

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

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:

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 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 11,408.83 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 1,178.4 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 0.2787 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 "KHHS" 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 "KHHS" found in the westerly right-of-way line of S. Lancaster Road for the easternmost northeast corner of said Parcel E, 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:

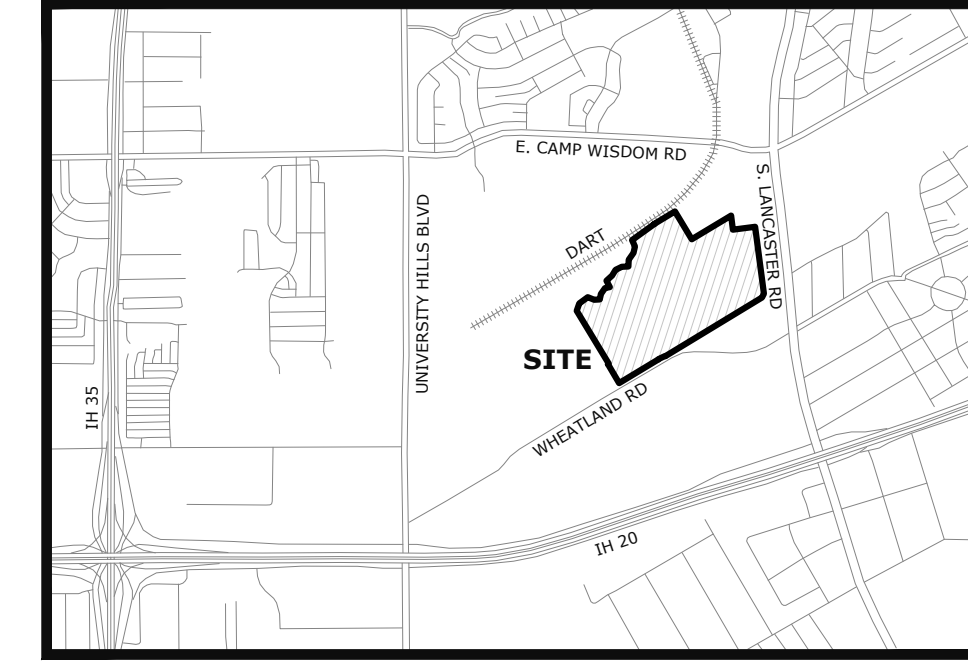
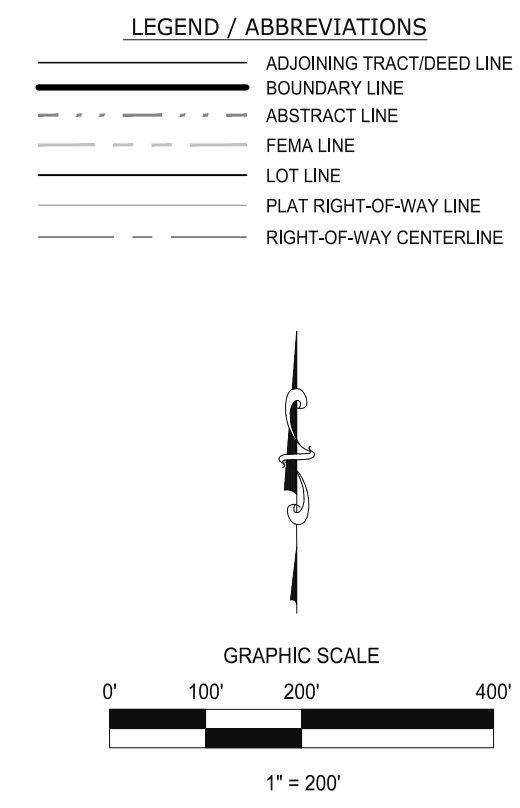
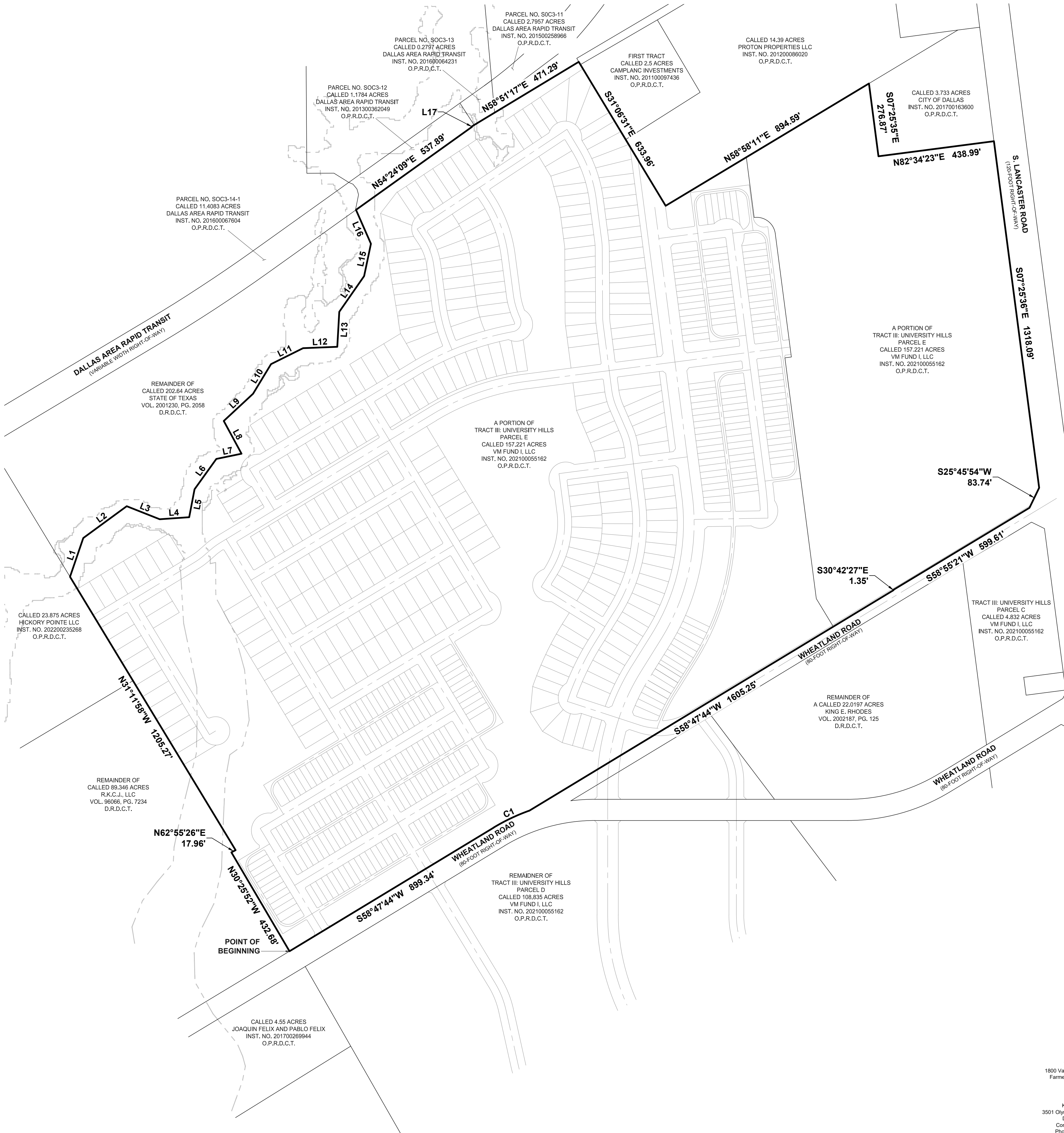
1. South 58°52'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner;
2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner;
3. South 59°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at intersection of the northerly right-of-way line of E. Wheatland Road and the northerly right-of-way line 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 curve;
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.

**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 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 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 481320495K, 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.



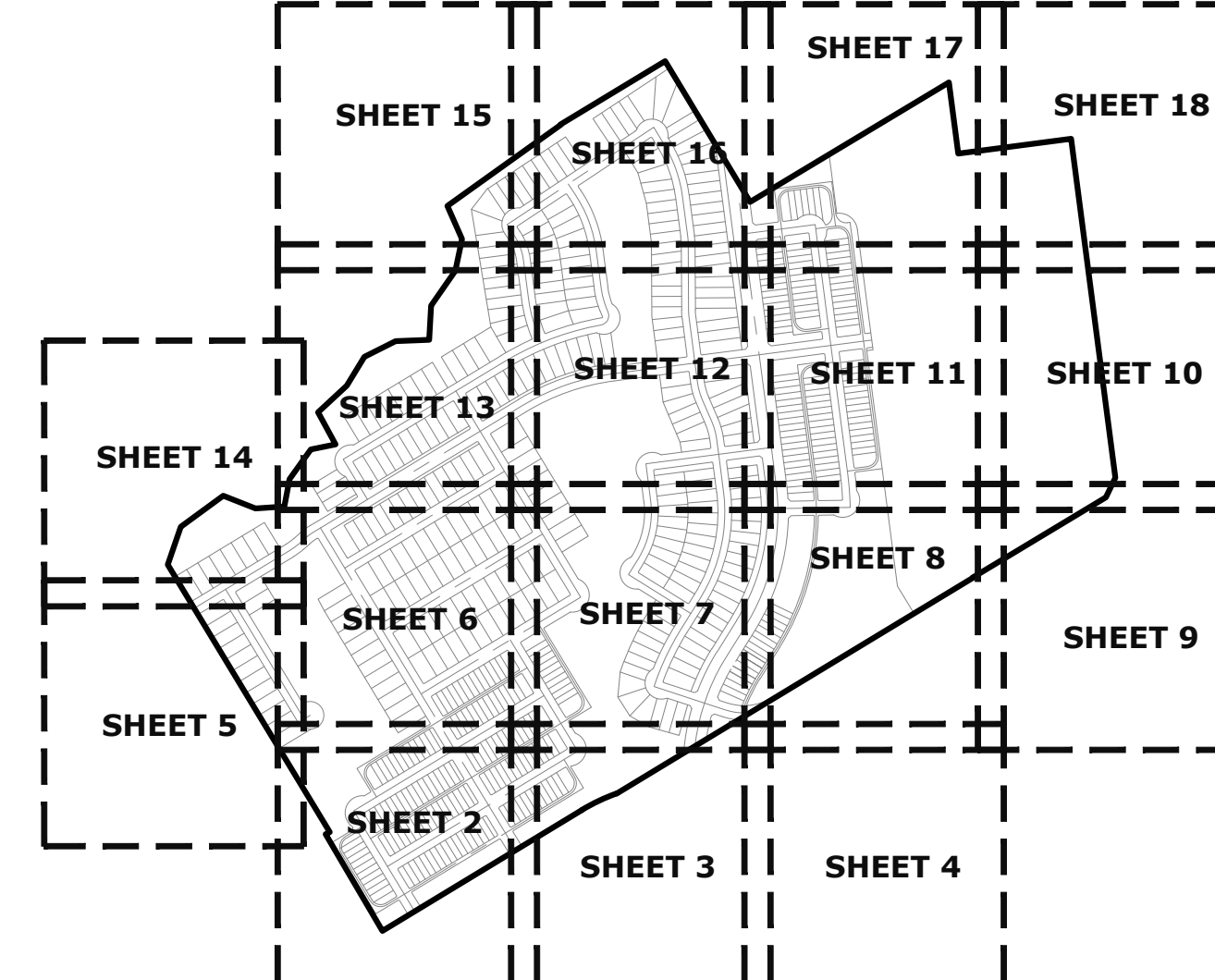
**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N18°55'32"E	154.49
L2	N53°45'32"E	203.00
L3	S68°23'28"E	133.72
L4	N86°01'32"E	111.50
L5	N10°47'32"E	107.15
L6	N35°38'32"E	141.00
L7	N78°19'32"E	97.05
L8	N28°28'28"W	140.57
L9	N47°07'32"E	150.88
L10	N31°11'32"E	130.56
L11	N63°34'02"E	134.95
L12	N87°41'02"E	129.10
L13	N03°13'02"E	132.20
L14	N34°51'02"E	164.10
L15	N11°51'02"E	124.70
L16	N23°47'58"W	139.58
L17	N32°44'33"W	1.62

(FOR SPRG use only)  
Reviewed by: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG No. \_\_\_\_\_

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	149.25'	740.00'	11°33'21"	S64°34'24"W	149.00'



KEYMAP  
N.T.S.

**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. **S234-110**  
 CITY ENGINEERING PLAN NO. \_\_\_\_\_

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

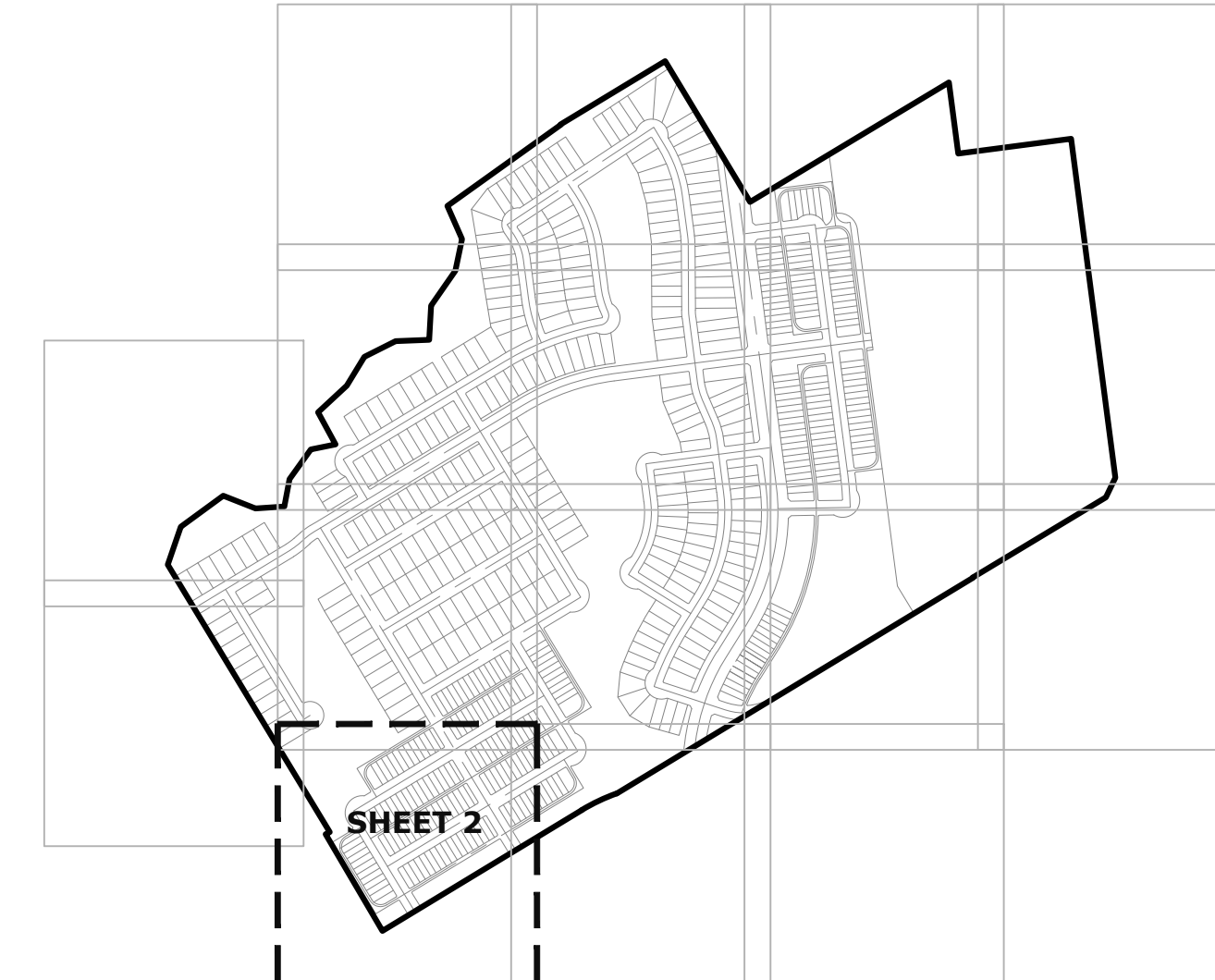
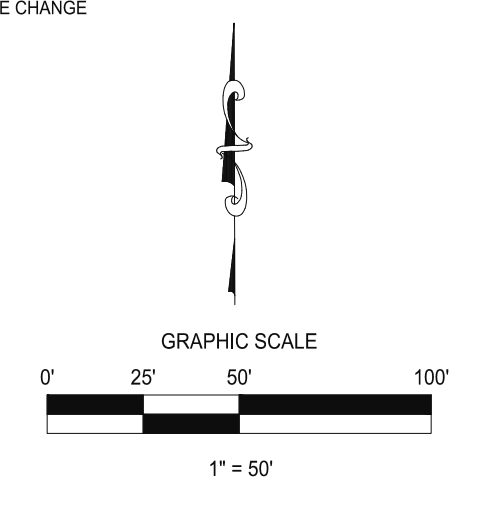
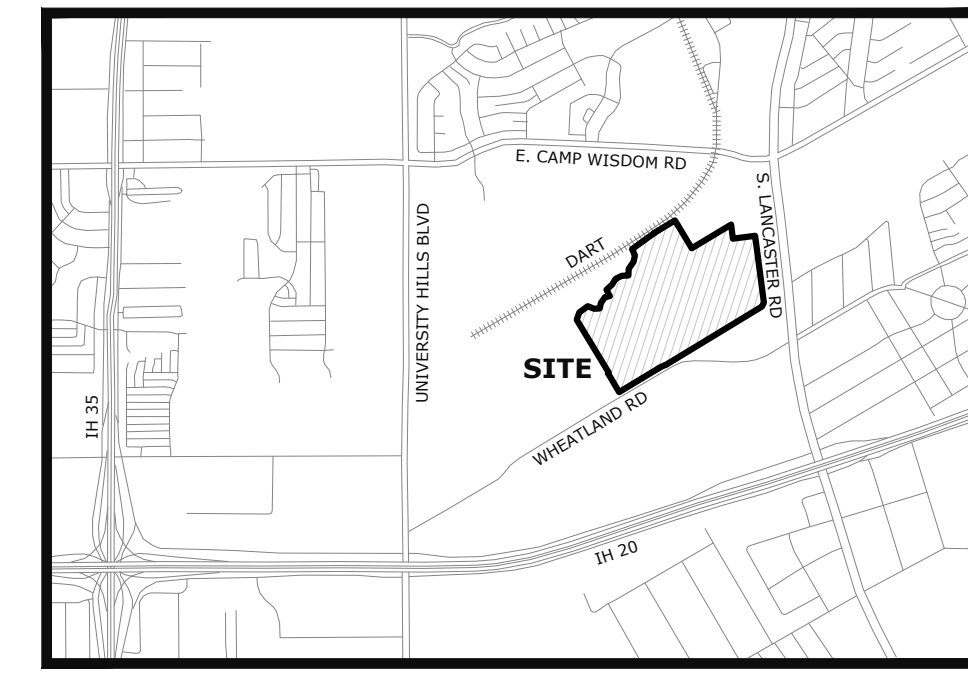
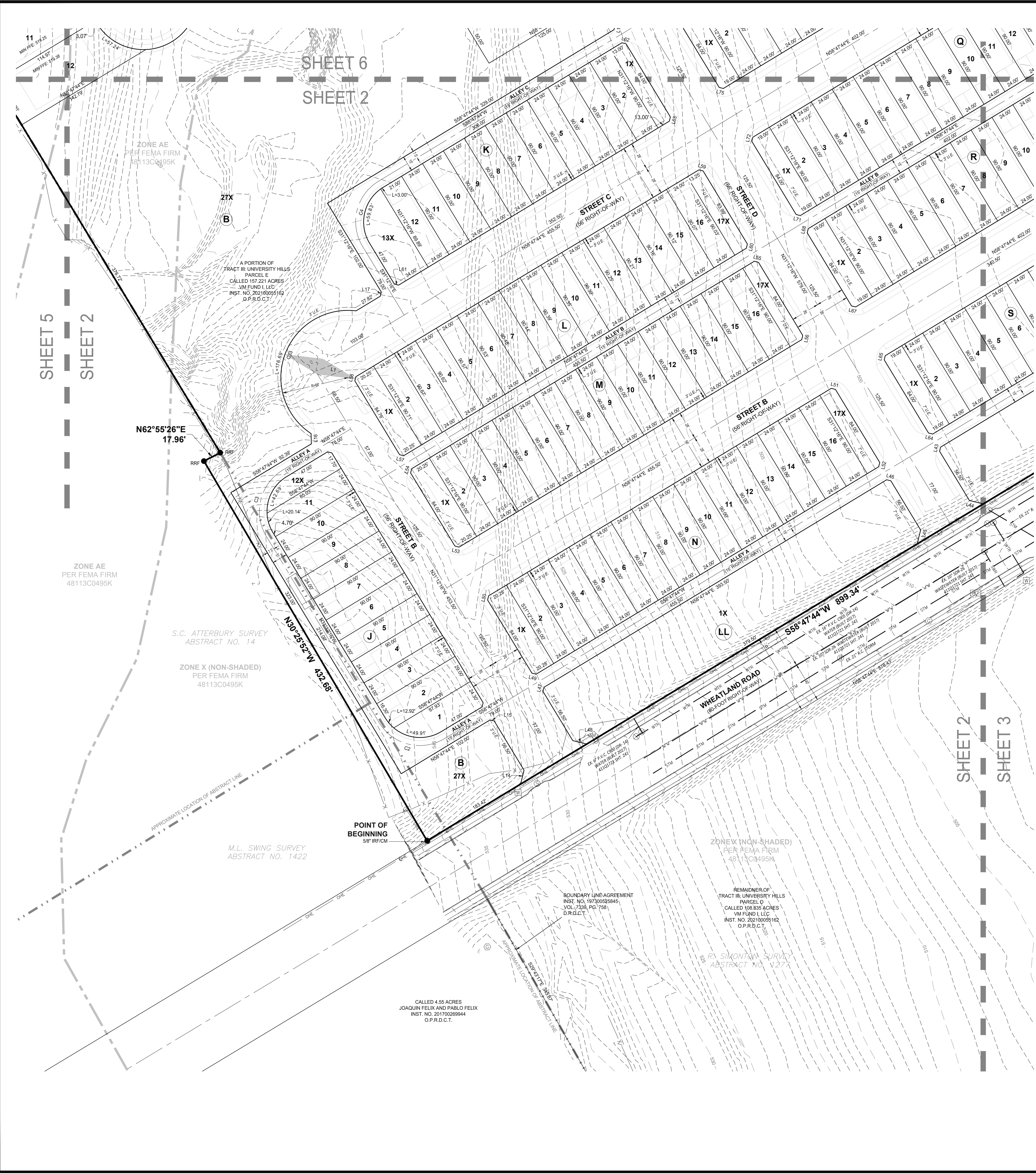
**ENGINEER**  
KFM Engineering  
3501 Olympus Boulevard, Ste 100  
Dallas, TX 75219  
Contact: David Pflieger  
Phone: (214) 601-4938  
E-mail: dpflieger@kfm-llc.com

