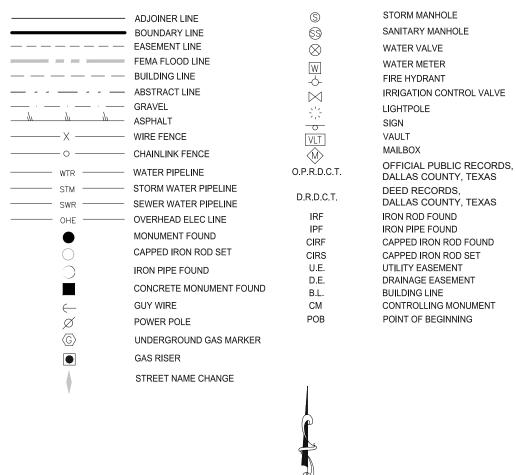
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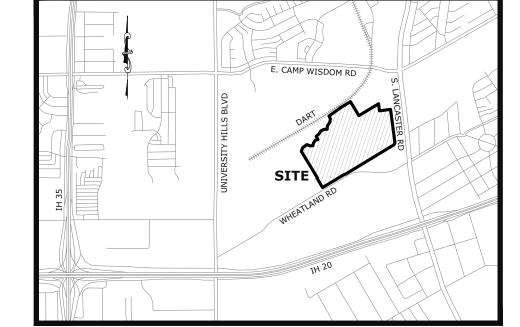












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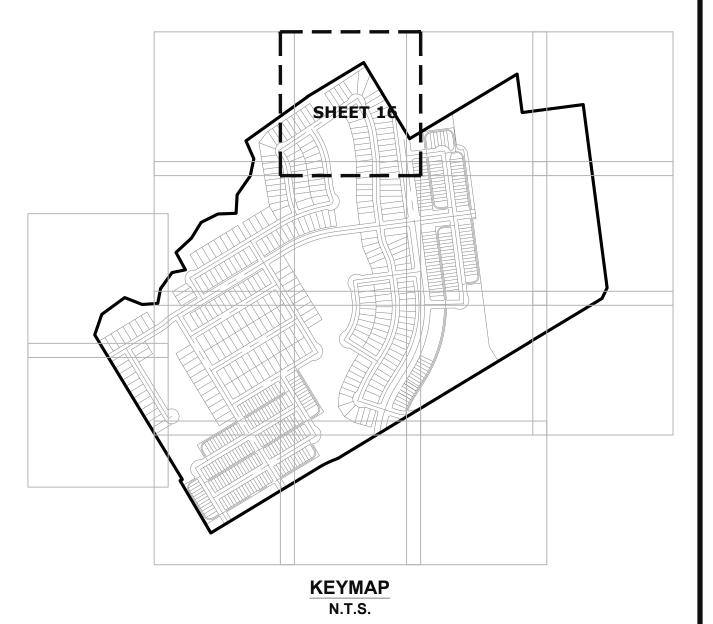
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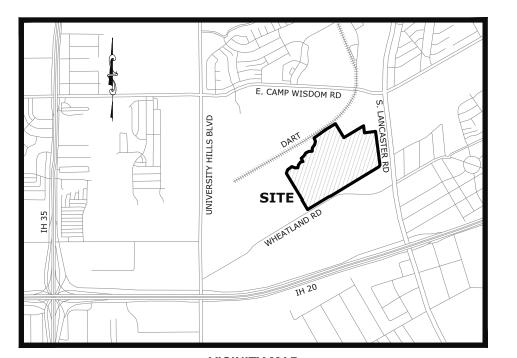
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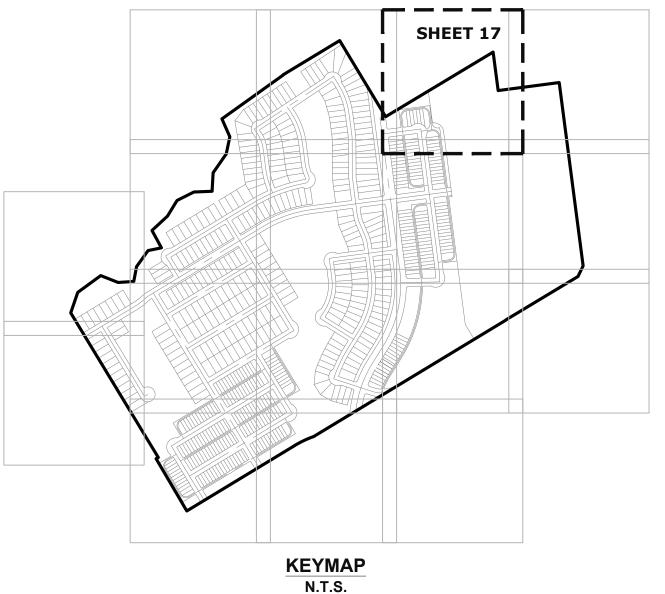


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LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307, AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. \$\frac{5234-11}{2}\$\$ CITY ENGINEERING PLAN NO. \_\_\_\_\_\_



### CHISHOLM TRAIL

LAND SURVEYING

TX FIRM #10194767

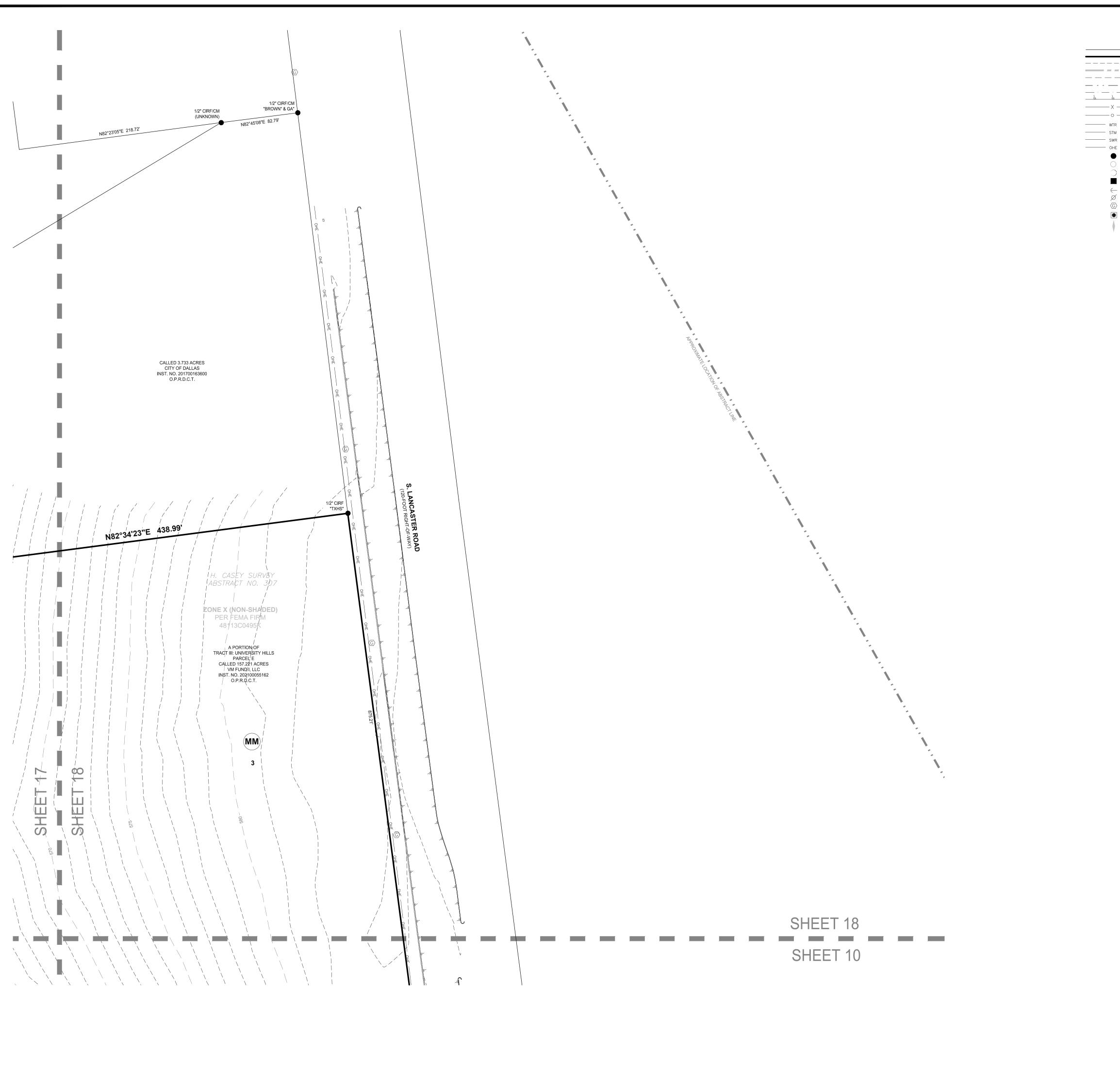
MICHAEL R. KERSTEN, RPLS 6677

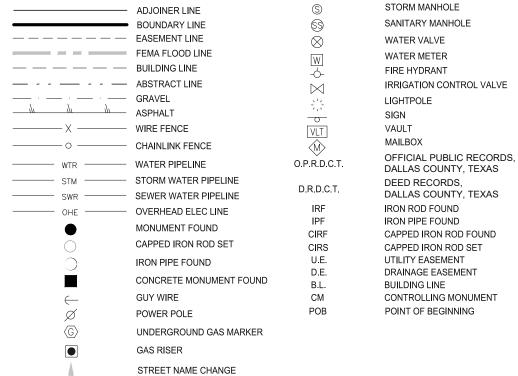
INFO@CTLS-LLC.COM

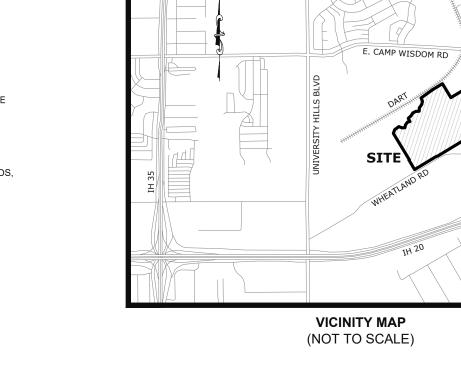
940.367.7188

ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET:17 OF 2









#### **GENERAL NOTES**

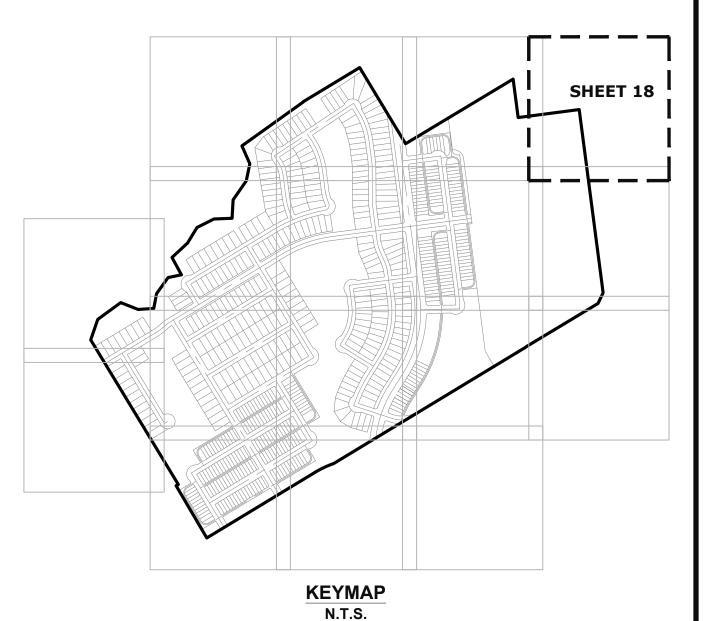
- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677"
- 5. See Sheet 19 for lot area table, line table, and curve table.
- 6. See Sheet 20 for Plat Notes.

current owner tract boundary.

unless denoted otherwise.

#### FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



#### PRELIMINARY PLAT **UNIVERSITY HILLS ADDITION**

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VM Fund I, LLC

1800 Valley View Lane, Ste 316

Farmers Branch, TX, 75234

**ENGINEER** 

KFM Engineering 3501 Olympus Boulevard, Ste 100 Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936

E-mail: dpitcher@kfm-llc.com

SURVEYOR Chisholm Trail Land Surveying

1700 Thorndale Ct

Corinth, Tx 76210

Contact: Jose Garcia Phone: (214) 531-8294

E-mail: Jose@ct-landsurveying.com



ROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET:18 OF 2



									L	OT AR	EA TABLE							
LO	T AREA T	ABLE - BLOCK A	LO	T AREA T	ABLE - BLOCK C	LO	T AREA T	ABLE - BLOCK G	LO	T AREA TA	ABLE - BLOCK K	LOT AREA T	ABLE - BLOCK Q		LOT AREA 1	TABLE - BLOCK W		LOT AREA TABLE -
Lot	Acres	Square Feet	Lot	Acres	Square Feet	Lot	Acres	Square Feet	Lot	Acres	Square Feet	Lot Acres	Square Feet	Lot	Acres	Square Feet	Lot	Acres
2	0.140 0.132	6096 5750	1	0.117 0.216	5113 9409	12	0.132 0.142	5750 6206	12 13X	0.050	2160 2982	10 0.050 11 0.050	2160 2160	17 18	0.108	4692 4891	15 16	0.055 0.055
3	0.132	5750	2	0.106	4600	14	0.142	6206	LO	T AREA T	ABLE - BLOCK L	12 0.050	2160	19	0.225	9781	17	0.055
5	0.132 0.132	5750 5750	3 4	0.106 0.106	4600 4600	15 16	0.132 0.132	5750 5750	Lot	Acres	Square Feet	13 0.050 14 0.074	2160 3231	20 21X	0.150	6519 26562	18 19	0.056 0.058
6	0.132 0.132	5750 5750	5 6	0.106 0.106	4600 4600	17 18	0.132 0.132	5750 5750	1X 2	0.048	2101 2177	LOT AREA T	ABLE - BLOCK R		LOT AREA	TABLE - BLOCK X	20	0.058 0.073
8	0.132	5750	7	0.106	4600	19	0.132	5750	3	0.050	2175	Lot Acres	Square Feet	Lot	Acres	Square Feet		LOT AREA TABLE -
9	0.118	5155	8	0.106	4600	20	0.132	5750	5	0.050	2174 2173	1X 0.045 2 0.050	1971 2160	2	0.080	3484 2412	Lot	Acres
11	0.118	5153 4757	10	0.106 0.106	4600 4600	21	0.132 0.132	5750 5750	6	0.050	2172	3 0.050	2160	3	0.055	2412	1X	0.079
12 13	0.131 0.132	5700 5750	11 12X	0.133	5803	23	0.132 0.132	5750 5750	8	0.050	2171 2170	4 0.050 5 0.050	2160 2160	5	0.055 0.055	2412	3	0.052 0.052
14	0.132	5750		0.120 T AREA TA	ABLE - BLOCK D	24 25	0.132	5750	9	0.050	2169	6 0.050	2160	6	0.055	2412	4	0.052
15 16	0.132 0.132	5750 5750	Lot	Acres	Square Feet	26	0.158	6895	10	0.050	2168 2167	7 0.050 8 0.050	2160 2160	8	0.055 0.055	2413 2379	5 6	0.052 0.052
17	0.132	5750	1	0.126	5483	LO	T AREA T	ABLE - BLOCK H  Square Feet	12	0.050	2166	9 0.050	2160	9	0.055	2413	7	0.052
18 19	0.132 0.132	5750 5750	3	0.120	5233 5233	1	0.158	6895	13	0.050	2164 2163	10 0.050 11 0.050	2160 2160	10	0.055	2413 2413	9	0.052 0.052
20	0.132	5750	4 5	0.110	4813	2	0.132	5750 5750	15	0.050	2162	12 0.050	2160	12	0.055	2413	10	0.052 0.052
21	0.132 0.132	5750 5750	6	0.106 0.106	4600 4600	3	0.132 0.132	5750	16 17X	0.050	2161 1454	13 0.050 14 0.074	2160 3231	13 14	0.055 0.055	2413 2413	11	0.052
23	0.192	8354	7	0.106 0.106	4600	5	0.132 0.132	5750 5750	LO	T AREA TA	ABLE - BLOCK M	LOT AREA T	ABLE - BLOCK S	15 16X	0.055 0.174	2413 7564	13 14	0.052 0.052
24 25	0.175 0.145	7616 6308	9	0.100	4602 5851	7	0.132	5750	Lot	Acres	Square Feet	Lot Acres	Square Feet	10%		TABLE - BLOCK Y	15	0.052
26	0.146	6341	10 11	0.145 0.133	6324 5793	8 9	0.132 0.132	5750 5750	1X 2	0.048	2084	1X 0.045 2 0.050	1971 2160	Lot	Acres	Square Feet	16 17	0.052 0.052