**SURVEYOR**  
Chisholm Trail Land Surveying  
1700 Thorndale Ct  
Covington, TX 76210  
Contact: Jose Garcia  
Phone: (214) 531-8294  
E-mail: JoseG@cl-landsurveying.com

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

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TFE # F-20021





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 AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE PLAN NO. **5234-110**  
 CITY ENGINEERING PLAN NO.

**OWNER**  
 VM Fund L.L.C.  
 1800 Valley View Lane, Ste 316  
 Farmers Branch, TX, 75234

**ENGINEER**  
 KFM Engineering  
 3501 Olympus Boulevard, Ste 100  
 Dallas, TX 75019  
 Contact: David Pletcher  
 Phone: (214) 601-4938  
 E-mail: dpletcher@kfm-llc.com

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

**CHISHOLM TRAIL LAND SURVEYING**

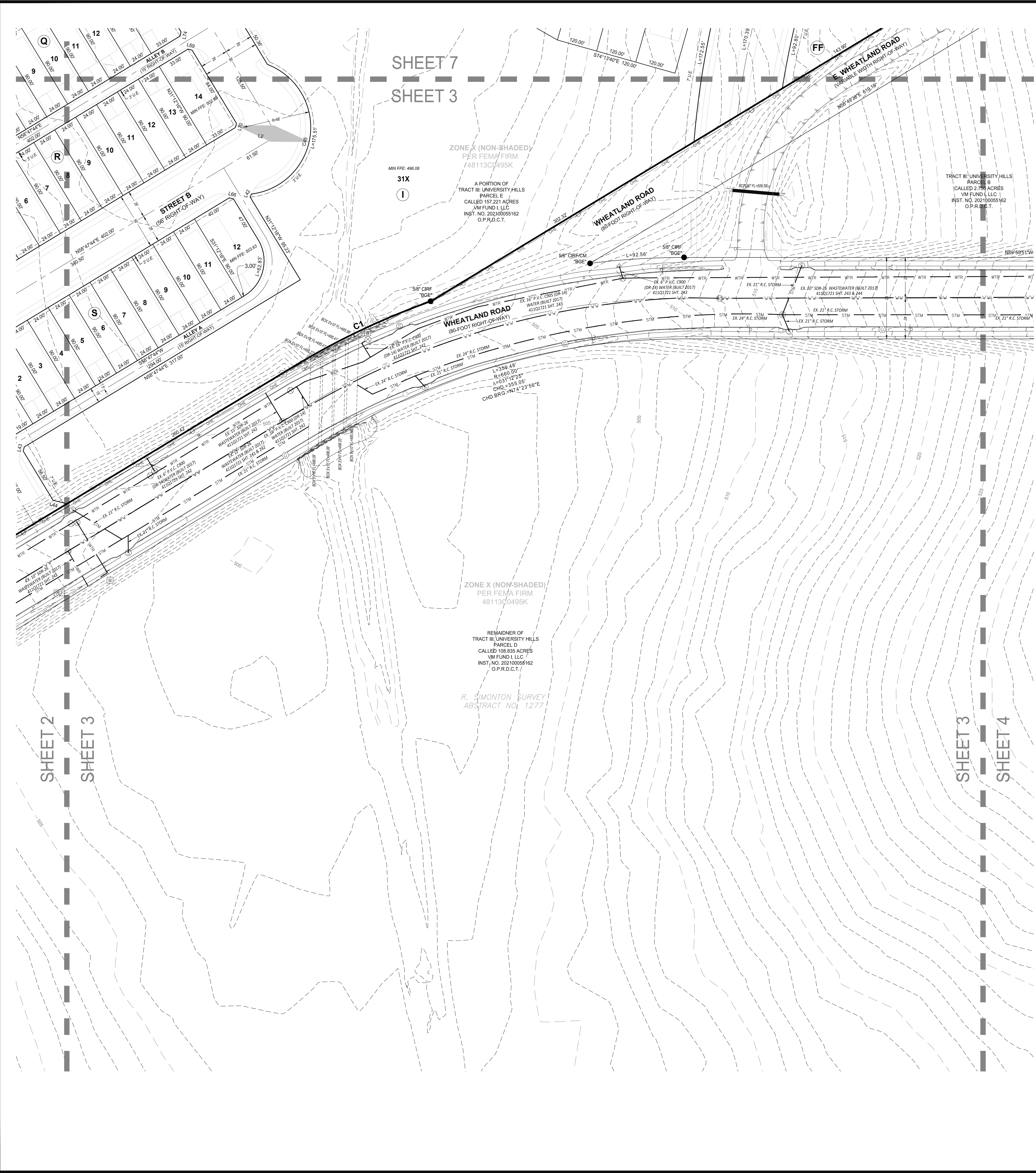
TX FIRM #10194767  
 MICHAEL R. KERSTEN, RPLS 6677  
 INFO@CTL-S-L.L.C.COM  
 940.367.7188

**KFM ENGINEERING & DESIGN**

3501 OLYMPUS BLVD., SUITE 100  
 DALLAS, TEXAS 75019  
 PHONE: (469) 899-0538  
 WWW.KFM-LLC.COM  
 TBE # F-20821

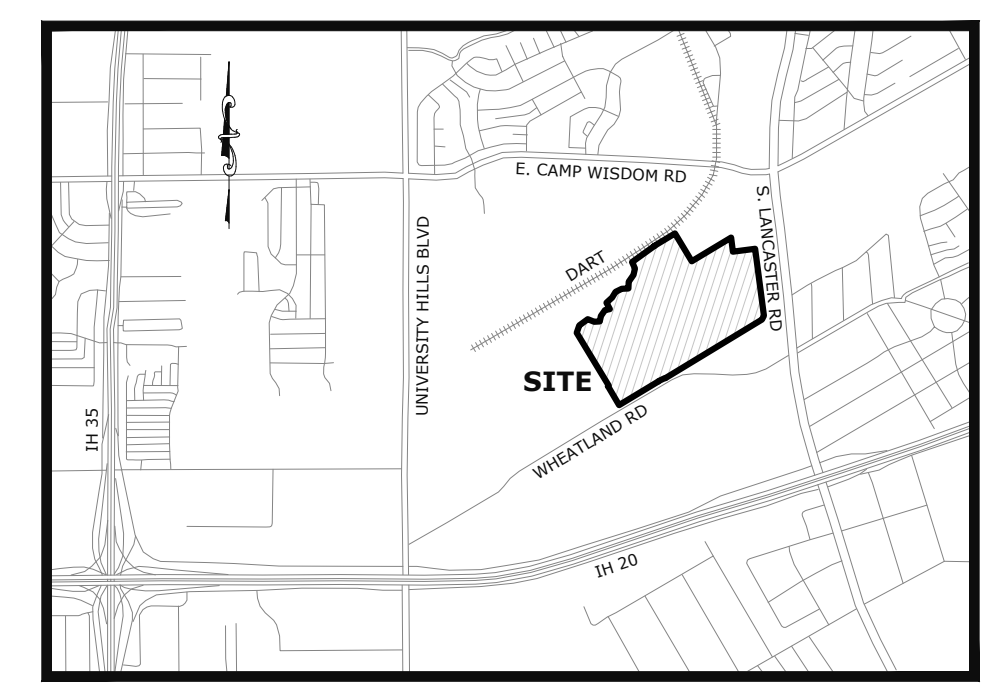
PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 2 OF 20





**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		SIGN
	ASPHALT		VAULT
	WIRE FENCE		MAILBOX
	CHAINLINK FENCE		OFFICIAL PUBLIC RECORDS
	WATER PIPELINE		D.R.D.C.T.
	STORM WATER PIPELINE		IRON ROD FOUND
	SEWER WATER PIPELINE		IRON PIPE FOUND
	OVERHEAD ELEC LINE		CAPPED IRON ROD FOUND
	MONUMENT FOUND		CAPPED IRON ROD SET
	CAPPED IRON ROD SET		UTILITY EASEMENT
	IRON PIPE FOUND		DRAINAGE EASEMENT
	CONCRETE MONUMENT FOUND		BUILDING LINE
	GUY WIRE		CONTROLLING MONUMENT
	POWER POLE		POINT OF BEGINNING
	UNDERGROUND GAS MARKER		
	GAS RISER		
	STREET NAME CHANGE		

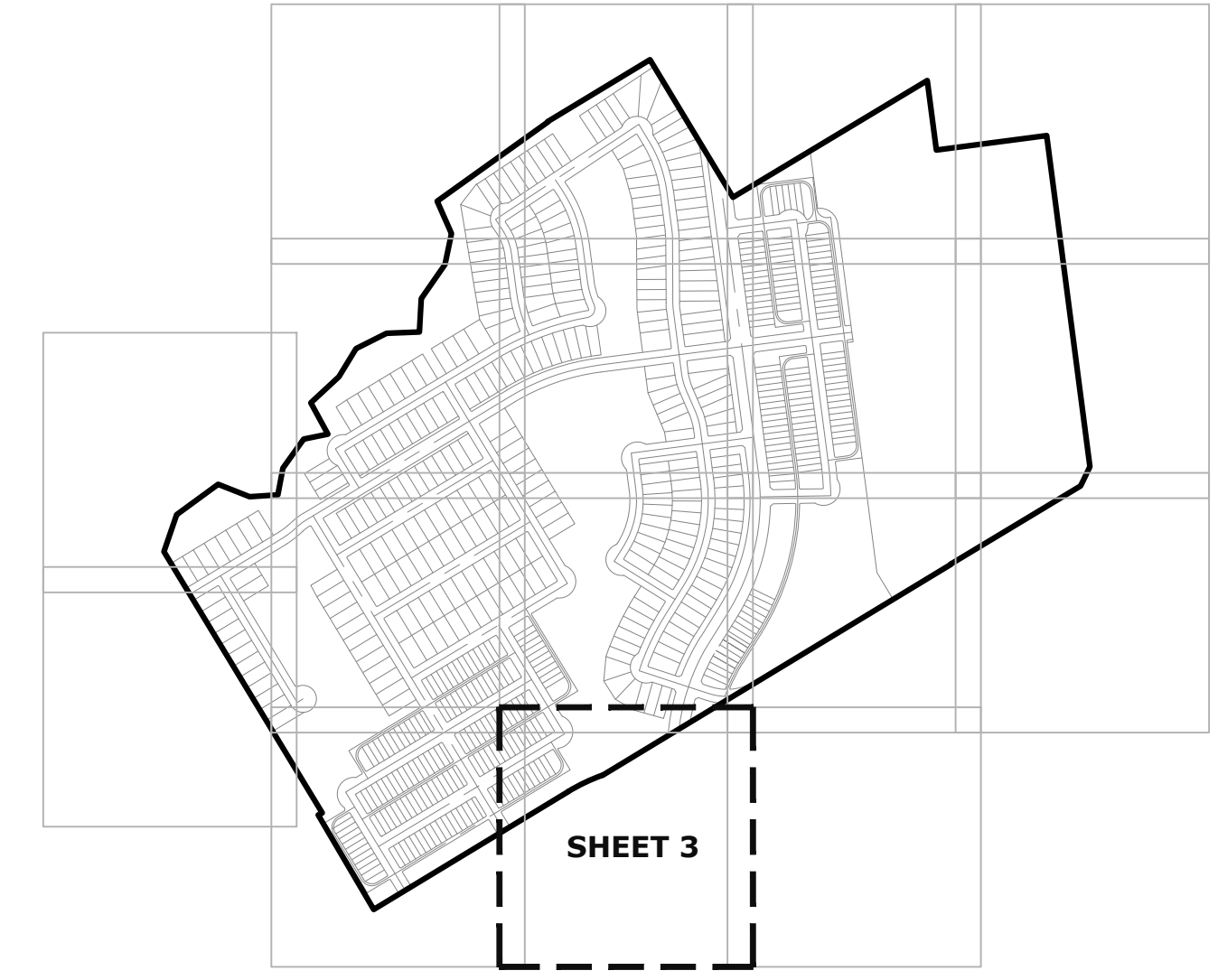
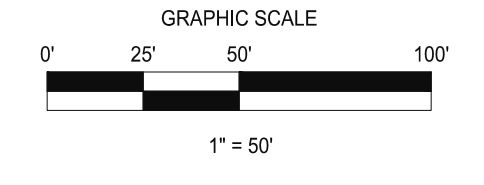


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 AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,  
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 CITY FILE PLAN NO. **3234-110**  
 CITY ENGINEERING PLAN NO.

**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) 601-6036  
 E-mail: dpitcher@kfm-llc.com

**SURVEYOR**  
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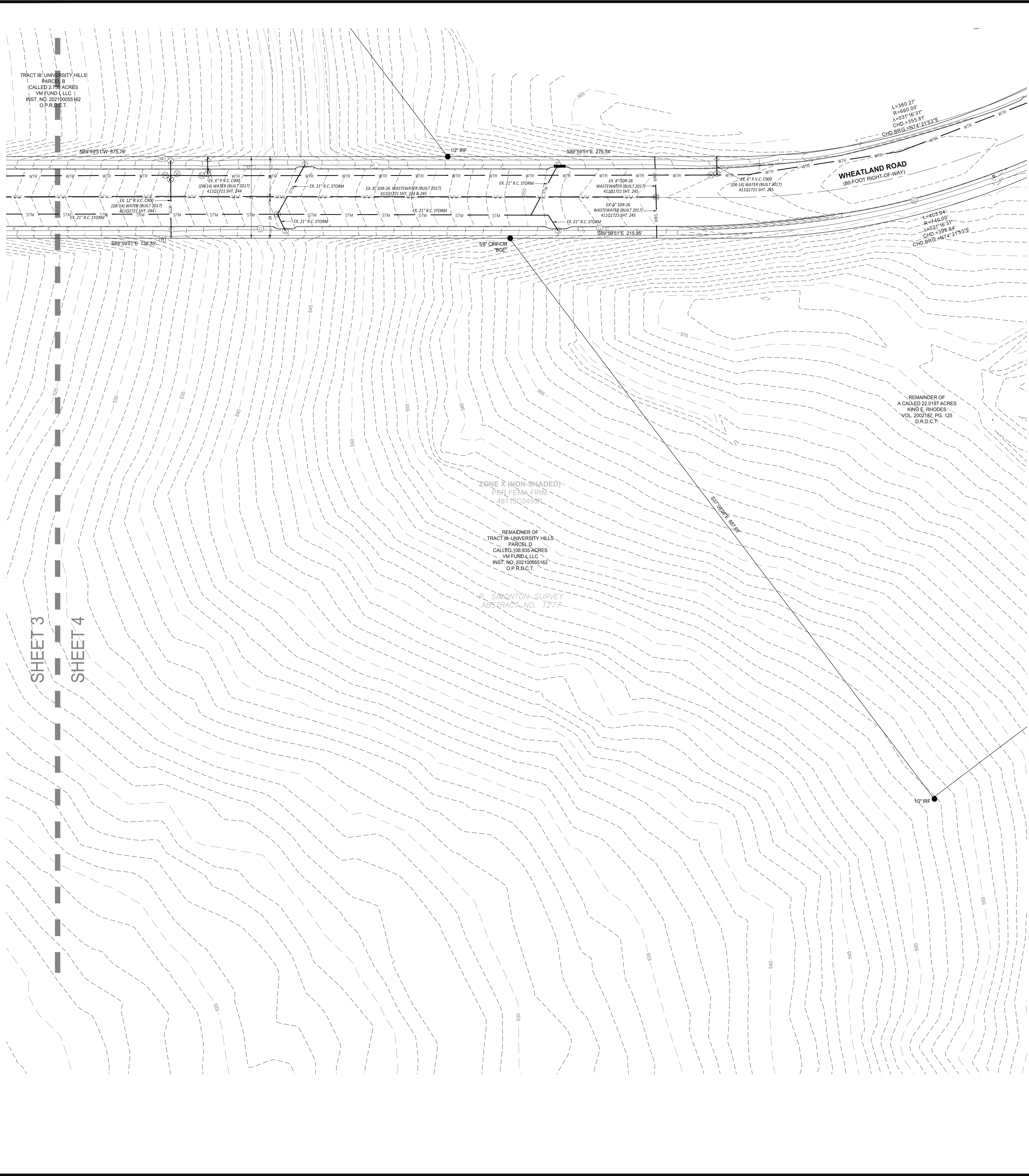
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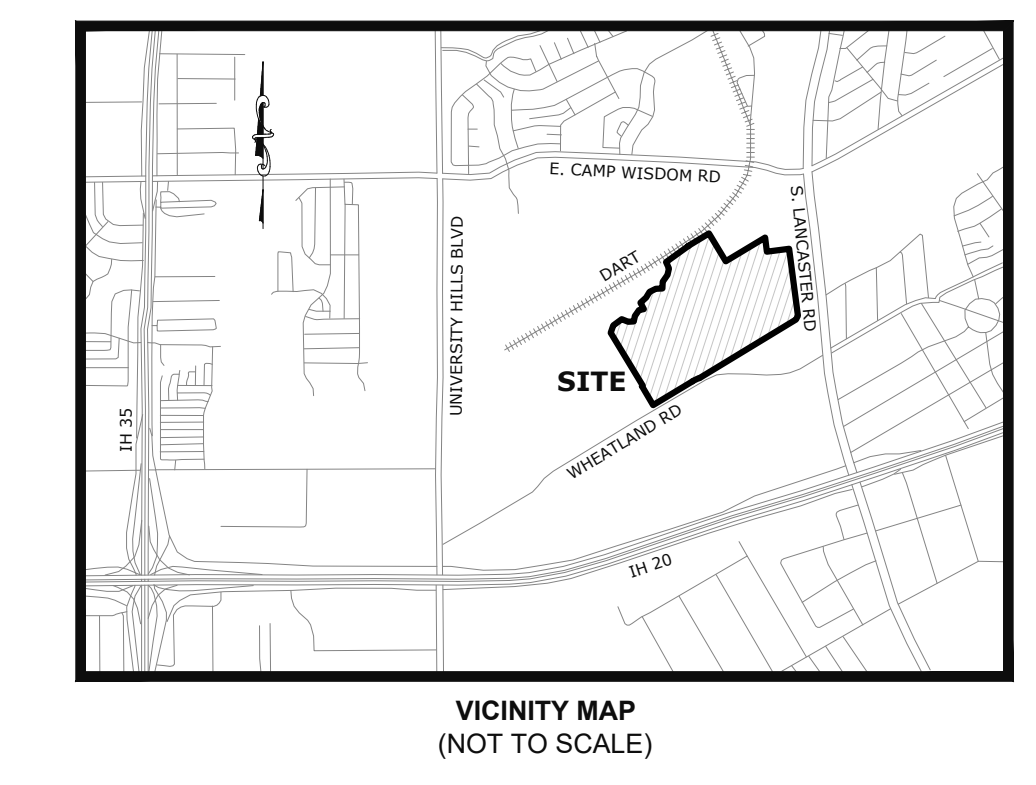
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**LEGEND / ABBREVIATIONS**