27 28	0.124 0.125	5382 5432	12	0.133	4751	10	0.132	5750	3	0.050	2160 2160	3 0.050 4 0.050	2160 2160	1	0.077	3336 2280	18	0.052
29	0.126	5486	13 14	0.106 0.106	4602 4600	11	0.132 0.132	5750 5750	5	0.050	2160	5 0.050	2160	3	0.052	2280	19X	0.156
30 31	0.127 0.128	5539 5568	15	0.106	4600	13	0.142	6205	6	0.050 0.050	2160 2160	6 0.050 7 0.050	2160 2160	4 5	0.052 0.052	2280 2280	Lot	LOT AREA TABLE -
32	0.124	5401	16 17	0.109 0.122	4746 5318	14 15	0.142 0.132	6206 5750	8	0.050	2160	8 0.050	2160	6	0.052	2280	1X	0.069
33	0.138 0.179	5993 7777	18	0.122	5319	16	0.132	5750	9	0.050 0.050	2160 2160	9 0.050	2160 2160	7	0.052 0.052	2280 2248	3	0.059
35	0.174	7572	19 20	0.122 0.113	5319 4922	17 18	0.132 0.132	5750 5750	11	0.050	2160	11 0.050	2160	9	0.052	2280	4	0.059
36 37	0.108 0.117	4696 5076	21	0.127	5529	19	0.132	5750	12	0.050 0.050	2160 2160	12 0.081	3522 ABLE - BLOCK T	10 11	0.052 0.052	2280 2280	5	0.055
38	0.120	5211			ABLE - BLOCK E	20	0.132 0.132	5750 5750	14	0.050	2160	Lot Acres	Square Feet	12	0.052	2280	7	0.055
39 40	0.120 0.120	5211 5211	Lot 1	Acres 0.133	Square Feet 5803	22	0.132	5750	15 16	0.050	2160 2160	1 0.087	3771	13	0.052	2280 4022	9	0.055
41	0.120 0.120	5211 5211	2	0.106	4600	23	0.132 0.132	5750 5750	17X	0.033	1454	2 0.050 3 0.050	2160 2160		LOT AREA	TABLE - BLOCK Z	10	0.055
43	0.120	5211	3 4	0.106 0.106	4600 4600	25	0.132	5750		T	ABLE - BLOCK N	4 0.050	2160	Lot	Acres	Square Feet	11	0.055 0.055
44	0.120 0.120	5211 5211	5	0.109	4750	26 LC	0.158 OT AREA	FABLE - BLOCK I	Lot 1X	Acres 0.048	Square Feet 2086	5 0.050 6 0.050	2160 2160	2	0.084	3642 2724	13	0.059
46	0.120	5211	6 7	0.113 0.114	4922 4975	Lot	Acres	Square Feet	2	0.050	2160	7 0.050	2160	3	0.059	2550	14	0.059
47 48	0.119 0.109	5196 4765	8	0.115 0.117	5028 5082	1	0.229 0.137	9991 5950	3	0.050	2160 2160	8 0.050 9 0.050	2160 2160	5	0.055 0.057	2401 2474	16 17	0.059 0.057
49	0.237	10319	10	0.117	5137	3	0.137	5950	5	0.050	2160	10 0.050	2160	6	0.065	2815	18X	0.848
50 51	0.272	11868 10375	11 12	0.119 0.120	5192 5247	4 5	0.137 0.137	5950 5950	6 7	0.050	2160 2160	11 0.050 12 0.114	2160 4962	7	0.114 LOT AREA T	4967 FABLE - BLOCK AA		LOT AREA TABLE -
52	0.119	5164	13	0.120	5274	6	0.137	5950	8 9	0.050 0.050	2160 2160	LOT AREA T	ABLE - BLOCK U	Lot	Acres	Square Feet	Lot 1X	Acres 0.119
53 54	0.140 0.157	6097 6841	14 15	0.112 0.129	4882 5640	7 8	0.137 0.137	5950 5950	10	0.050	2160	Lot Acres	Square Feet	1	0.076	3289	- '^	LOT AREA TABLE -
55	0.157	6852	16	0.145	6315	9	0.137	5950	11	0.050	2160 2160	1X 0.121 2 0.106	5252 4600	3	0.050	2196 2196	Lot	Acres
56 57	0.143 0.118	6225 5141	17 18	0.140 0.111	6114 4833	10	0.137 0.133	5950 5812	13	0.050	2160	3 0.106 4 0.112	4600 4880	4 5	0.050 0.050	2196 2196	1X	0.635
58	0.115	5019	19	0.108	4705	12	0.122	5300	14	0.050	2160 2160	5 0.116	5044	6	0.050	2196	Lot	LOT AREA TABLE -
59 60	0.115 0.115	4997 4995	20 21	0.106 0.106	4600 4600	13 14	0.122 0.107	5305 4668	16	0.050	2160	6 0.116 7 0.116	5044 5044	7 8	0.050 0.050	2196 2165	1X	0.834
61 62	0.115 0.115	4992 4989	22	0.106	4600	15	0.107	4679	17X	0.033	1451 ABLE - BLOCK O	8 0.116	5044	9	0.050	2196	2X 3	0.006 21.245
63	0.116	5039	23 24	0.106 0.106	4602 4634	16 17	0.135 0.105	5883 4568	Lot	Acres	Square Feet	9 0.116	5044 5062	10	0.050	2196 2196	4	17.432
64 65	0.120 0.124	5221 5420	25	0.106	4636	18	0.132	5765	1X	0.045	1971	11 0.119	5171	12	0.050	2196		