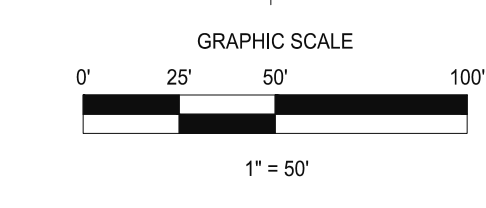
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	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		O.P.R.D.C.T.
	STORM WATER PIPELINE		D.R.D.C.T.
	SEWER WATER PIPELINE		IRON ROD FOUND
	OVERHEAD ELEC. LINE		CAPPED IRON ROD FOUND
	MONUMENT FOUND		CAPPED IRON ROD SET
	CAPPED IRON ROD SET		UTILITY EASEMENT
	IRON PIPE FOUND		DRAINAGE EASEMENT
	CONCRETE MONUMENT FOUND		BUILDING LINE
	GUY WIRE		CONTROLLING MONUMENT
	POWER POLE		POINT OF BEGINNING
	UNDERGROUND GAS MARKER		
	GAS RISER		
	STREET NAME CHANGE		



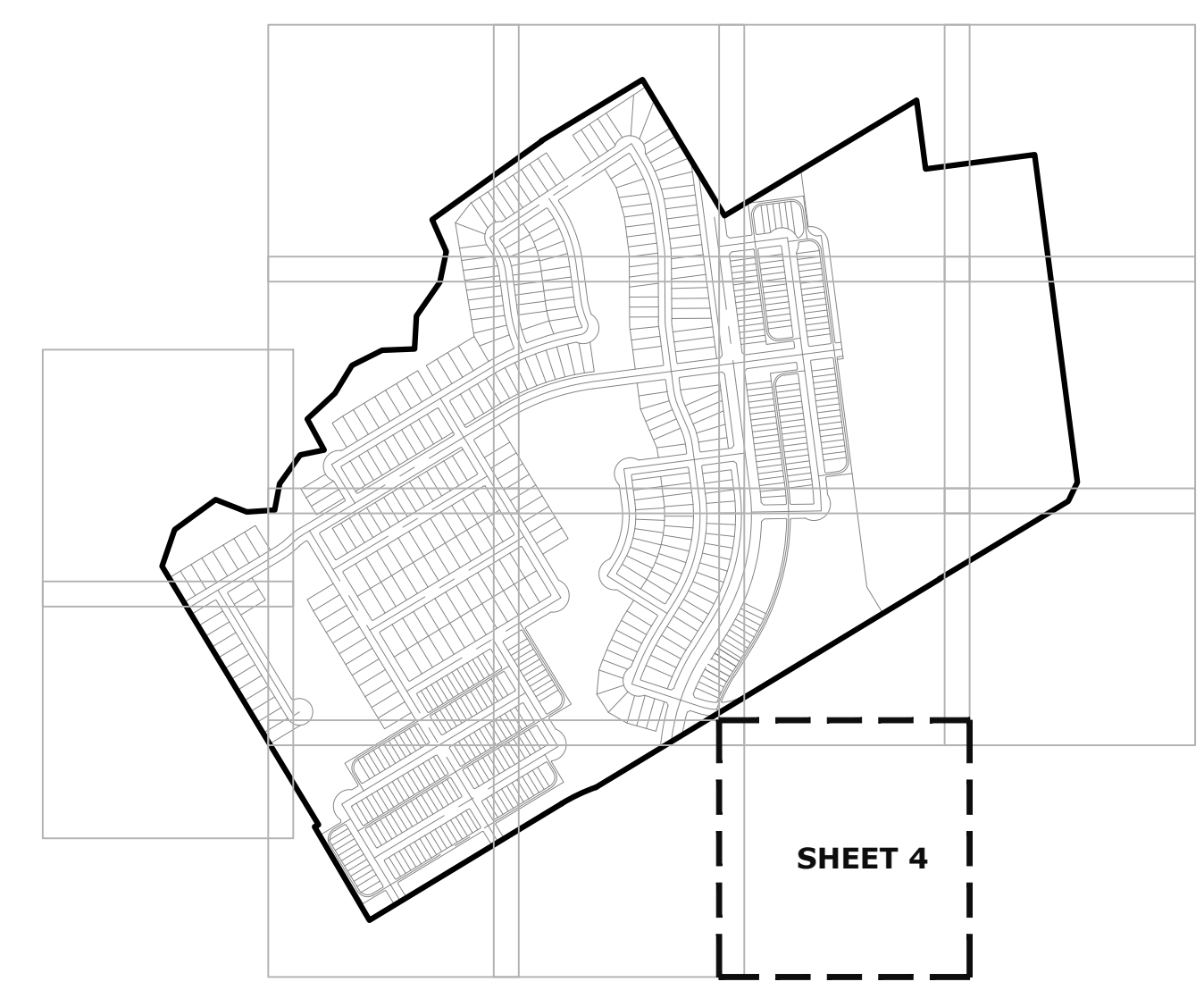
- GENERAL NOTES**
- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
  - Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
  - The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
  - Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
  - See Sheet 19 for lot area table, line table, and curve table.
  - 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 4811302496K, 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.



SHEET 3  
SHEET 4



**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 19 & 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. **23-0078-110**  
 CITY ENGINEERING PLAN NO.

**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) 601-4936  
 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@cl-landsurveying.com

**CHISHOLM TRAIL  
LAND SURVEYING**

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

**KFM  
ENGINEERING & DESIGN**

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

PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 4 OF 20



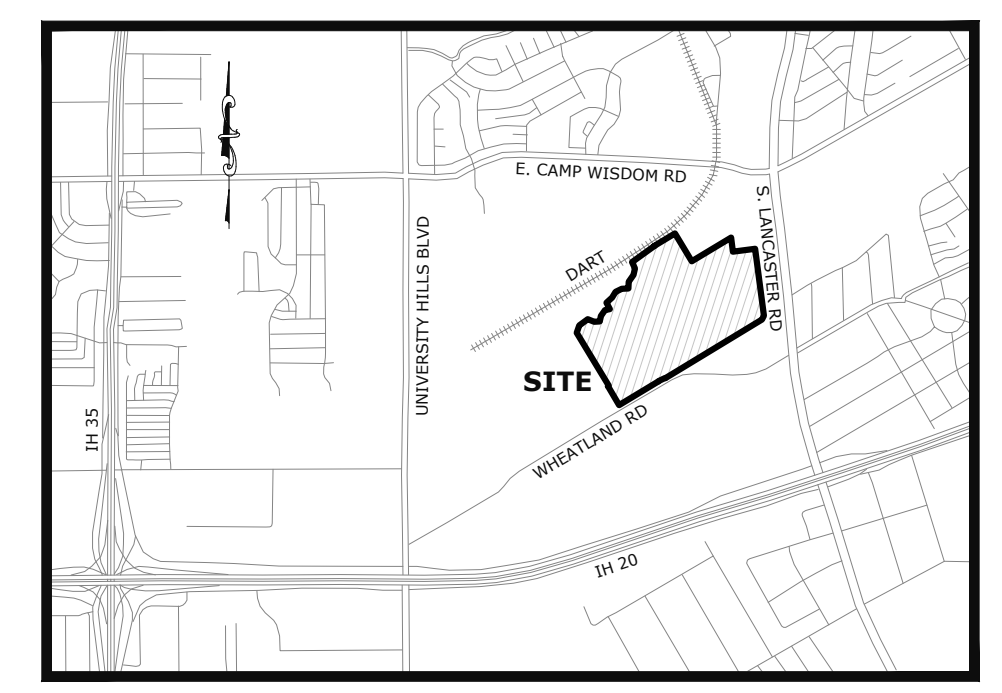
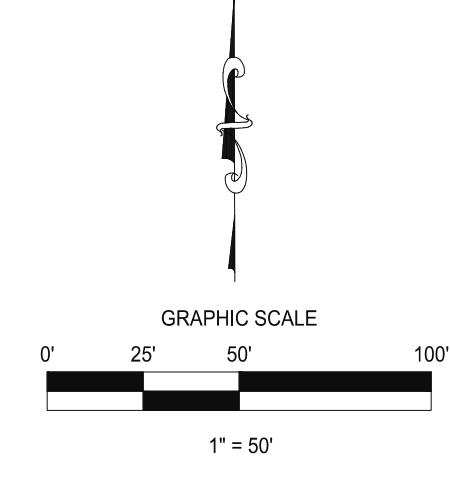






**LEGEND / ABBREVIATIONS**

ADJOINER LINE	STORM MANHOLE
BOUNDARY LINE	SANITARY MANHOLE
EASEMENT LINE	WATER VALVE
FEMA FLOOD LINE	WATER METER
BUILDING LINE	FIRE HYDRANT
ABSTRACT LINE	IRRIGATION CONTROL VALVE
GRAVEL	LIGHTPOLE
ASPHALT	SIGN
WIRE FENCE	VAULT
X	MAILBOX
CHAINLINK FENCE	O.P.R.D.C.T.
WTR	D.R.D.C.T.
WATER PIPELINE	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
STM	DEED RECORDS, DALLAS COUNTY, TEXAS
STW	IRON ROD FOUND
SEWER WATER PIPELINE	IRON PIPE FOUND
OVERHEAD ELEC LINE	MONUMENT FOUND
IRON PIPE FOUND	CAPPED IRON ROD SET
CONCRETE MONUMENT FOUND	IRON PIPE FOUND
UNDERGROUND GAS MARKER	UTILITY EASEMENT
GAS RISER	DRAINAGE EASEMENT
STREET NAME CHANGE	BUILDING LINE
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	POINT OF BEGINNING

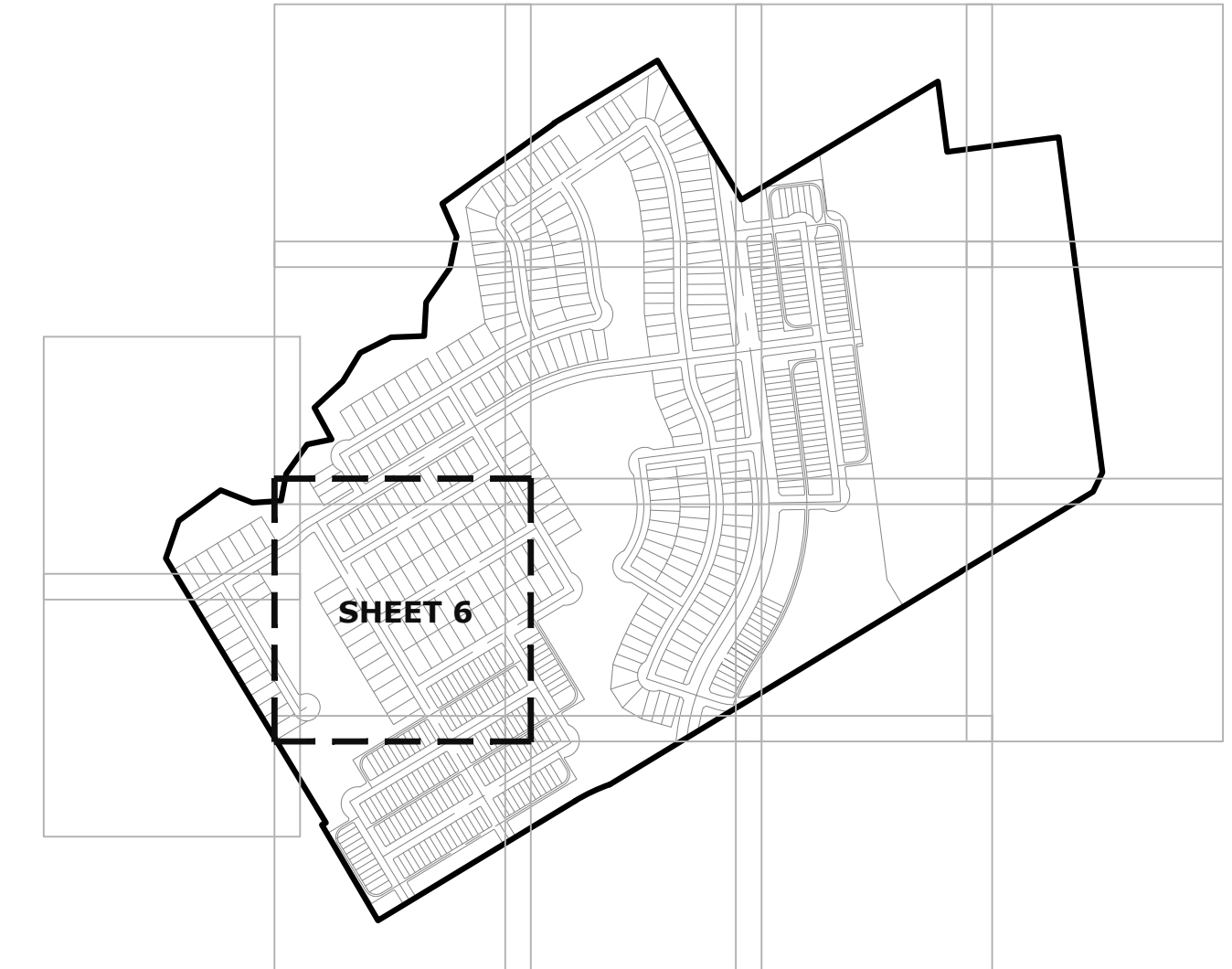


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**KEYMAP**  
N.T.S.

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**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 Pletcher  
Phone: (214) 601-6936  
E-mail: dpletcher@kfm-llc.com

**SURVEYOR**  
Chisholm Trail Land Surveying  
1700 Thorndale Ct  
Covington, TX 76210  
Contact: Jose Garcia  
Phone: (214) 531-8294  
E-mail: Jose@cl-landsurveying.com

**CHISHOLM TRAIL  
LAND SURVEYING**

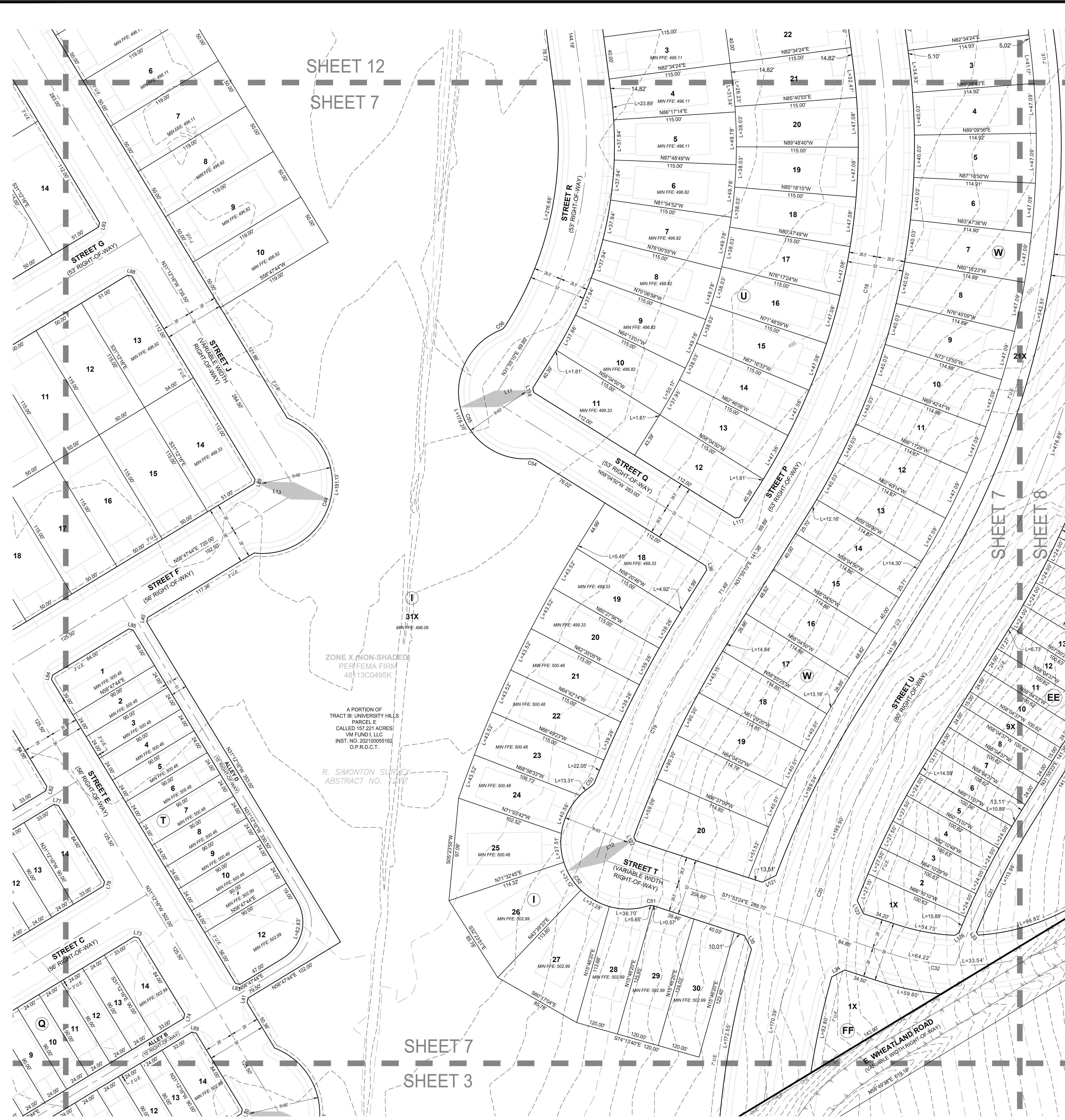
TX FIRM #10194767  
MICHAEL R. KERSTEN, RPLS 6677  
INFO@CTL-S-LLC.COM  
940.367.7188

**KFM  
ENGINEERING & DESIGN**

3501 OLYMPUS BLVD., SUITE 100  
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PHONE: (469) 899-0536  
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TBP# F-20821

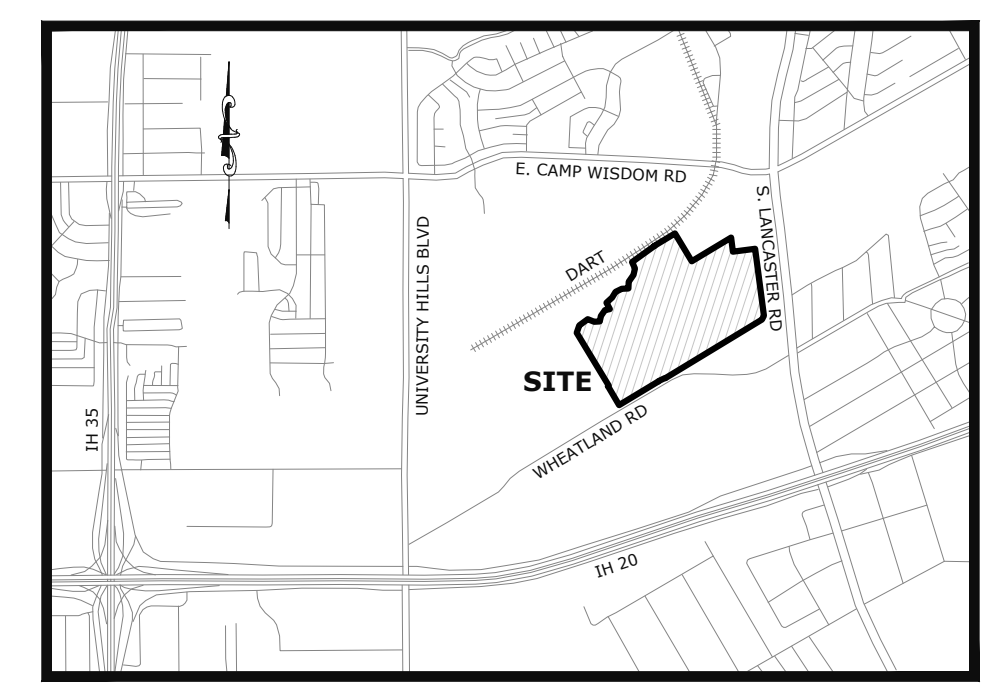
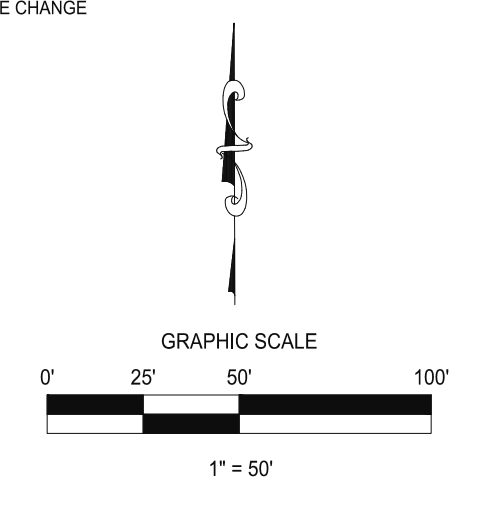
PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 6 OF 20





**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHT POLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		OFFICIAL PUBLIC RECORDS
	STORM WATER PIPELINE		DALLAS COUNTY, TEXAS DEED RECORDS
	SEWER WATER PIPELINE		DALLAS COUNTY, TEXAS IRON ROD FOUND
	OVERHEAD ELEC LINE		IRON PIPE FOUND
	MONUMENT FOUND		CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET		CRF
	IRON PIPE FOUND		CRF
	CONCRETE MONUMENT FOUND		U.E.
	GUY WIRE		BUILDING LINE
	POWER POLE		DRAINAGE EASEMENT
	UNDERGROUND GAS MARKER		CONTROLLING MONUMENT
	GAS RISER		POINT OF BEGINNING
	STREET NAME CHANGE		

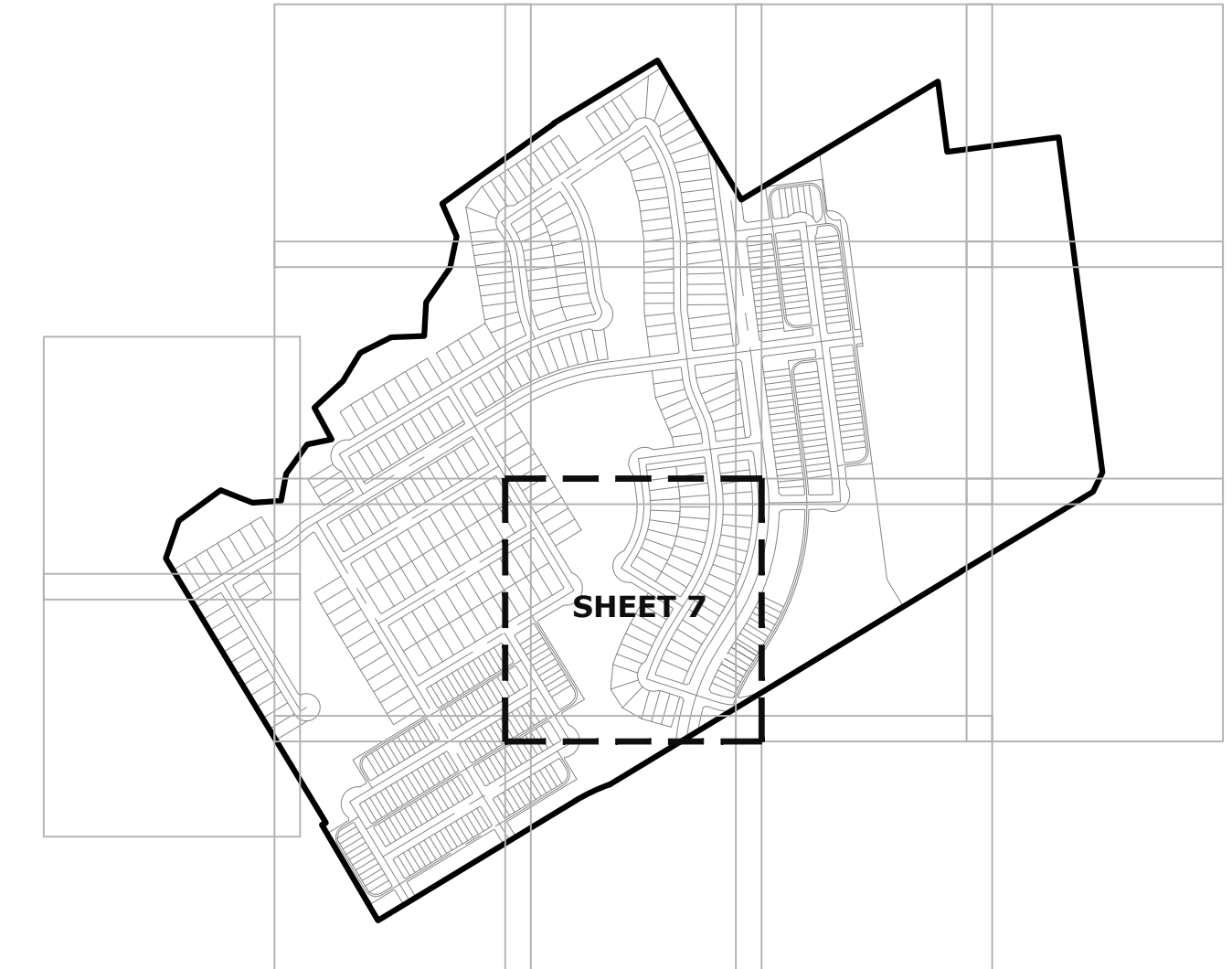


**GENERAL NOTES**

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- See Sheet 20 for Plat Notes.

**FLOOD STATEMENT**

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**KEYMAP**  
N.T.S.

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**OWNER**  
VM Fund L.L.C.  
1800 Valley View Lane, Ste 316  
Farmers Branch, TX, 75234

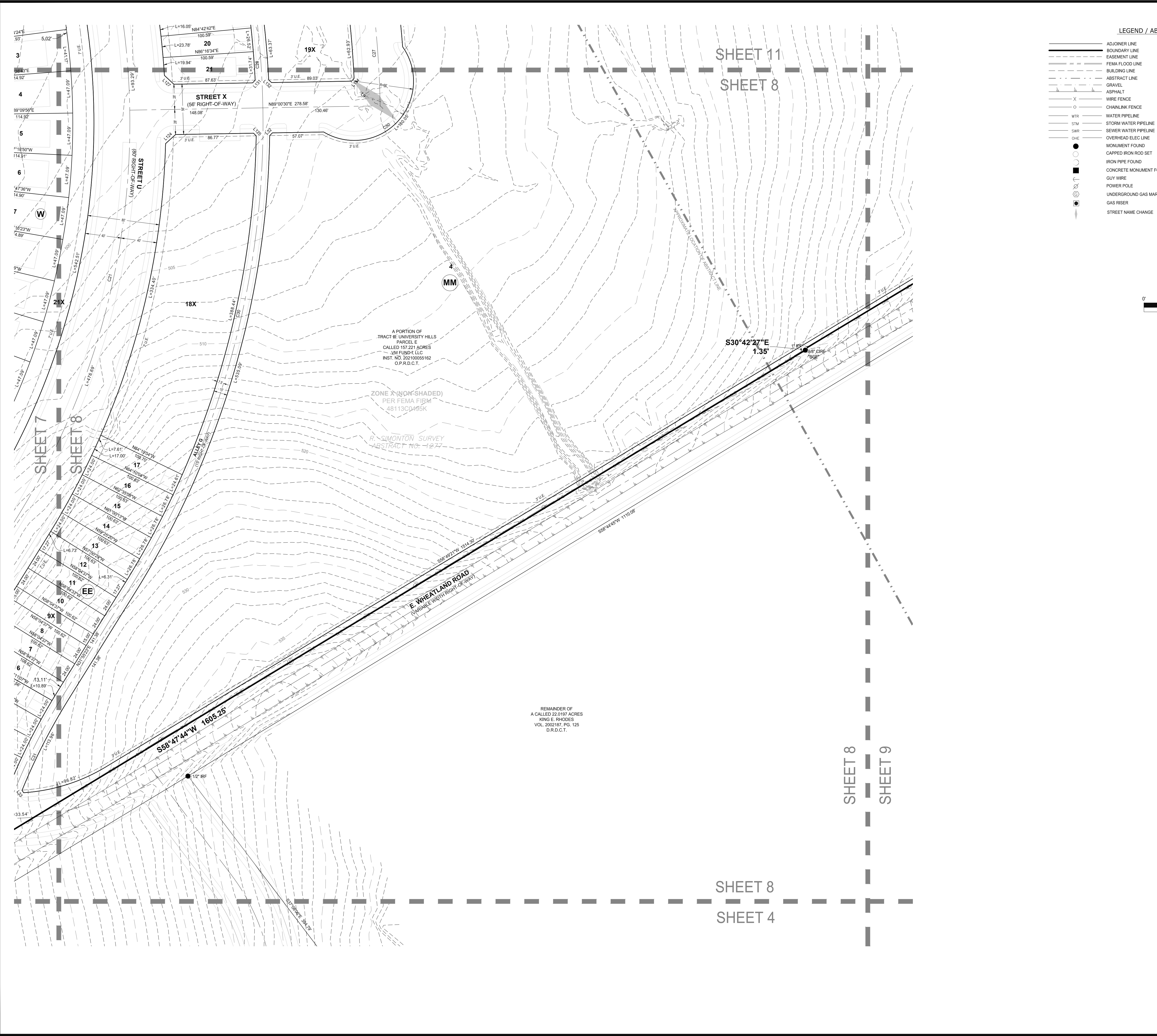
**ENGINEER**  
KFM Engineering  
3501 Olympus Boulevard, Ste 100  
Dallas, TX 75019  
Contact: David Pletcher  
Phone: (214) 601-6938  
E-mail: dpletcher@kfm-llc.com

**SURVEYOR**  
Chisholm Trail Land Surveying  
1700 Thorndale Ct  
Covington, TX 76210  
Contact: Jose Garcia  
Phone: (214) 531-8294  
E-mail: Jose@ctls-landsurveying.com

**CHISHOLM TRAIL LAND SURVEYING**  
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MICHAEL R. KERSTEN, RPLS 6677  
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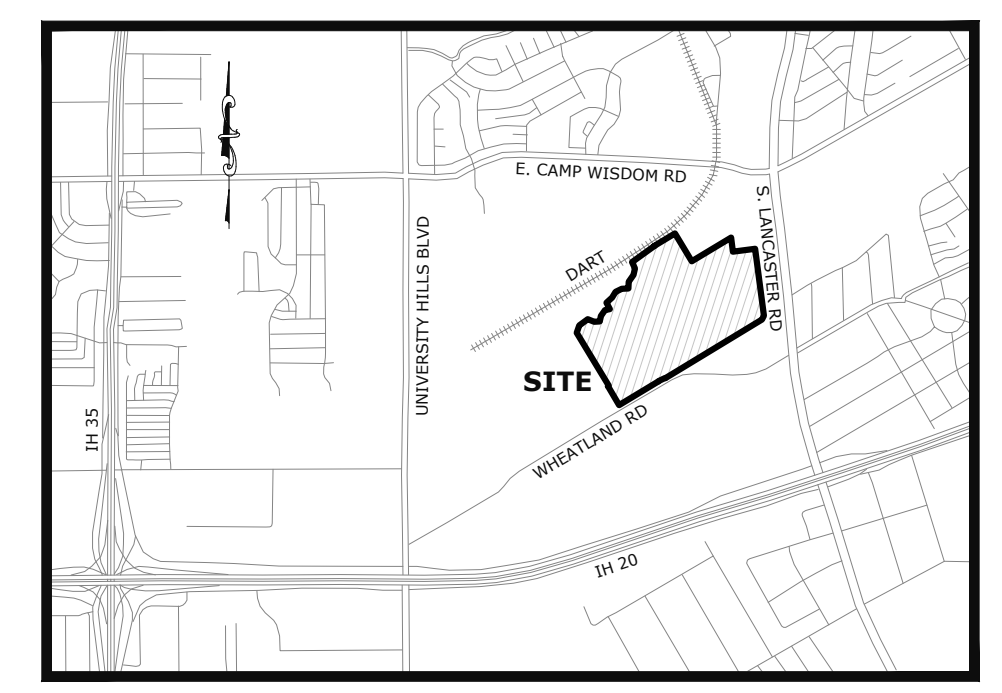
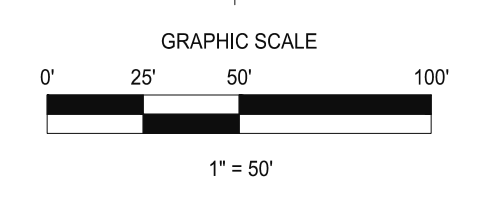
**KFM ENGINEERING & DESIGN**  
3501 OLYMPUS BLVD., SUITE 100  
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TBE # F-20821





**LEGEND / ABBREVIATIONS**

ADJOINER LINE	STORM MANHOLE
BOUNDARY LINE	SANITARY MANHOLE
EASEMENT LINE	WATER VALVE
FEMA FLOOD LINE	WATER METER
BUILDING LINE	FIRE HYDRANT
ABSTRACT LINE	IRRIGATION CONTROL VALVE
GRAVEL	LIGHTPOLE
ASPHALT	SIGN
WIRE FENCE	VAULT
CHAINLINK FENCE	MALIBOX
WTR	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
STM	DEED RECORDS, DALLAS COUNTY, TEXAS
SWR	D.R.D.C.T.
OVERHEAD ELEC LINE	IRF
MONUMENT FOUND	IRP
CAPPED IRON ROD SET	CRF
IRON PIPE FOUND	CRS
CONCRETE MONUMENT FOUND	U.E.
GUY WIRE	B.L.
POWER POLE	CM
UNDERGROUND GAS MARKER	POB
GAS RISER	
STREET NAME CHANGE	

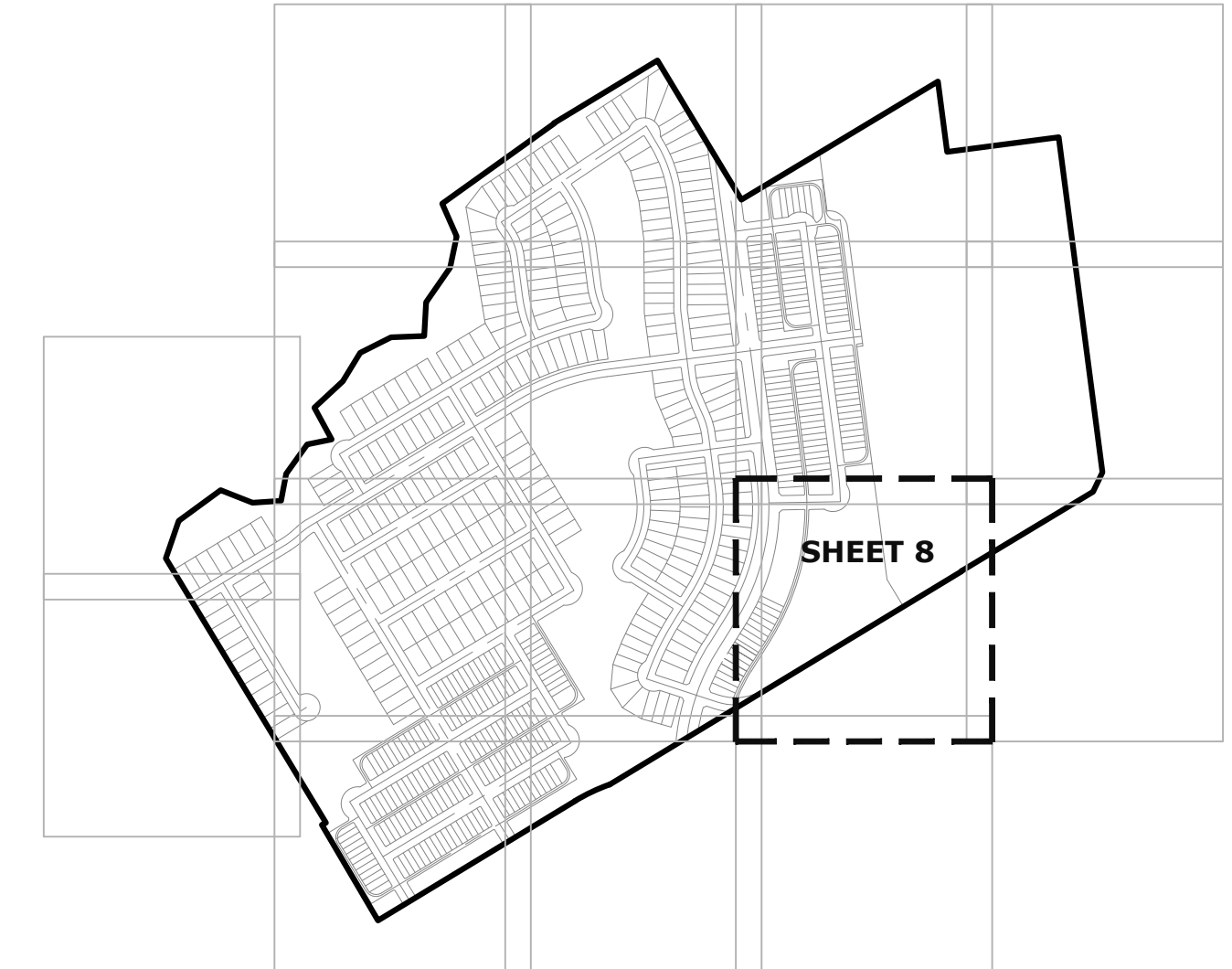


**GENERAL NOTES**

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**FLOOD STATEMENT**

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**KEYMAP**  
N.T.S.