66	0.146	6364	26 27	0.106 0.123	4636 5379	19	0.109	4760 4760	3	0.050	2160 2160	12 0.119 13 0.113	5171 4906	13 14	0.050	2196 2196		
67 68	0.139 0.139	6045 6050	28 29	0.106 0.106	4600 4600	21	0.109 0.109	4760 4760	4	0.050	2160	14 0.112	4894	15	0.050	2196		
69	0.143	6249	30	0.100	5024	23	0.109	4695	6	0.050	2160 2160	15 0.112 16 0.112	4894 4894	16	0.080	3499 FABLE - BLOCK BB		
70 71	0.162 0.147	7065 6400	31 32	0.109 0.106	4745 4600	24 25	0.098 0.145	4269 6328	7	0.050	2160	17 0.112	4894	Lot	Acres	Square Feet	+	
72	0.147	6400	33	0.106	8849	26	0.145	6415	9	0.050	2160 2160	18 0.112 19 0.112	4894 4894	1	0.089	3895		
73 74X	0.174 7.199	7582 313574	34X	3.321	144666	27 28	0.147 0.108	6404 4722	10	0.050	2160 2160	20 0.112 21 0.117	4894 5079	3	0.050	2196 2196	-	
75X	0.416	18114	LO	Acres	ABLE - BLOCK F  Square Feet	29	0.115	4994	11	0.050	2160 2160	21 0.117 22 0.106	4600	4	0.050	2196		
		ABLE - BLOCK B	1X	0.320	13947	30 31X	0.113 11.803	4929 514153	13	0.050	2160 3231	23 0.106	4600	5 6	0.050	2196 2196		
Lot 1	0.142	Square Feet 6193	2 3	0.106 0.106	4600 4600		1	ABLE - BLOCK J			ABLE - BLOCK P	Lot Acres	ABLE - BLOCK V  Square Feet	7	0.050	2196	-	
2	0.132	5747	4	0.106	4600	Lot	Acres	Square Feet	Lot	Acres	Square Feet	1 0.184	7995	9	0.050	2196 2196		
3	0.132 0.132	5747 5747	5 6	0.106 0.106	4600 4600	2	0.049 0.060	2118 2601	1X	0.045 0.050	1971 2160	2 0.158 3 0.137	6878 5982	10	0.050 0.050	2196 2196	-	
5	0.132	5747	7	0.106	4600	3	0.050	2160	3	0.050	2160	4 0.127	5982 5525	11	0.050	2196		
7	0.132 0.132	5747 5748	8 9	0.106 0.106	4600 4600	5	0.050 0.050	2160 2160	4 5	0.050 0.050	2160 2160	5 0.131 6 0.122	5688 5317	13 14	0.050 0.050	2196 2196		
8	0.132	5748	10	0.106	4600	6	0.050	2160	6	0.050	2160	7 0.111	4840	15	0.050	2196		
10	0.132 0.132	5748 5748	11 12	0.106 0.106	4600 4600	7 8	0.050 0.050	2160 2160	7 8	0.050 0.050	2160 2160	8 0.163	7095	16 17	0.050 0.099	2196 4319	-	
11	0.132 0.141	5749 6125	13	0.106	4600	9	0.050	2160	9	0.050	2160	LOT AREA TA	ABLE - BLOCK W  Square Feet	ļ		ABLE - BLOCK CC	1	
13	0.141	6125	14 15	0.106 0.106	4600 4600	10	0.050	2160 2129	10	0.050 0.050	2160 2160	1 0.106	4597	Lot	Acres	Square Feet		
14 15	0.132 0.144	5750 6290	16	0.129	5631	12X	0.035	1546	12	0.050	2160	2 0.106 3 0.114	4597 4954	1X 2	0.216 0.055	9409 2413		
16	0.143	6250	Lot		ABLE - BLOCK G  Square Feet	LO	1	ABLE - BLOCK K  Square Feet	13	0.050	2160 3231	4 0.115	5006	3	0.055	2413		
17 18	0.143 0.143	6250 6250	Lot 1	Acres 0.158	Square Feet 6895	Lot 1X	Acres 0.033	Square Feet 1431	LO	T AREA TA	ABLE - BLOCK Q	5 0.115 6 0.115	5006 5005	4 5	0.055 0.055	2413 2413	+	
19	0.143	6250	2	0.132	5750 5750	2	0.050	2160	Lot	Acres	Square Feet	7 0.115	5005	6	0.055	2413		
20	0.143 0.143	6250 6250	4	0.132 0.132	5750 5750	3 4	0.050	2160 2160	1X 2	0.045 0.050	1971 2160	8 0.115 9 0.115	5005 5004	7	0.055 0.055	2413 2413	-	
22	0.143	6250	5 6	0.132 0.132	5750 5750	5	0.050 0.050	2160 2160	3	0.050	2160	10 0.115	5004	9	0.055	2413		
23	0.143 0.143	6250 6250	7	0.132	5750	7	0.050	2160	5	0.050	2160 2160	11 0.115 12 0.115	5004 5004	10	0.055 0.055	2413 2413		
25	0.143	6250	8	0.132 0.132	5750 5750	8 9	0.050 0.050	2160 2160	6	0.050	2160	13 0.115	5004	12	0.120	5223		
26 27X	0.143 6.941	6250 302335	10	0.132	5750	10	0.050	2160	8	0.050	2160 2160	14 0.103 15 0.105	4472 4594	12	0.055 0.055	2413 2413		
			11	0.132	5750	11	0.050	2160	9	0.050	2160	16 0.129	5607	14	0.055	2414		

### **LINE TABLE**

LOT AREA TABLE - BLOCK CC

LOT AREA TABLE - BLOCK DD

2414

2528

2529 3199

Square Feet

2280

2280

2280 6803

3025

2415

1509 2415

36959

Square Feet

Square Feet

27656

LOT AREA TABLE - BLOCK FF

LOT AREA TABLE - BLOCK LL

LOT AREA TABLE - BLOCK MM

LOT AREA TABLE - BLOCK EE

	LINE TABL	-E	LINE TABLE				LINE TABI	-E		LINE TABL	.E	LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S76°15'21"E	33.99'	L31	N37°34'24"E	4.24'	L61	N76°12'16"W	4.24'	L91	N13°47'44"E	4.24'	L121	N64°17'08"E	14.43'
L2	N76°12'16"W	33.99'	L32	N44°52'10"E	4.31'	L62	S76°12'16"E	4.24'	L92	S76°12'16"E	4.24'	L122	S25°58'33"E	4.17'
L3	S58°47'44"W	27.00'	L33	N35°35'20"W	3.21'	L63	S13°47'44"W	4.24'	L93	S13°47'44"W	4.24'	L123	S25°32'27"E	13.81'
L4	S76°12'16"E	31.87'	L34	S62°03'55"W	13.88'	L64	N76°12'16"W	4.24'	L94	N76°12'16"W	4.24'	L124	S47°41'32"W	15.02'
L5	N60°27'39"W	39.06'	L35	S27°47'21"E	14.36'	L65	N13°47'44"E	4.24'	L95	N13°47'44"E	4.24'	L125	N45°07'02"W	4.18'
L6	N88°04'49"E	42.90'	L36	S13°04'50"E	4.24'	L66	S76°12'16"E	4.24'	L96	S76°12'17"E	4.24'	L126	N56°52'36"E	4.90'
L7	S12°38'26"W	33.03'	L37	S37°34'24"W	4.24'	L67	N76°12'16"W	4.24'	L97	S13°47'44"W	4.24'	L127	S47°04'28"E	14.41'
L8	S37°34'24"W	33.99'	L38	S52°25'30"E	4.24'	L68	N13°47'44"E	4.24'	L98	S76°12'16"E	4.24'	L128	S37°34'30"W	14.14'
L9	N46°21'38"W	39.86'	L39	N13°47'48"E	4.24'	L69	S76°12'16"E	4.24'	L99	S13°47'44"W	4.24'	L129	N52°25'36"W	4.24'
L10	S52°25'36"E	31.87'	L40	N13°47'44"E	4.24'	L70	S13°47'44"W	4.24'	L100	N76°12'16"W	4.24'	L130	N37°34'21"E	4.24'
L11	N76°55'10"E	31.87'	L41	N13°47'44"E	4.24'	L71	S76°12'16"E	4.24'	L101	N13°47'44"E	4.24'	L131	N43°08'15"E	4.18'
L12	N63°25'26"E	32.45'	L42	N26°38'43"E	3.19'	L72	S13°47'44"W	4.24'	L102	S76°12'16"E	4.24'	L132	N46°50'13"W	4.31'
L13	N76°12'16"W	33.99'	L43	N13°47'44"E	4.24'	L73	N76°12'16"W	4.24'	L103	S13°47'44"W	4.24'	L133	S52°25'36"E	4.24'
L14	S13°47'44"W	14.14'	L44	N76°12'16"W	14.14'	L74	N13°47'44"E	4.24'	L104	S11°23'22"W	4.24'	L134	S43°13'34"W	4.18'
L15	S76°12'16"E	4.24'	L45	S13°47'44"W	14.14'	L75	S76°12'16"E	4.24'	L105	N77°21'34"W	4.15'	L135	N52°25'30"W	14.14'
L16	S01°04'29"E	10.04'	L46	S76°12'16"E	4.24'	L76	S13°47'44"W	4.24'	L106	N37°34'30"E	4.24'	L136	N37°34'30"E	14.14'
L17	S13°47'44"W	4.24'	L47	N13°47'44"E	4.24'	L77	N76°12'16"W	4.24'	L107	S66°53'51"E	4.28'	L137	S52°25'36"E	4.24'
L18	N58°47'44"E	28.23'	L48	N76°12'16"W	14.14'	L78	N13°47'44"E	4.24'	L108	S11°23'22"W	4.24'	L138	S52°25'36"E	4.24'
L19	S13°47'44"W	4.24'	L49	N76°12'16"W	4.24'	L79	S76°12'16"E	4.24'	L109	N78°36'38"W	4.24'	L139	S37°34'24"W	4.24'
L20	S76°22'12"E	4.23'	L50	N13°47'44"E	4.24'	L80	S13°47'44"W	4.24'	L110	N28°55'49"E	3.75'	L140	S37°34'21"W	4.24'
L21	N13°47'44"E	4.24'	L51	S76°12'16"E	4.24'	L81	N76°12'16"W	4.24'	L111	N37°34'30"E	4.24'	L141	N52°25'36"W	4.24'
L22	S76°12'16"E	4.24'	L52	S13°47'44"W	4.24'	L82	N13°47'44"E	4.24'	L112	S52°25'30"E	14.14'	L142	N37°34'24"E	4.24'
L23	S13°47'44"W	4.24'	L53	S76°12'16"E	4.24'	L83	N76°12'16"W	4.24'	L113	S37°34'30"W	14.14'	L143	S52°25'36"E	4.24'
L24	S21°39'25"W	4.31'	L54	S13°47'44"W	4.24'	L84	N13°47'44"E	4.24'	L114	N52°25'36"W	4.24'	L144	S67°54'58"E	4.24'
L25	N52°25'30"W	4.24'	L55	N76°12'16"W	4.24'	L85	S76°12'16"E	4.24'	L115	S37°34'24"W	4.24'	L145	S38°09'10"W	4.29'
L26	S37°34'30"W	14.14'	L56	N13°47'44"E	4.24'	L86	S76°12'16"E	4.24'	L116	N52°25'36"W	4.24'	L146	N37°34'24"E	4.24'
L27	S52°25'30"E	14.14'	L57	N76°12'16"W	4.24'	L87	S13°47'44"W	4.24'	L117	N76°55'10"E	4.24'	L147	S52°25'36"E	4.24'
L28	N37°34'24"E	4.24'	L58	N13°51'01"E	4.24'	L88	N76°12'16"W	4.24'	L118	S13°04'50"E	4.24'	L148	N37°34'24"E	4.24'
L29	S52°25'36"E	4.24'	L59	S76°08'59"E	4.25'	L89	N13°47'44"E	4.24'	L119	S37°34'24"W	4.24'	L149	S52°25'36"E	4.24'
L30	S37°34'24"W	4.24'	L60	S13°47'44"W	4.24'	L90	N76°12'16"W	4.24'	L120	N52°25'30"W	14.14'	L150	N52°25'36"W	4.24'