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

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 CITY FILE PLAN NO. **3234-110**  
 CITY ENGINEERING PLAN NO.

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

**ENGINEER**  
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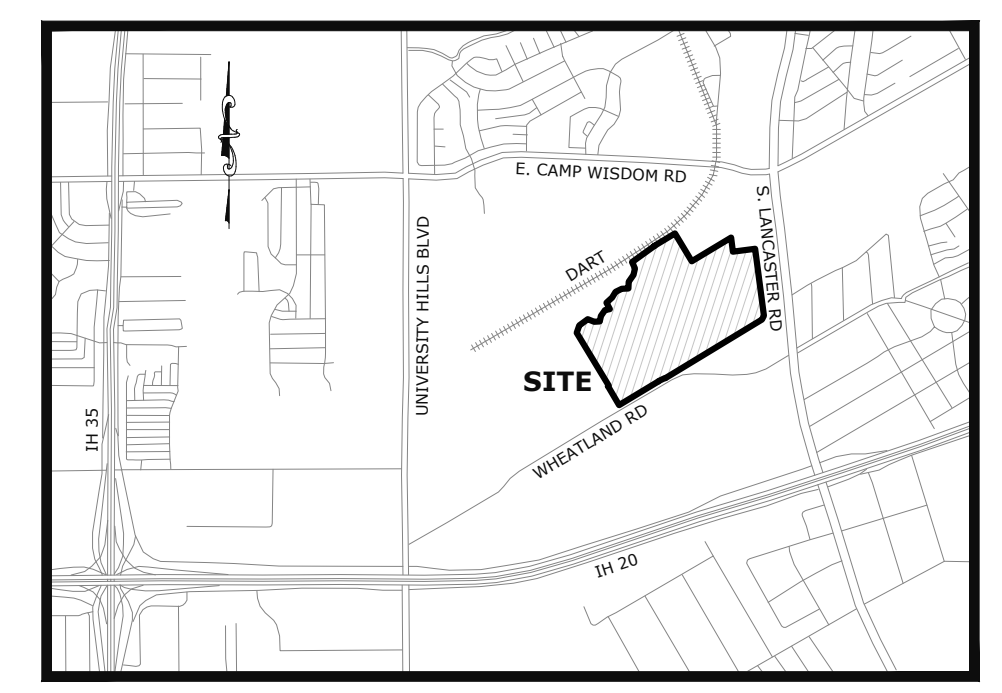


SHEET 10  
SHEET 9

**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
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	MONUMENT FOUND		IRON ROD FOUND
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	GAS RISER		DRAINAGE EASEMENT
	STREET NAME CHANGE		BUILDING LINE
			CONTROLLING MONUMENT
			POINT OF BEGINNING

**GRAPHIC SCALE**  
0' 25' 50' 100'  
1" = 50'

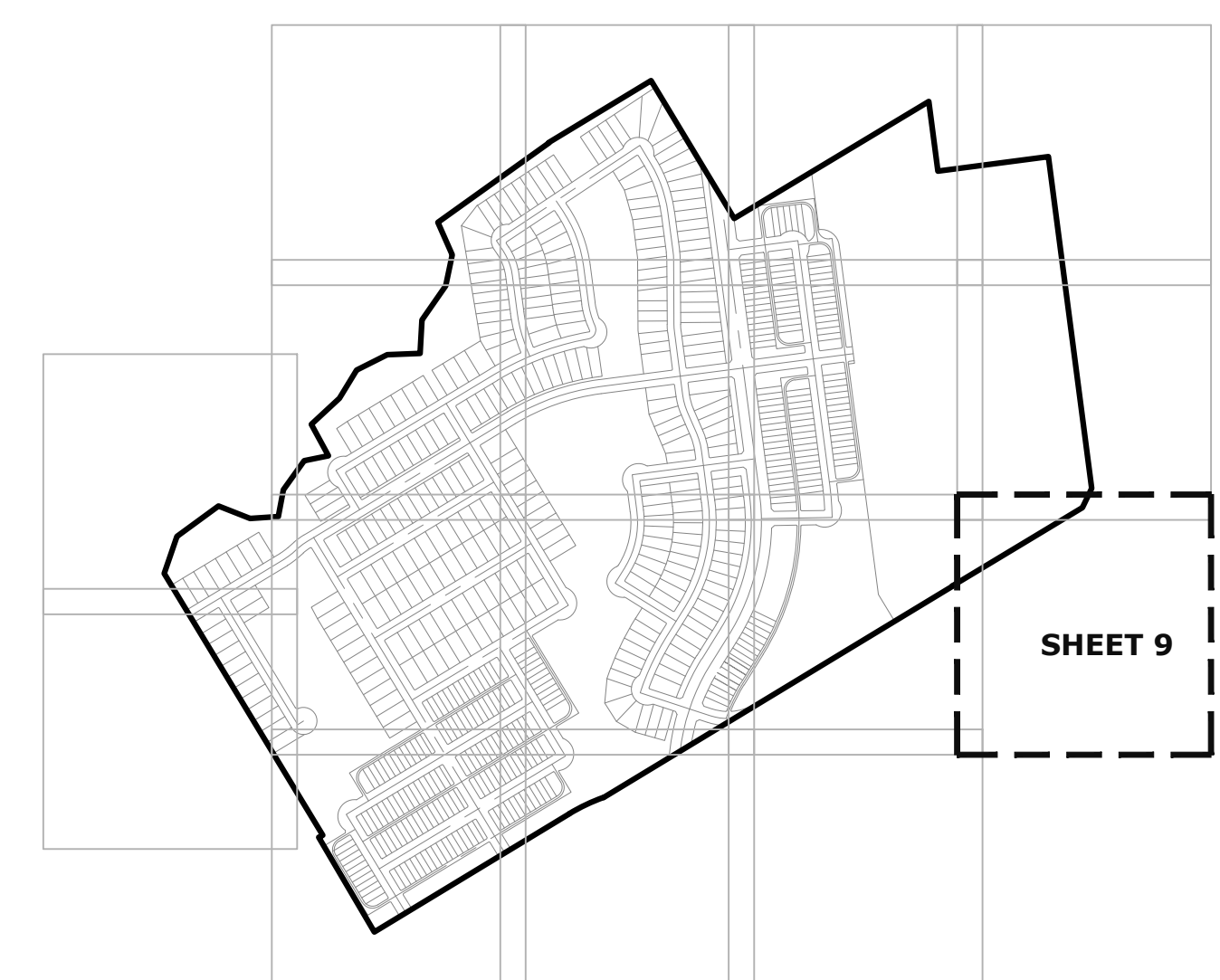


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UNIVERSITY HILLS ADDITION**

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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;  
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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. **5234-110**  
CITY ENGINEERING PLAN NO.

**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 Pletcher  
Phone: (214) 601-4936  
E-mail: dpletcher@kfm-llc.com

**SURVEYOR**  
Chisholm Trail Land Surveying  
1700 Thorndale Ct  
Covington, 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

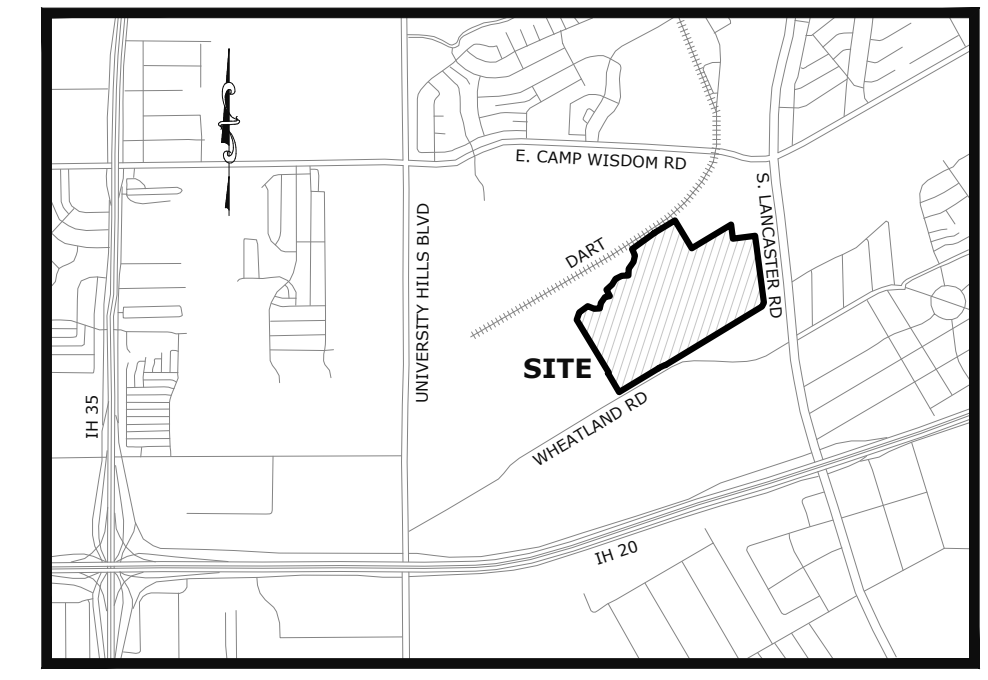
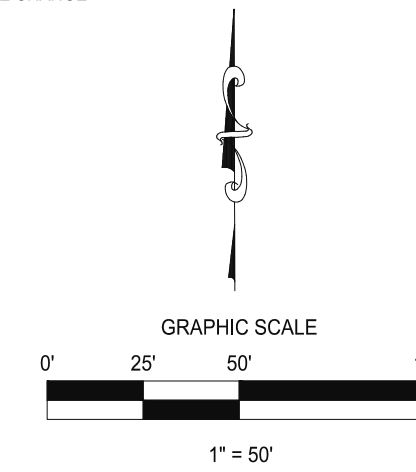
**KFM  
ENGINEERING & DESIGN**

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



SHEET 18  
SHEET 10

LEGEND / ABBREVIATIONS	
	ADJOINER LINE
	BOUNDARY LINE
	EASEMENT LINE
	FEMA FLOOD LINE
	BUILDING LINE
	ABSTRACT LINE
	GRAVEL
	ASPHALT
	WIRE FENCE
	CHAINLINK FENCE
	WATER PIPELINE
	STORM WATER PIPELINE
	SEWER WATER PIPELINE
	OVERHEAD ELEC LINE
	MONUMENT FOUND
	CAPPED IRON ROD SET
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	GUY WIRE
	POWER POLE
	UNDERGROUND GAS MARKER
	GAS RISER
	STREET NAME CHANGE
	STORM MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	LIGHTPOLE
	SIGN
	VAULT
	MAILBOX
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	DEED RECORDS, DALLAS COUNTY, TEXAS
	IRON ROD FOUND
	IRON PIPE FOUND
	CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	BUILDING LINE
	CONTROLLING MONUMENT
	POINT OF BEGINNING



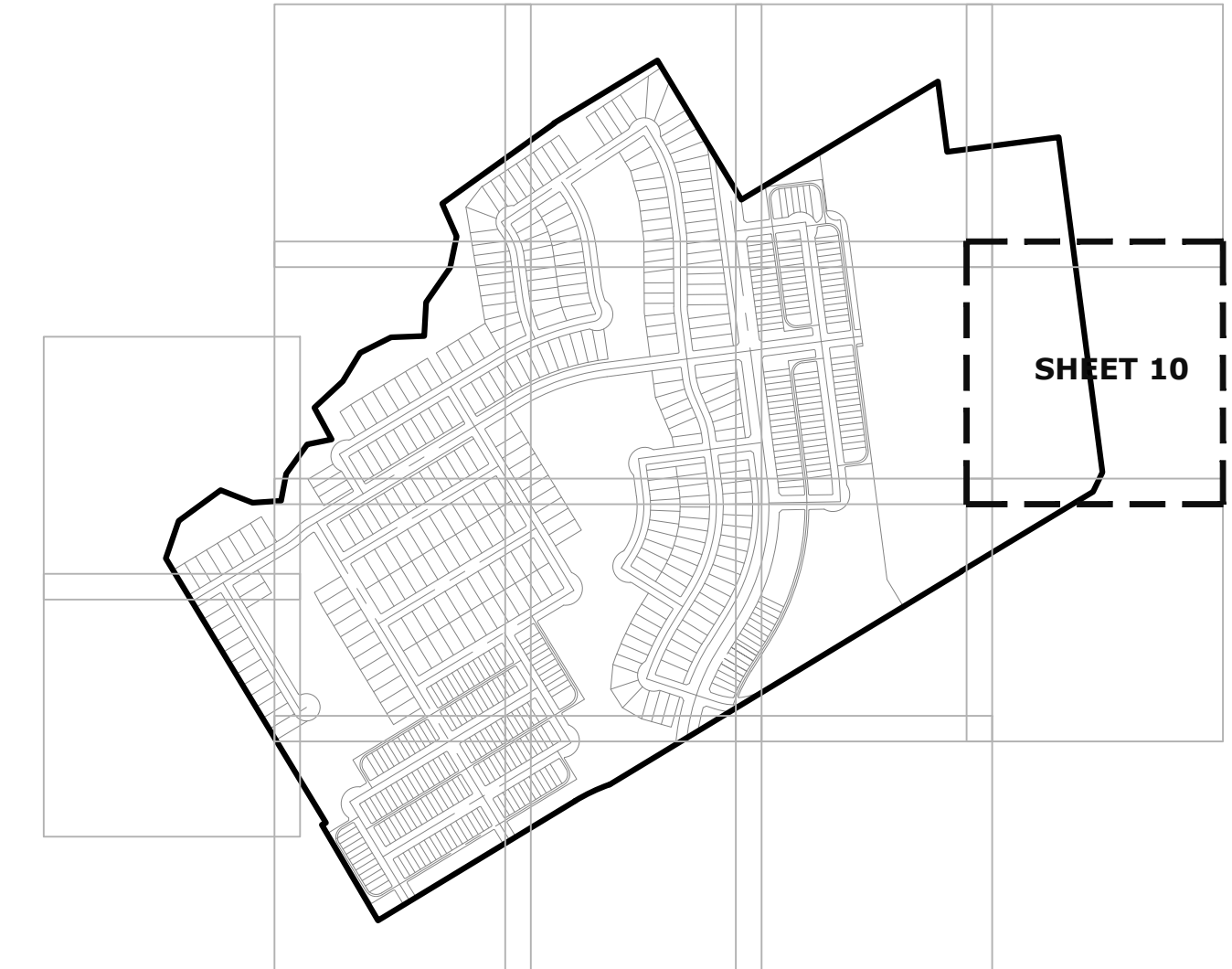
VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE PLAN NO. **2334-110**  
 CITY ENGINEERING PLAN NO.

**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 Pletcher  
 Phone: (214) 601-6936  
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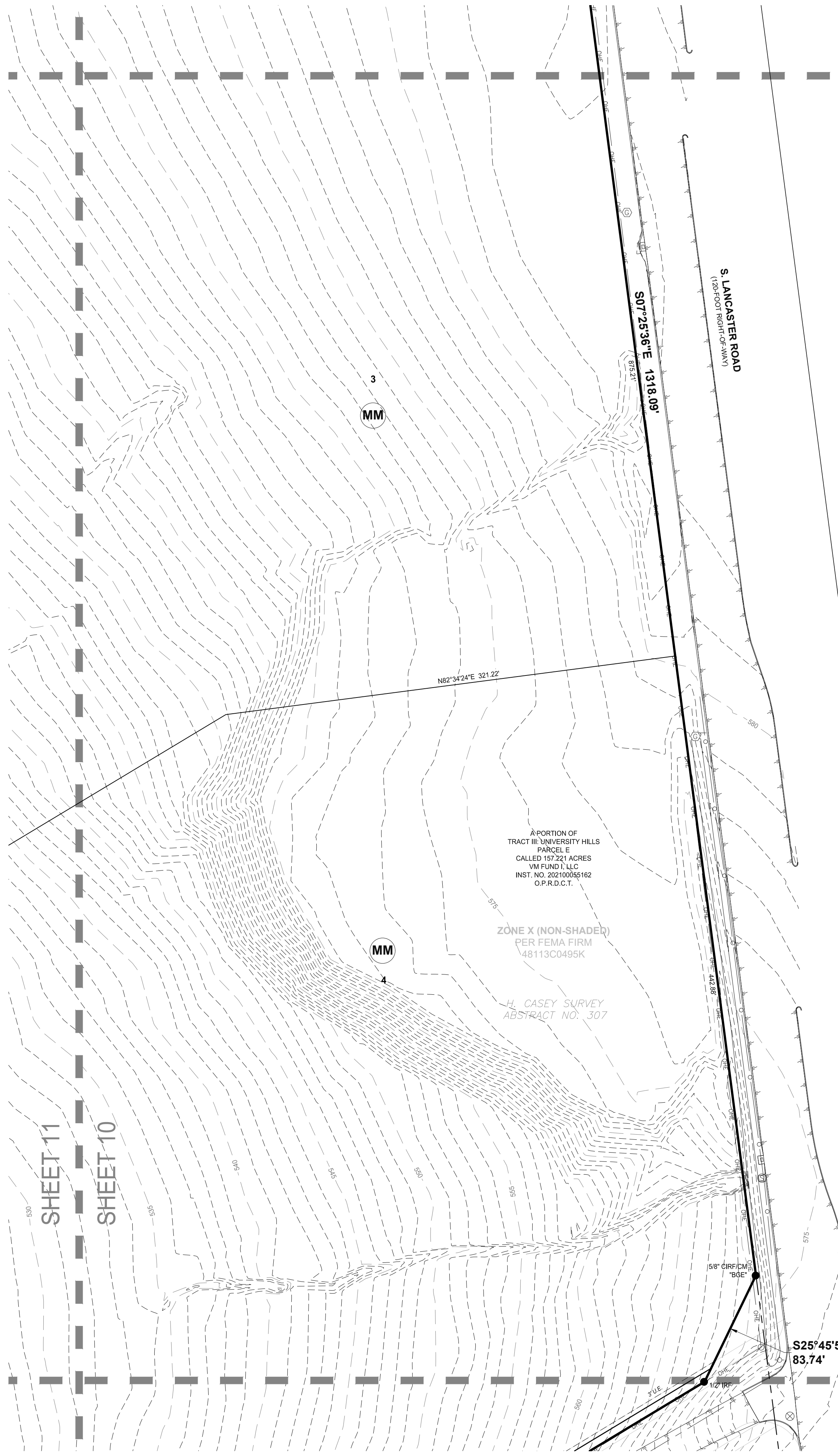
**CHISHOLM TRAIL  
LAND SURVEYING**

TX FIRM #10194767  
 MICHAEL R. KERSTEN, RPLS 6677  
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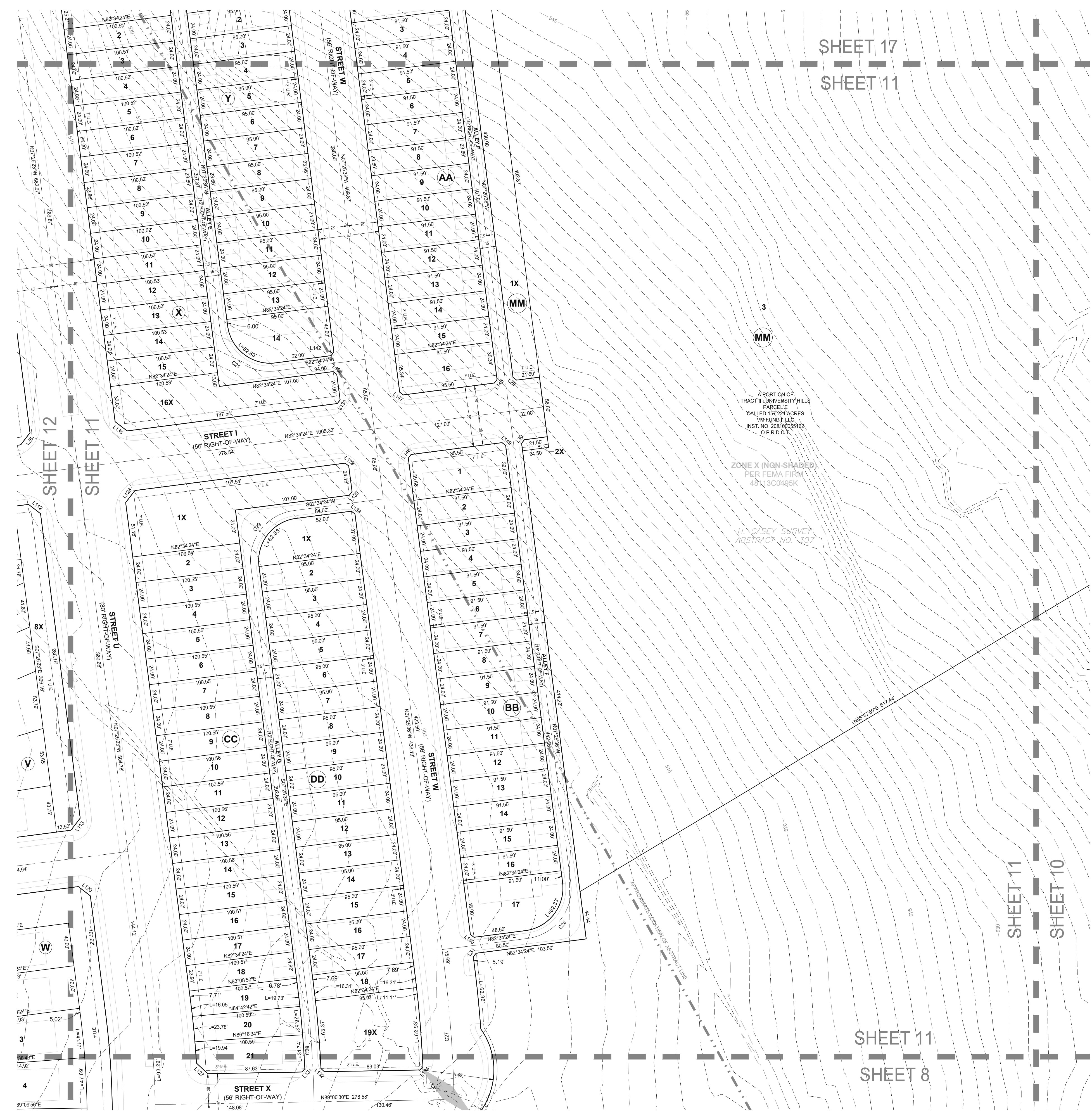
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SHEET 10  
SHEET 9

SHEET 11  
SHEET 10



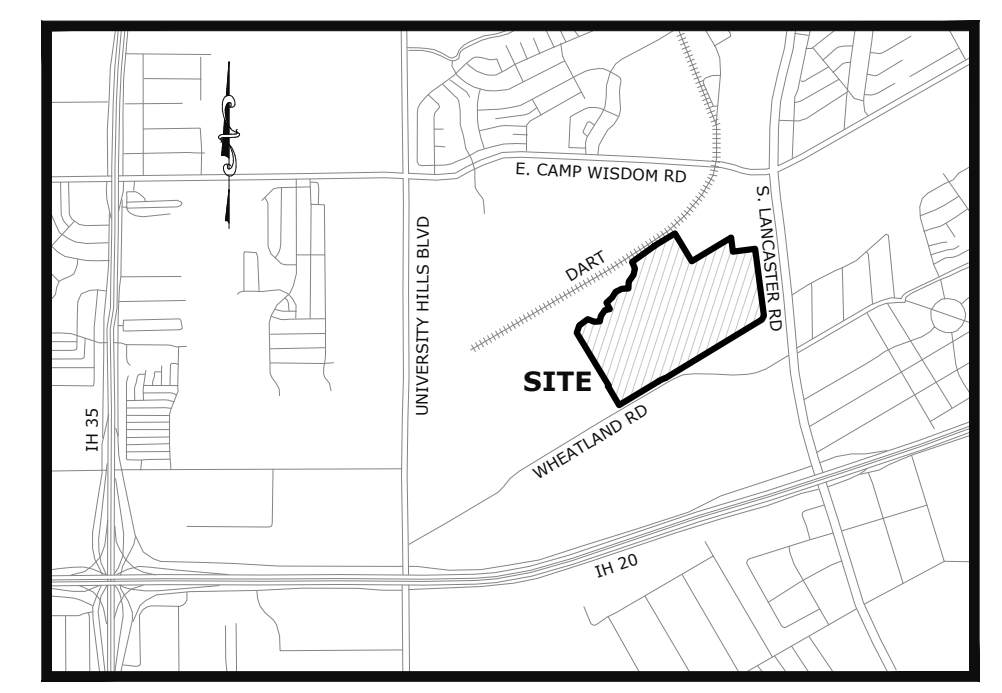
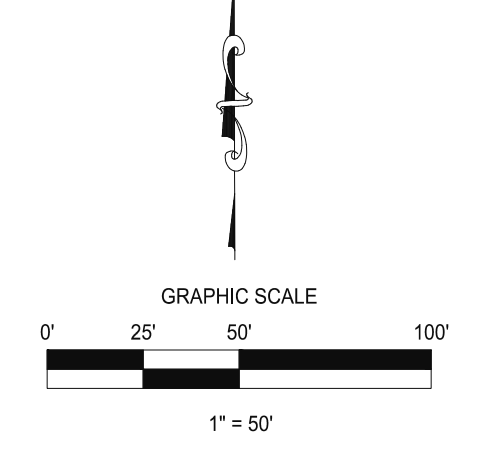


SHEET 17  
SHEET 11

SHEET 11  
SHEET 8

**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
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	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		OFFICIAL PUBLIC RECORDS
	STORM WATER PIPELINE		DALLAS COUNTY, TEXAS DEED RECORDS
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	MONUMENT FOUND		CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET		CAPPED IRON ROD SET
	IRON PIPE FOUND		UTILITY EASEMENT
	CONCRETE MONUMENT FOUND		DRAINAGE EASEMENT
	GUY WIRE		BUILDING LINE
	POWER POLE		CONTROLLING MONUMENT
	UNDERGROUND GAS MARKER		POINT OF BEGINNING
	GAS RISER		
	STREET NAME CHANGE		

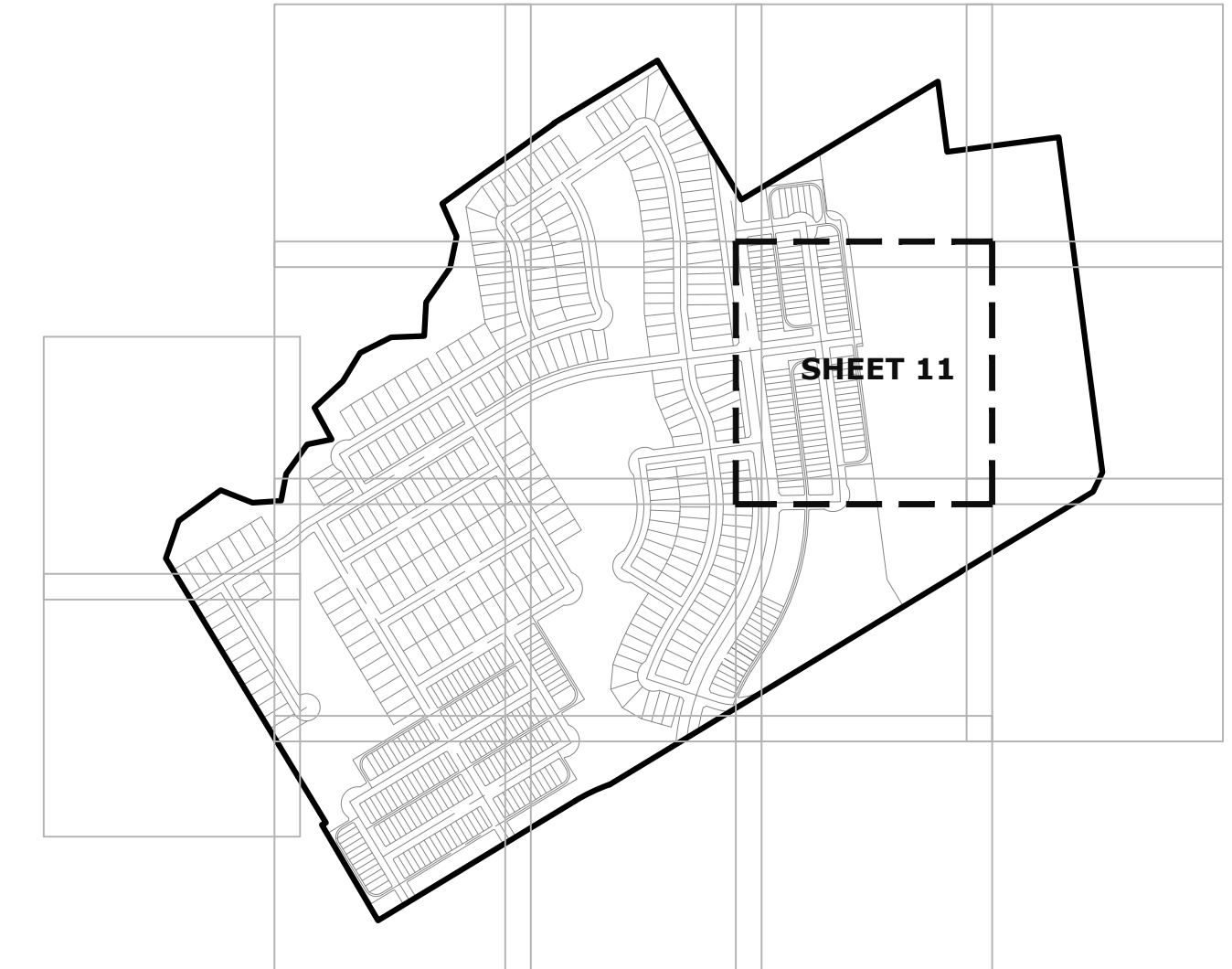


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CITY FILE PLAN NO. **3234-110**  
CITY ENGINEERING PLAN NO.

**OWNER**  
VM Fund L.L.C.  
1800 Valley View Lane, Ste 316  
Farmers Branch, TX, 75234

**ENGINEER**  
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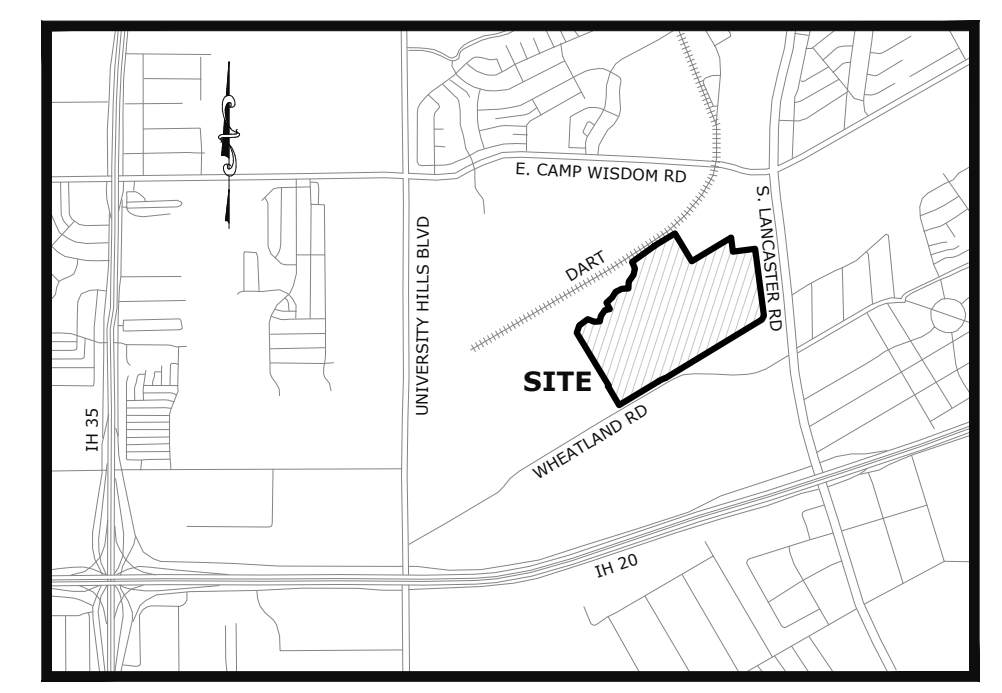
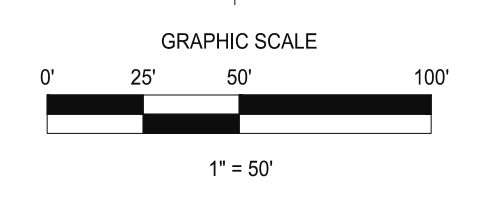


SHEET 16  
SHEET 12

SHEET 12  
SHEET 7

**LEGEND / ABBREVIATIONS**

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	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		SIGN
	ASPHALT		LIGHTPOLE
	WIRE FENCE		VAULT
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	CAPPED IRON ROD SET		IRON PIPE FOUND
	IRON PIPE FOUND		UTILITY EASEMENT
	CONCRETE MONUMENT FOUND		DRAINAGE EASEMENT
	GUY WIRE		BUILDING LINE
	POWER POLE		CONTROLLING MONUMENT
	UNDERGROUND GAS MARKER		POINT OF BEGINNING
	GAS RISER		
	STREET NAME CHANGE		

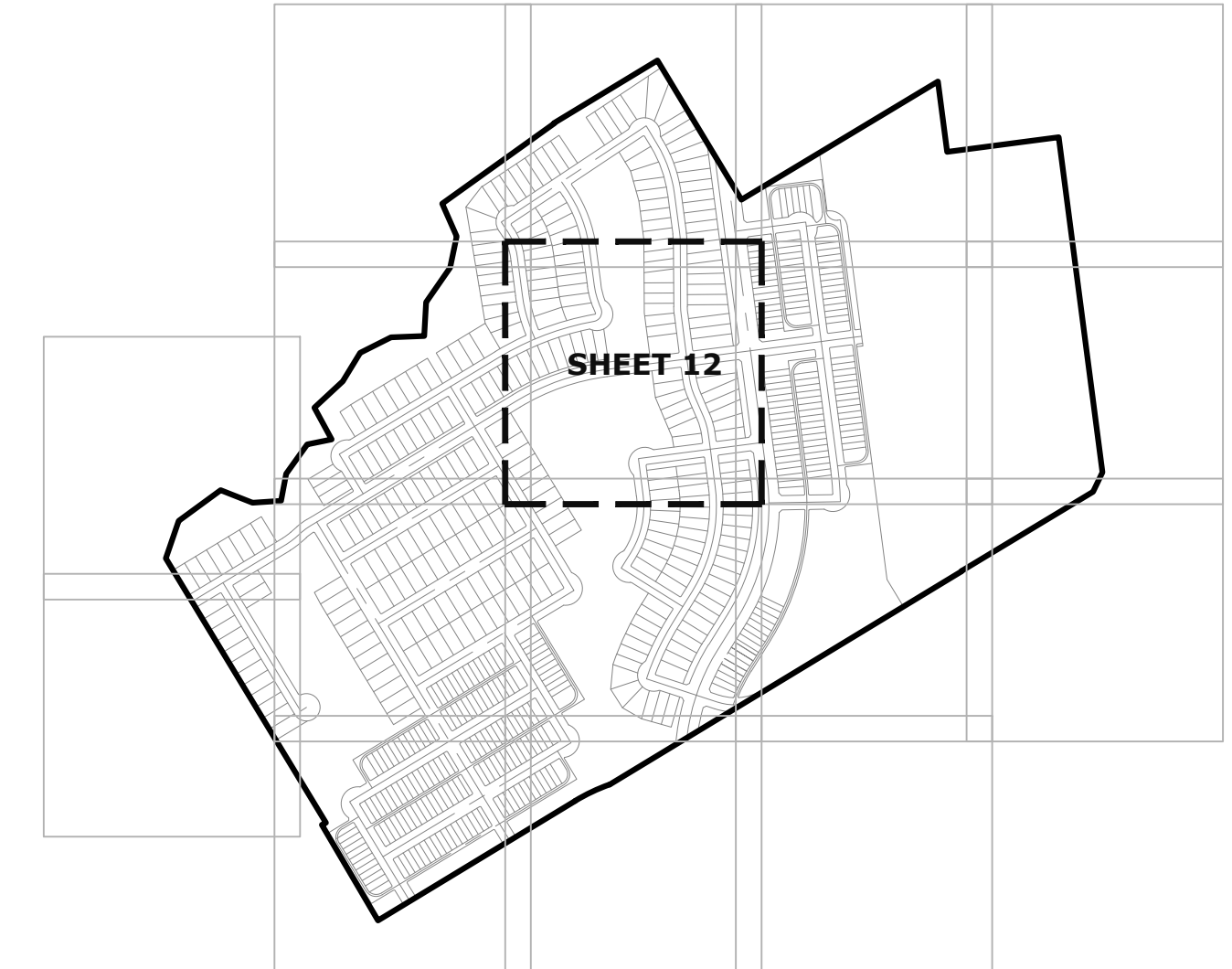


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**OWNER**  
VM Fund I LLC  
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Farmers Branch, TX, 75234

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SHEET 15

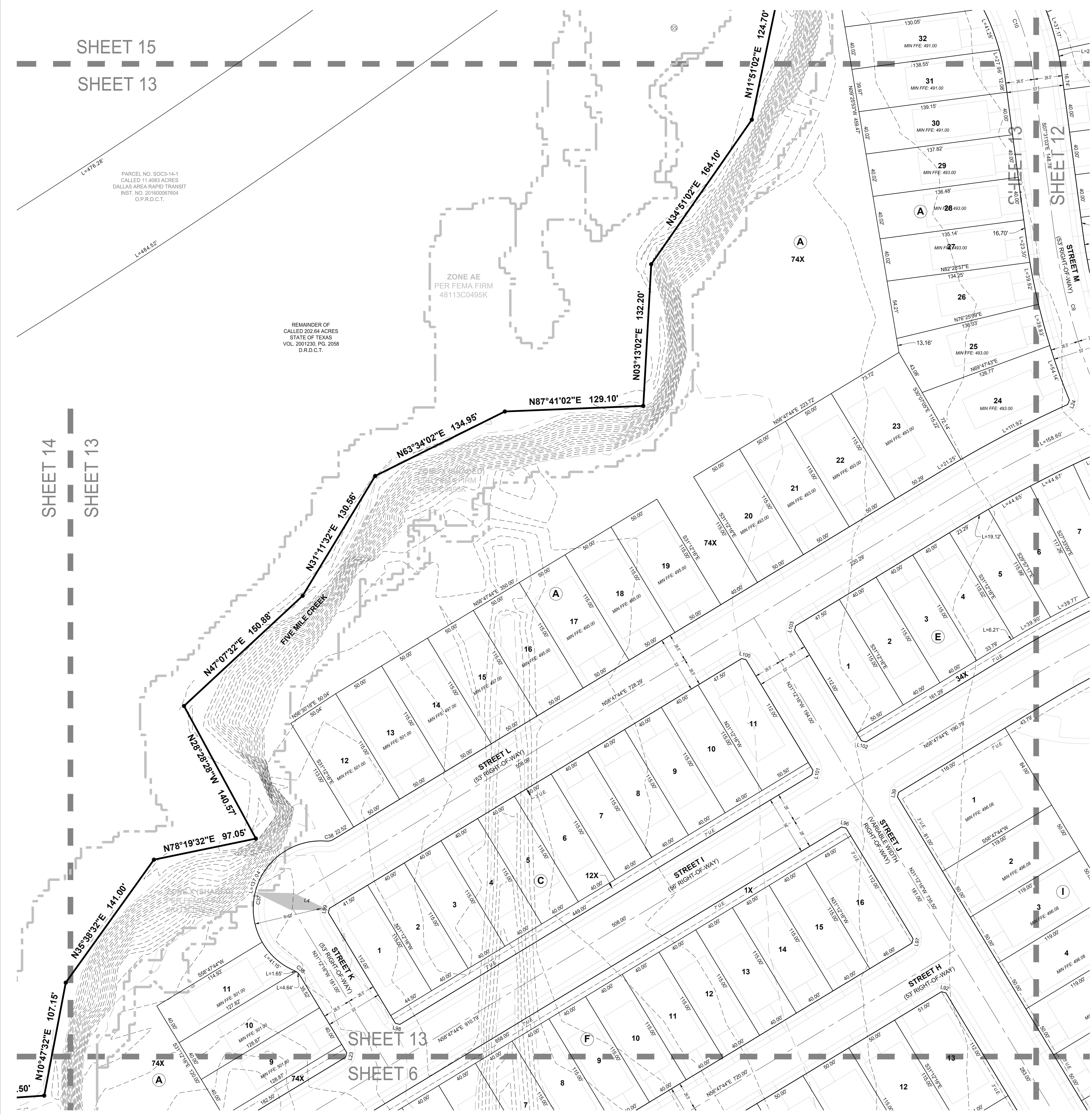
SHEET 13

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INST. NO. 20160007604  
O.P.R.D.C.T.