### **CURVE TABLE**

		(	CURVE T	ABLE		CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH		
C1	149.25'	740.00'	11°33'21"	S64°34'24"W	149.00'	C31	151.28'	681.88'	12°42'42"	S25°34'01"W	150.97'		
C2	73.04'	46.50'	90°00'00"	S76°12'16"E	65.76'	C32	97.77'	230.00'	24°21'17"	S84°04'03"E	97.03'		
С3	74.61'	47.50'	90°00'00"	S13°47'44"W	67.18'	C33	176.69'	66.00'	153°23'23"	S20°05'40"W	128.46'		
C4	73.04'	46.50'	90°00'00"	S13°47'44"W	65.76'	C34	14.21'	10.00'	81°23'45"	S71°54'09"E	13.04'		
C5	43.44'	250.00'	9°57'19"	N53°49'04"E	43.38'	C35	244.08'	53.50'	261°23'46"	N18°05'52"E	81.12'		
C6	43.44'	250.00'	9°57'19"	S53°49'04"W	43.38'	C36	6.29'	10.00'	36°01'53"	N49°13'13"W	6.19'		
C7	373.50'	900.00'	23°46'40"	S70°41'04"W	370.83'	C37	178.20'	63.00'	162°03'47"	S13°47'44"W	124.46'		
C8	444.53'	1094.00'	23°16'52"	S70°26'10"W	441.47'	C38	6.29'	10.00'	36°01'53"	N76°48'41"E	6.19'		
C9	151.66'	584.00'	14°52'44"	S14°57'25"E	151.23'	C39	141.72'	63.00'	128°53'32"	S30°50'09"W	113.67'		
C10	103.83'	228.00'	26°05'35"	N20°33'50"W	102.94'	C40	6.22'	10.00'	35°37'06"	N38°34'50"E	6.12'		
C11	232.71'	511.00'	26°05'35"	N20°33'50"W	230.71'	C41	175.59'	63.00'	159°41'19"	N75°20'05"W	124.03'		
C12	78.17'	301.00'	14°52'44"	S14°57'25"E	77.95'	C42	6.28'	10.00'	35°57'17"	S13°28'08"E	6.17'		
C13	205.87'	500.00'	23°35'28"	N19°18'47"W	204.42'	C43	192.24'	63.00'	174°50'07"	N28°31'45"E	125.87'		
C14	31.37'	250.00'	7°11'23"	N03°55'22"W	31.35'	C44	191.13'	66.00'	165°55'37"	N13°47'44"E	131.01'		
C15	30.96'	250.00'	7°05'43"	S03°52'32"E	30.94'	C45	175.51'	66.00'	152°21'39"	N07°00'45"E	128.18'		
C16	69.57'	250.00'	15°56'43"	S15°23'44"E	69.35'	C46	128.03'	66.00'	111°08'45"	N79°49'02"W	108.88'		
C17	69.56'	250.00'	15°56'30"	N15°23'51"W	69.33'	C47	49.23'	39.00'	72°19'56"	N28°44'22"E	46.03'		
C18	429.20'	625.00'	39°20'46"	N12°14'47"E	420.81'	C48	62.83'	40.00'	90°00'00"	S52°25'36"E	56.57'		
C19	245.27'	1035.00'	13°34'40"	S25°07'49"W	244.70'	C49	40.90'	66.00'	35°30'08"	N12°47'08"E	40.24'		
C20	366.29'	830.00'	25°17'07"	S19°16'49"W	363.32'	C50	180.05'	66.00'	156°18'19"	N42°48'31"E	129.19'		
C21	569.98'	830.00'	39°20'46"	N12°15'00"E	558.84'	C51	6.22'	10.00'	35°38'46"	N89°42'47"W	6.12'		
C22	73.04'	46.50'	90°00'00"	S37°34'24"W	65.76'	C52	180.49'	63.00'	164°08'48"	S25°27'47"E	124.80'		
C23	73.04'	46.50'	90°00'00"	N52°25'36"W	65.76'	C53	6.04'	10.00'	34°37'25"	N39°17'55"E	5.95'		
C24	73.04'	46.50'	90°00'00"	N52°25'36"W	65.76'	C54	6.29'	10.00'	36°01'53"	N76°05'47"W	6.19'		
C25	73.04'	46.50'	90°00'00"	S52°25'36"E	65.76'	C55	178.20'	63.00'	162°03'47"	S13°04'50"E	124.46'		
C26	73.04'	46.50'	90°00'00"	N37°34'24"E	65.76'	C56	6.29'	10.00'	36°01'53"	N49°56'06"E	6.19'		
C27	124.50'	1108.50'	6°26'06"	N04°12'33"W	124.43'	C57	6.29'	10.00'	36°01'53"	N25°26'33"W	6.19'		
C28	109.84'	978.00'	6°26'06"	N04°12'33"W	109.78'	C58	178.20'	63.00'	162°03'47"	S37°34'24"W	124.46'		
C29	73.04'	46.50'	90°00'00"	S37°34'24"W	65.76'	C59	6.29'	10.00'	36°01'53"	S79°24'39"E	6.19'		
C30	561.78'	978.12'	32°54'27"	N15°28'09"E	554.09'				1	1	ı		

OWNER VM Fund I, LLC 1800 Valley View Lane, Ste 316 Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936 E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct Corinth, Tx 76210 Contact: Jose Garcia Phone: (214) 531-8294 E-mail: Jose@ct-landsurveying.com





WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. 1277, the H. Casey Survey, Abstract No. 307, the S.C. Atterbury Survey, Abstract No. 14 and the M.L. Swing Survey, Abstract No. 1422, City of Dallas, Dallas County, Texas, and being all of a called 157.221 acre tract of land described as Tract III: University Hills Parcel E in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the northerly right-of-way line of Wheatland Road for the southerly corner of said Parcel E, common to the easterly corner of a called 89.346 acre tract of land described in the deed to R.K.C.J., LLC, recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas;

THENCE North 30°25'52" West, with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 432.68 feet to a railroad spike found for corner

THENCE North 62°55'26" East, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 17.96 feet to a railroad spike found for corner;

THENCE North 31°11'58" West, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract and the northeasterly line of a called 23.875 acre tract of land described in the deed to Hickory Pointe, LLC, recorded in Instrument No. 202200235268, said official Public Records, passing a 1/2-inch iron rod found for reference on the south side of Five Mile Creek at a distance of 1,153.27 feet, continuing on said course with the northeasterly line of said 23.875 acre tract, a total distance of 1,205.27 feet to a point in said creek for the westerly corner of said Parcel E, common to a southerly corner of a called 202.64 acre tract of land described in the

THENCE in said Five Mile Creek with the northwesterly line of said Parcel E and the southeasterly line of said Parcel E and a southeasterly line of said 202.64 acre tract, the following courses:

deed to the State of Texas, recorded in Volume 2001230, Page 2058, said Deed Records;

1. North 18°55'32" East, a distance of 154.49 feet to a point; 2. North 53°45'32" East, a distance of 203.00 feet to a point;

3. South 68°23'28" East, a distance of 133.72 feet to a point;

4. North 86°01'32" East, a distance of 111.50 feet to a point;

5. North 10°47'32" East, a distance of 107.15 feet to a point; 6. North 35°38'32" East, a distance of 141.00 feet to a point;

7. North 78°19'32" East, a distance of 97.05 feet to a point;

8. North 28°28'28" West, a distance of 140.57 feet to a point;

9. North 47°07'32" East, a distance of 150.88 feet to a point; 10. North 31°11'32" East, a distance of 130.56 feet to a to a point;