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CALLED 202.64 ACRES  
STATE OF TEXAS  
VOL. 2001230, PG. 2058  
D.R.D.C.T.

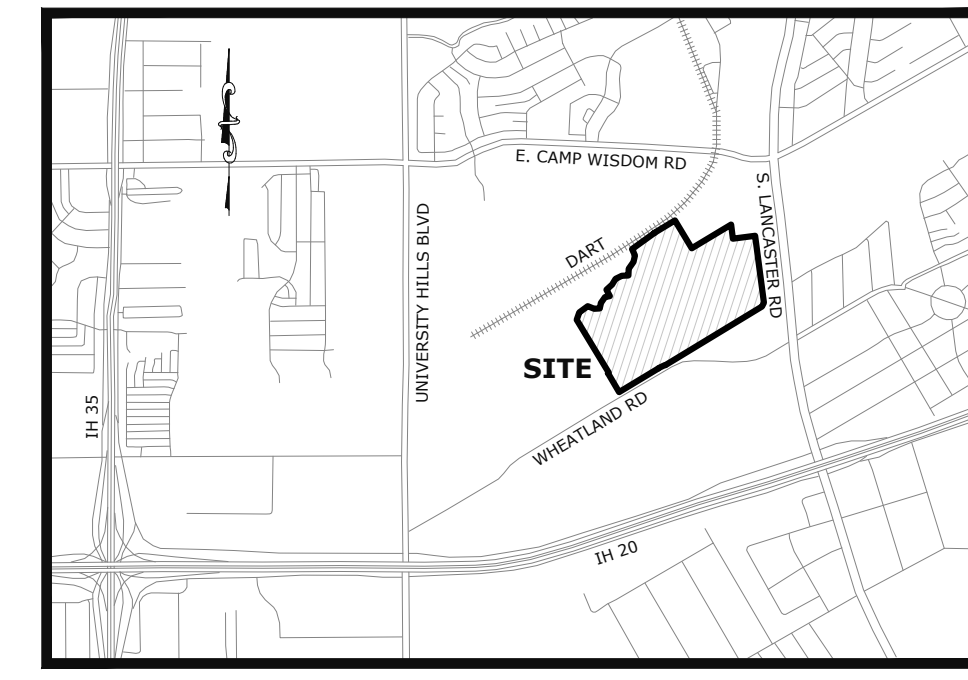
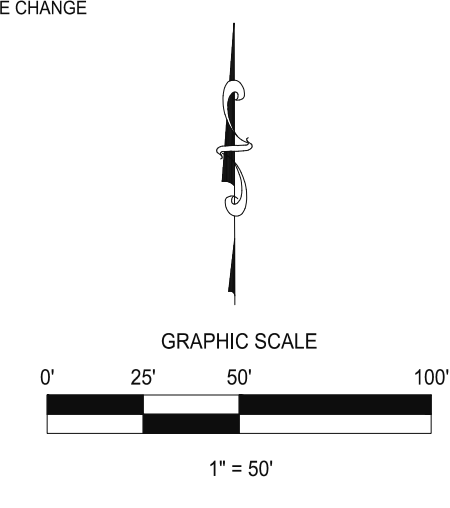
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SHEET 14  
SHEET 13



**LEGEND / ABBREVIATIONS**

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	BOUNDARY LINE		SANITARY MANHOLE
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	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		O.P.R.D.C.T.
	STORM WATER PIPELINE		D.R.D.C.T.
	SEWER WATER PIPELINE		IRF
	OVERHEAD ELEC LINE		IRF
	MONUMENT FOUND		CRF
	CAPPED IRON ROD SET		CRF
	IRON PIPE FOUND		CRF
	CONCRETE MONUMENT FOUND		U.E.
	GUY WIRE		D.E.
	POWER POLE		B.L.
	UNDERGROUND GAS MARKER		CM
	GAS RISER		POB
	STREET NAME CHANGE		

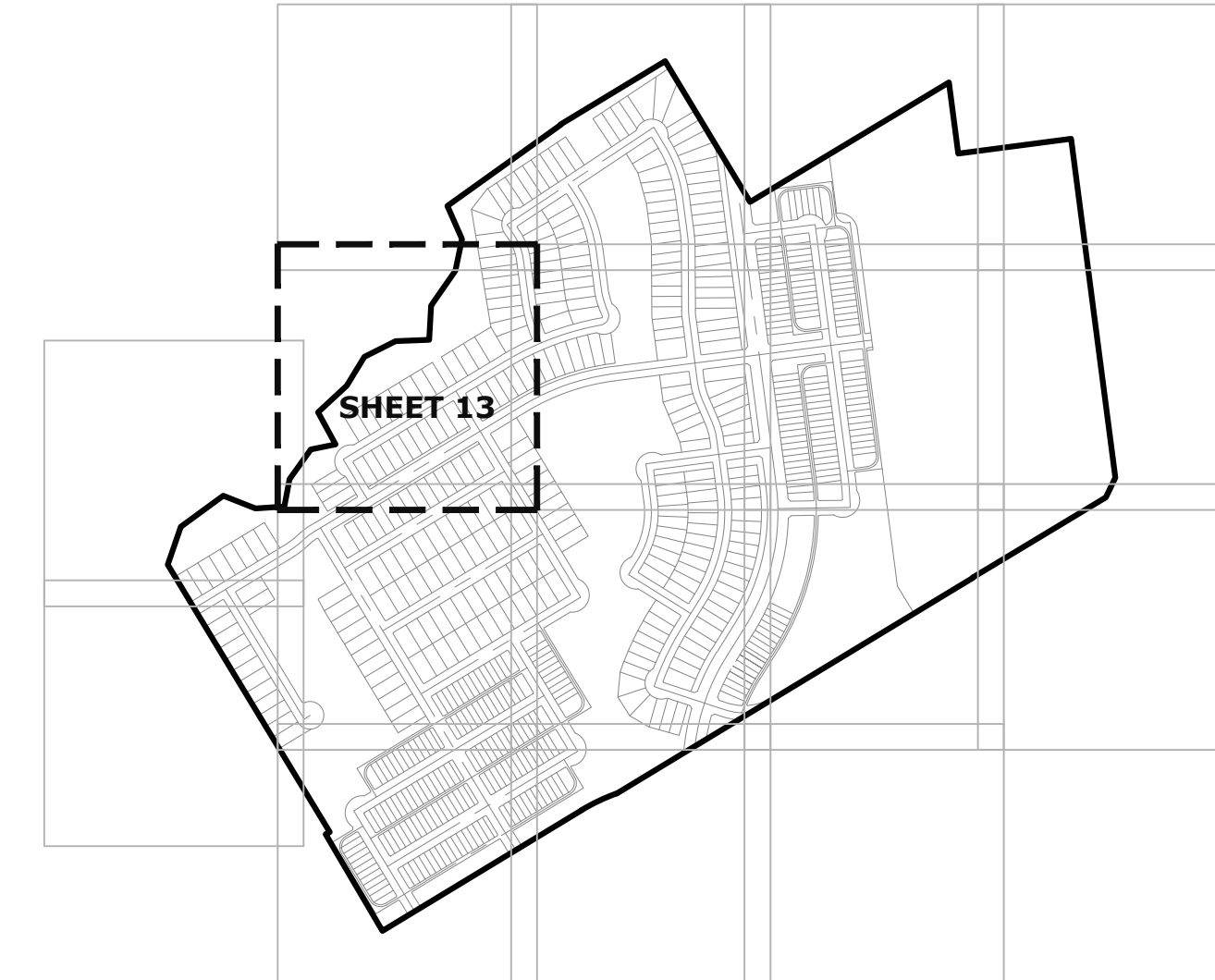


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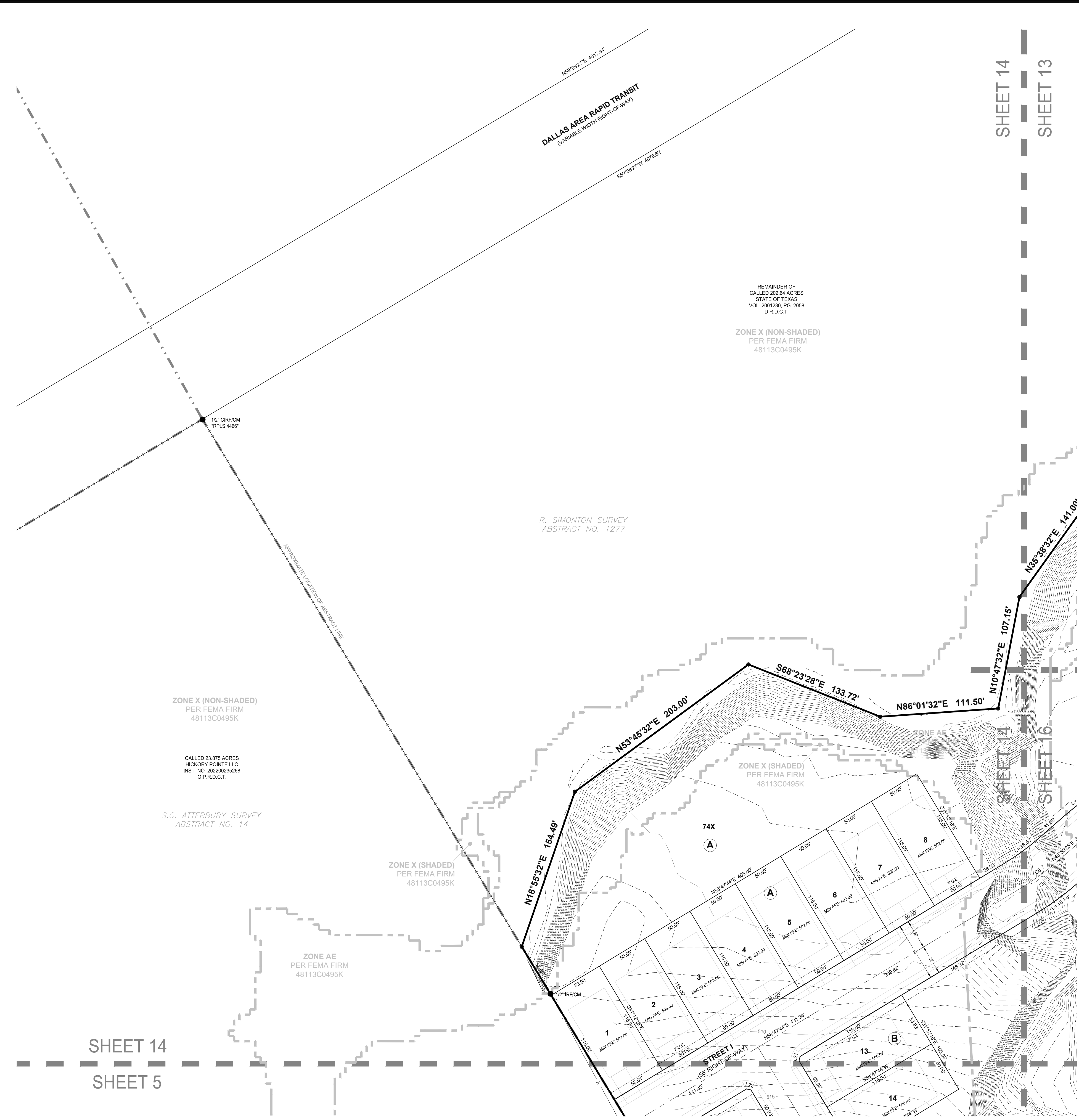
**ENGINEER**  
KFM Engineering  
3501 Olympus Boulevard, Ste 100  
Dallas, TX 75019  
Contact: David Pitcher  
Phone: (214) 601-6938  
E-mail: dpitcher@kfm-llc.com

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

**CHISHOLM TRAIL  
LAND SURVEYING**

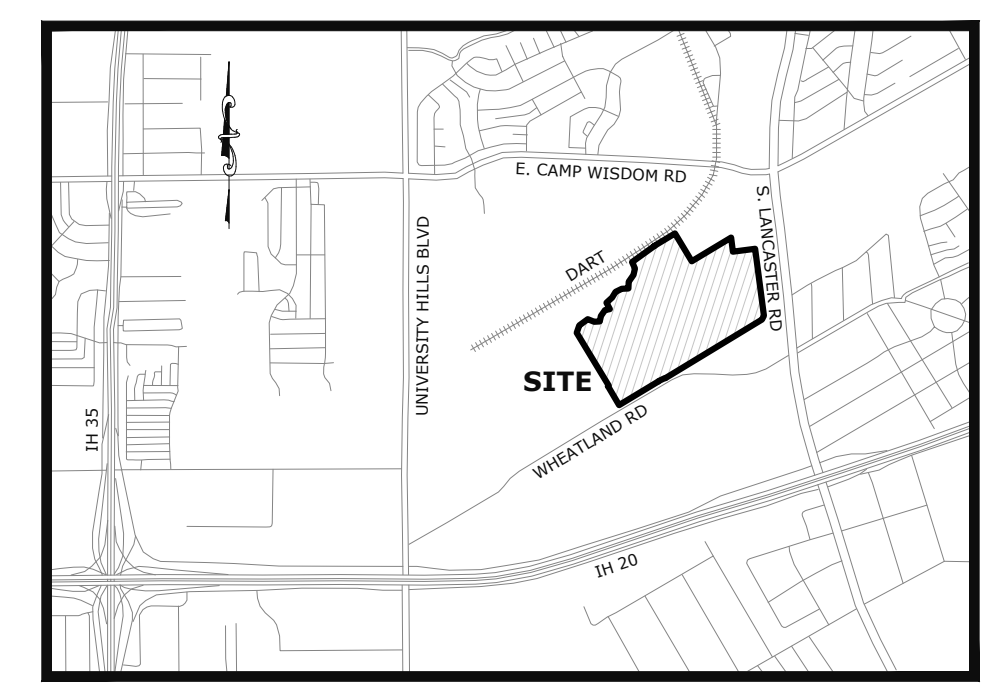
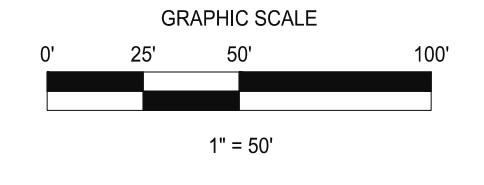
TX FIRM #10194767  
MICHAEL R. KERSTEN, RPLS 6677  
INFO@CTLS-LLC.COM  
940.367.7188





**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHT POLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		O.P.R.D.C.T.
	STORM WATER PIPELINE		D.R.D.C.T.
	SEWER WATER PIPELINE		OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	OVERHEAD ELEC LINE		DEED RECORDS, DALLAS COUNTY, TEXAS
	MONUMENT FOUND		IRON ROD FOUND
	CAPPED IRON ROD SET		IRON PIPE FOUND
	IRON PIPE FOUND		CAPPED IRON ROD FOUND
	CONCRETE MONUMENT FOUND		CAPPED IRON ROD SET
	GUY WIRE		UTILITY EASEMENT
	POWER POLE		DRAINAGE EASEMENT
	UNDERGROUND GAS MARKER		BUILDING LINE
	GAS RISER		CONTROLLING MONUMENT
	STREET NAME CHANGE		POINT OF BEGINNING

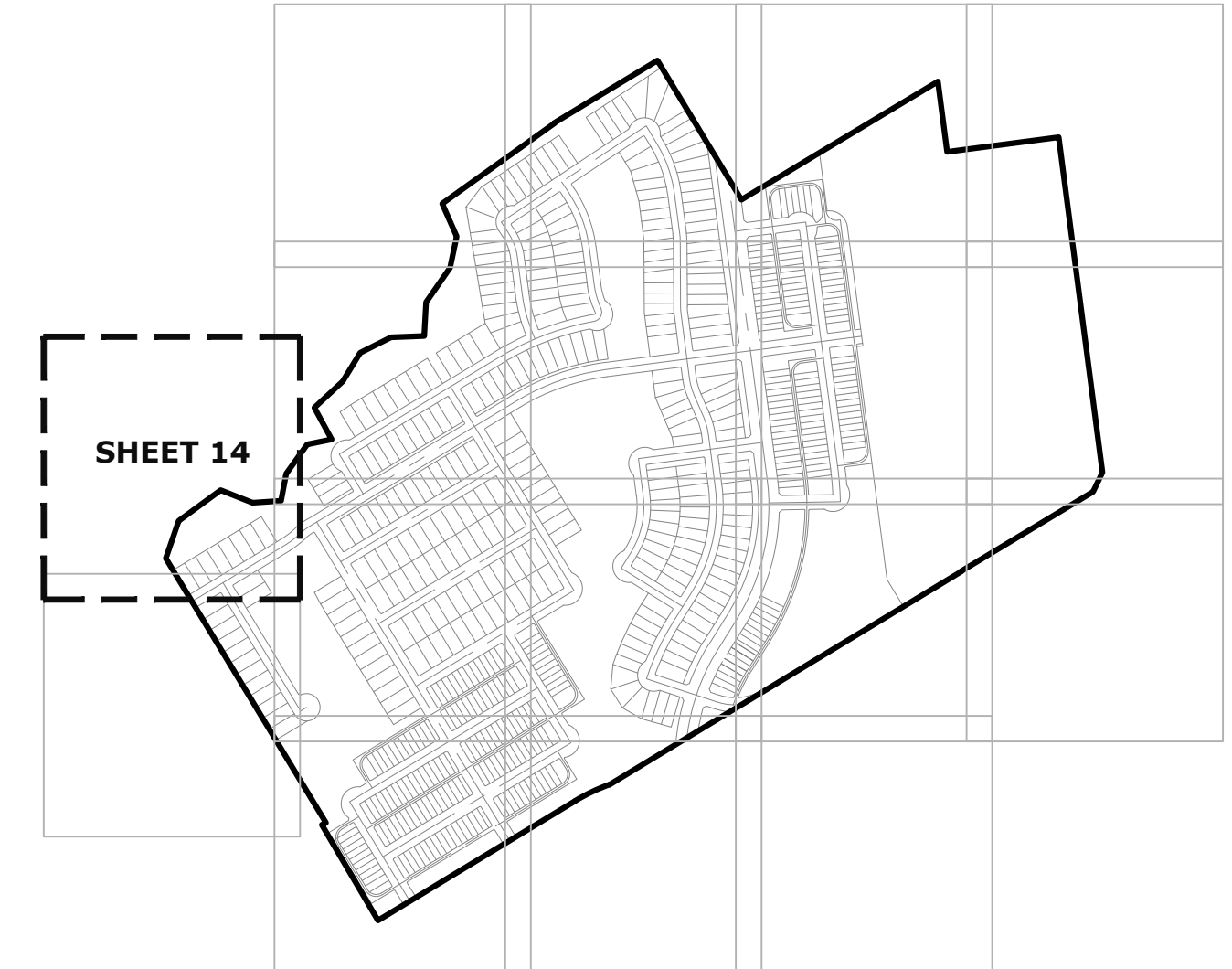


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**KEYMAP**  
N.T.S.