11. North 63°34'02" East, a distance of 134.95 feet to a point;

12. North 87°41'02" East, a distance of 129.10 feet to a point;

13. North 3°13'02" East, a distance of 132.20 feet to a point;

14. North 34°51'02" East, a distance of 164.10 feet to a point;

15. North 11°51'02" East, a distance of 124.70 feet to a point;

16. North 23°47'58" West, a distance of 139.58 feet to a point in the southeasterly right-of-way line of Dallas Area Rapid Transit, for a northwesterly corner of said Parcel E, common to a southeasterly corner of a called 11.4083 acre tract of land described as Parcel No. SOC3-14-1 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600067604, said Official Public Records, common to the southerly corner of a called 1.1784 acre tract of land described as Parcel No. SOC3-12 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201300362049, said Official Public Records;

#### THENCE continuing with the northwesterly line of said Parcel E, the following courses:

1. North 54°24'09" East, with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod found for reference on the easterly side of said Five Mile Creek at a distance of 102.55 feet, continuing on said course, a total distance of 537.89 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner:

2. North 32°44'33" West, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, a distance of 1.62 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner;

3. North 58°51'17" East, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for the easterly corner of said Parcel No. SOC3-12, common to the southerly corner of a called 0.2797 acre tract of land described as Parcel SOC3-13 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600064231, said official Public Records, at a distance of 10.30 feet, continuing on said course, with the southeasterly line of said Parcel No. SOC3-13 part of the way of a total distance of 471.29 feet to a 1/2-inch iron rod found for the northerly corner of said Parcel E;

THENCE South 31°06'31" East, with a northeasterly line of said Parcel E, a distance of 633.96 feet to a 1/2-inch iron rod with a cap stamped 'RPLS 6677" set (hereinafter referred to as capped iron rod set) for a re-entrant corner of said Parcel E, common to the southerly corner of a called 14.39 acre tract of land described in the deed to Proton Properties LLC, recorded in Instrument No. 201200086020, said Official Public Records,

THENCE North 58°58'11" East, with a northwesterly line of said Parcel E and the southeasterly line of said 14.39 acre tract, a distance of 894.60 feet to a 1/2-inch iron rod found with a cap stamped "TIPTON ENG" found for a northeasterly corner of said Parcel E. common to the northwest corner of a called 3.733 acre tract of land described in the deed to the City of Dallas, recorded in Instrument No. 201700163600, said Official Public Records;

THENCE South 07°25'35" East, with an easterly line of said Parcel E and the westerly line of said 3.733 acre tract, a distance of 276.87 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found for a re-entrant corner of said Parcel E, common to the southwest corner of said 3.733 acre tract;

THENCE North 82°34'23" East, with a northerly line of said Parcel E and the southerly line of said 3.733 acre tract, a distance of 438.99 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found in the westerly right-of-way line of S. Lancaster Road for the easternmost northeast corner of said Parcel F. common to the southeast corner of said called 3.733 acre tract:

THENCE South 07°25'36" East, with the westerly right-of-way line of said S. Lancaster Road and an easterly line of said Parcel E, a distance of 1,318.09 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said S. Lancaster Road and the northerly right-of-way line of E. Wheatland Road:

THENCE South 25°45'54" West, with said corner clip and a southeasterly line of said Parcel E, a distance of 83.74 feet to a 1/2-inch iron rod found for the south end of said corner clip;

THENCE with the northerly right-of-way line of said E. Wheatland Road and the southeasterly line of said Parcel E, the following courses:

1. South 58°55'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner;

2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner;

3. South 58°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at intersection of the northerly right-of-way line of E. Wheatland Road and Wheatland Road and at the beginning of a non-tangential curve to the left;

4. With said curve having a radius of 740.00 feet, a delta angle of 11°33'21", an arc length of 149.25 feet, a chord bearing of South 64°34'24" West and chord distance of 149.00 feet to a capped iron rod set at the end of said

5. South 58°47'44" West, a distance of 899.34 feet to the POINT OF BEGINNING and enclosing 157.219 acres (6,848,446 square feet) of land, more or less.

#### OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VM FUND I, LLC do hereby adopt this plat, designating the herein described property as UNIVERSITY HILLS ADDITION, LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM, 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 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).

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.

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

BEFORE me, the undersigned, a 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 instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

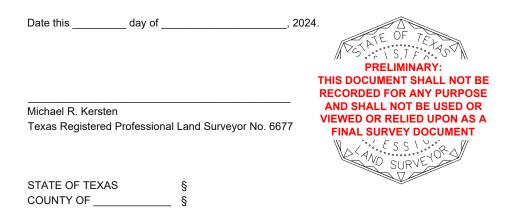
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_

Notary Public in and for Dallas County

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

#### SURVEYOR CERTIFICATION

I, Michael R. Kersten, 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 Signed Final Plat.



Before me, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of \_\_\_\_\_

Notary Public for and in the State of Texas

My commission expires: \_

GENERAL NOTES

- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- 2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- 3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract
- 4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted
- 5. See Sheet 19 for lot area table, line table, and curve table.

(FOR SPRG use only)

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 of the day of A.D. 20 and same was duly
approved on the of A.D. 20 by said Commission
Chairperson or Vice Chairman City Plan Commission
Dallas, Texas
Attest:
Secretary

LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;

LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307, AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. \$234-110

3501 OLYMPUS BLVD, SUITE 100

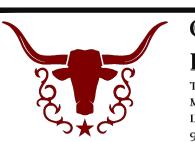
DALLAS, TEXAS 75019 PHONE: (469) 899-0536

WWW.KFM-LLC.COM

TBPE #: F-20821

CITY ENGINEERING PLAN NO.

PRELIMINARY PLAT **UNIVERSITY HILLS ADDITION** LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;



VM Fund I, LLC

1800 Valley View Lane, Ste 316

Farmers Branch, TX, 75234

**ENGINEER** 

KFM Engineering 3501 Olympus Boulevard, Ste 100

Dallas, Tx 75019 Contact: David Pitcher Phone: (214) 801-4936

E-mail: dpitcher@kfm-llc.com

SURVEYOR Chisholm Trail Land Surveying

1700 Thorndale Ct

Corinth, Tx 76210

Contact: Jose Garcia

Phone: (214) 531-8294