**PRELIMINARY PLAT  
UNIVERSITY HILLS ADDITION**

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 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;  
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 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;  
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 LOTS 1X, 2 THRU 19 & 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. **3234-110**  
 CITY ENGINEERING PLAN NO.

**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 Pletcher  
 Phone: (214) 601-4936  
 E-mail: dpletcher@kfm-llc.com

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TX FIRM #10194767  
 MICHAEL R. KERSTEN, RPLS 6677  
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 940.367.7188

**KFM  
ENGINEERING & DESIGN**

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

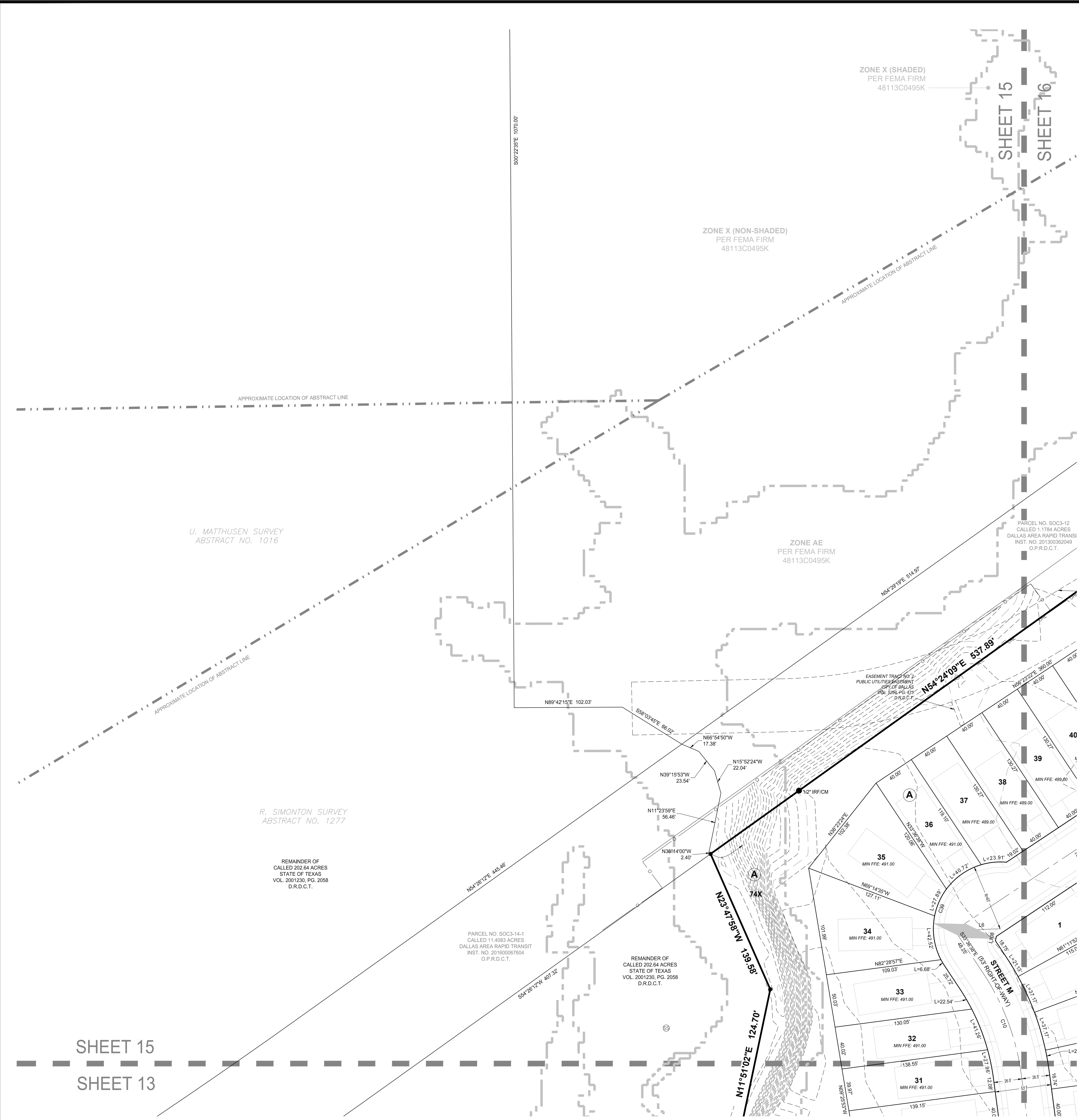
PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 14 OF 20

SHEET 14  
SHEET 5

SHEET 14  
SHEET 13

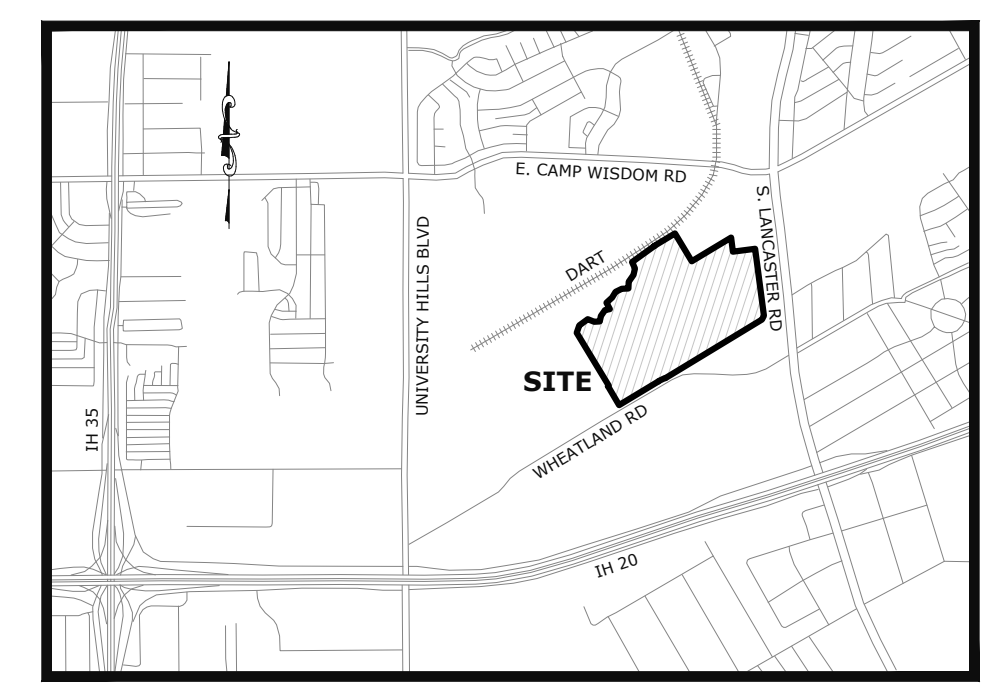
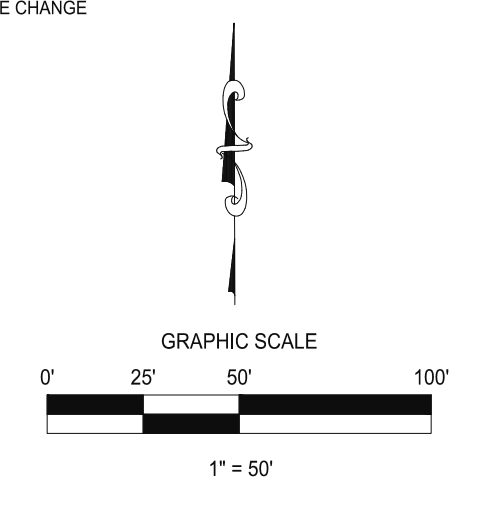
SHEET 14  
SHEET 16





**LEGEND / ABBREVIATIONS**

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
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	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		SIGN
	ASPHALT		LIGHTPOLE
	WIRE FENCE		SIGN
	CHAINLINK FENCE		VAULT
	WATER PIPELINE		MAILBOX
	STORM WATER PIPELINE		OFFICIAL PUBLIC RECORDS,
	SEWER WATER PIPELINE		DALLAS COUNTY, TEXAS
	OVERHEAD ELEC LINE		DEED RECORDS,
	MONUMENT FOUND		DALLAS COUNTY, TEXAS
	CAPPED IRON ROD SET		IRON ROD FOUND
	IRON PIPE FOUND		CAPPED IRON ROD FOUND
	CONCRETE MONUMENT FOUND		CAPPED IRON ROD SET
	GUY WIRE		UTILITY EASEMENT
	POWER POLE		DRAINAGE EASEMENT
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	GAS RISER		CONTROLLING MONUMENT
	STREET NAME CHANGE		POINT OF BEGINNING



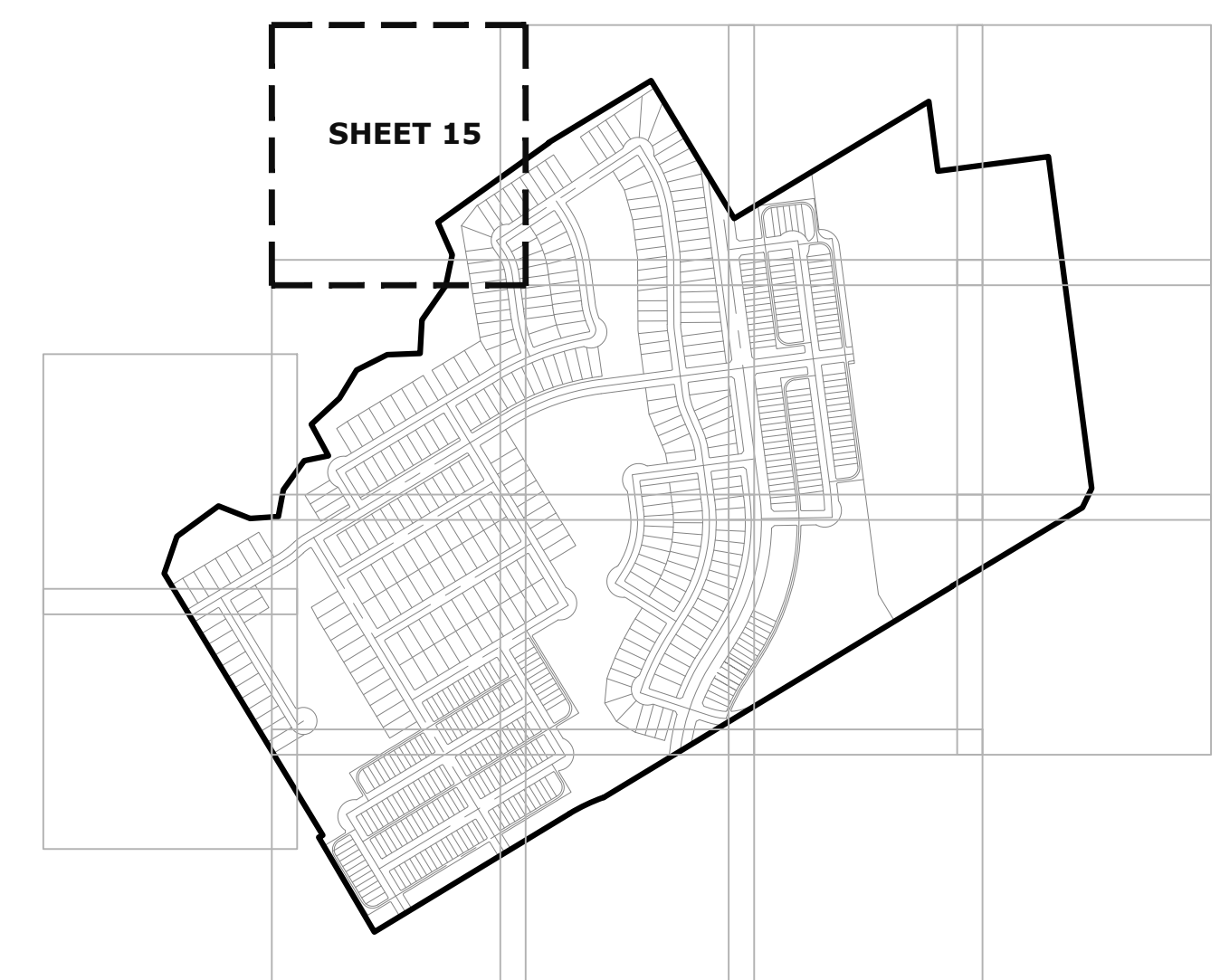
**VICINITY MAP**  
(NOT TO SCALE)

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**KEYMAP**  
N.T.S.

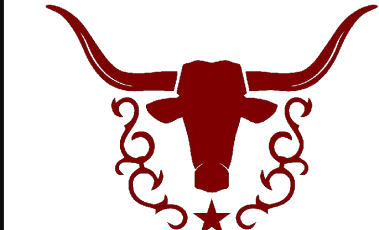
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 AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE PLAN NO. **5234-110**  
 CITY ENGINEERING PLAN NO.

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


**ENGINEER**  
 KFM Engineering  
 3501 Olympus Boulevard, Ste 100  
 Dallas, TX 75019  
 Contact: David Pletcher  
 Phone: (214) 601-4936  
 E-mail: dpletcher@kfm-llc.com

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**CHISHOLM TRAIL**  
**LAND SURVEYING**

TX FIRM #10194767  
 MICHAEL R. KERSTEN, RPLS 6677  
 INFO@CTLS-L.L.C.COM  
 940.367.7188



**KFM**  
**ENGINEERING & DESIGN**

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

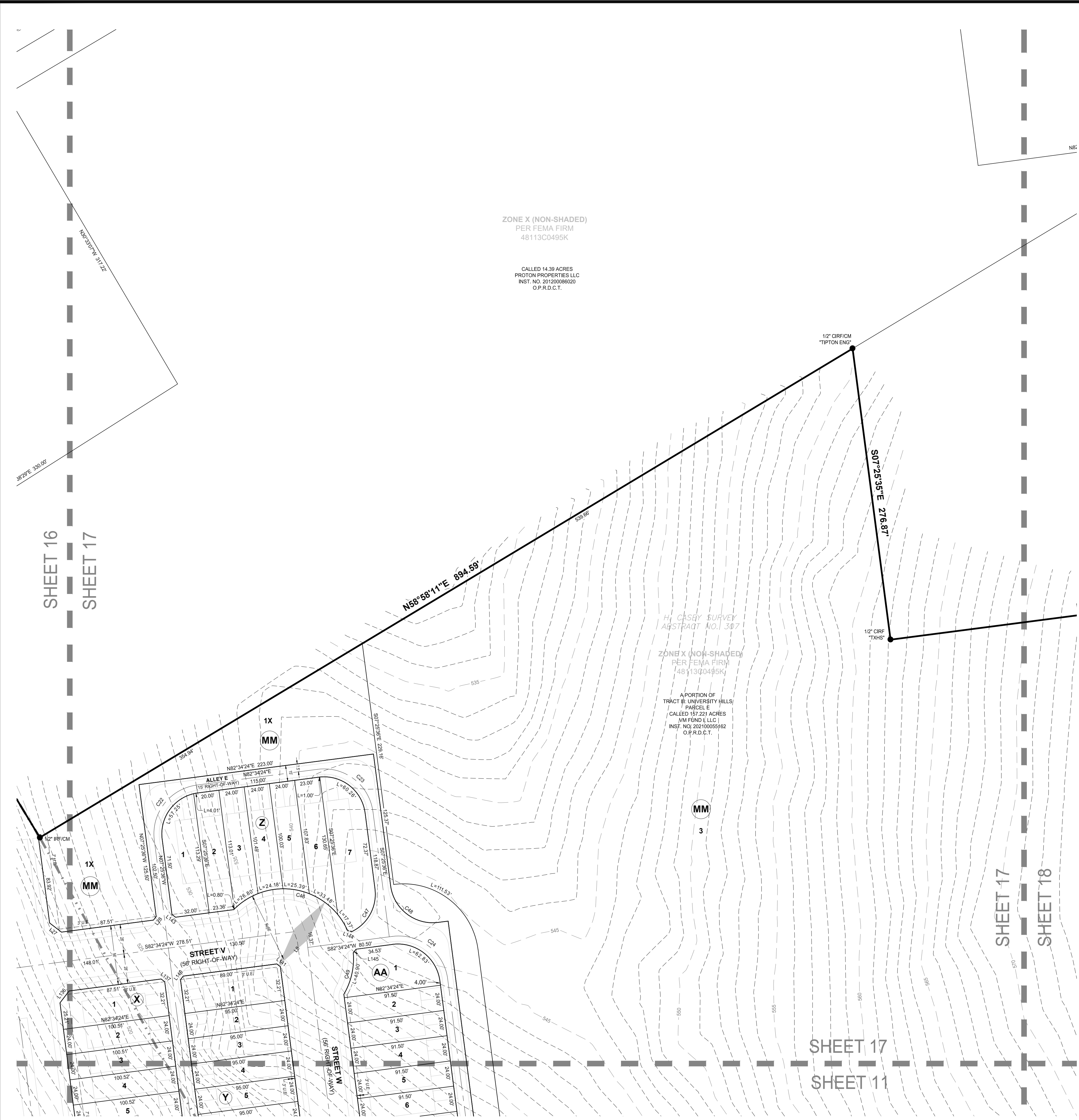
PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 15 OF 20

SHEET 15  
SHEET 13



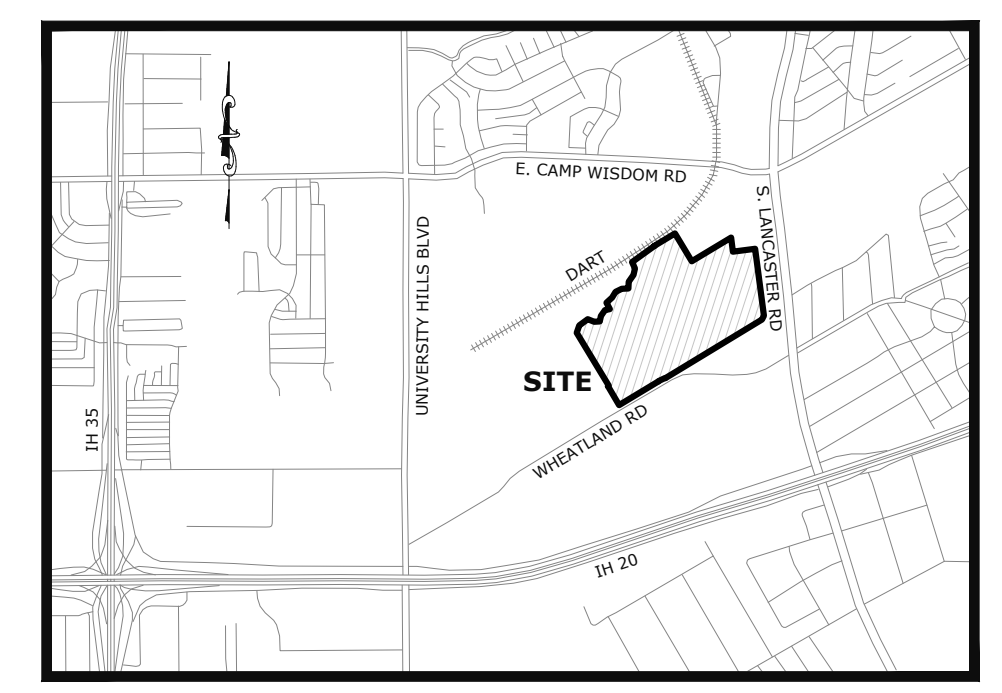
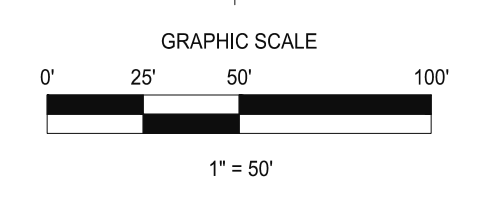






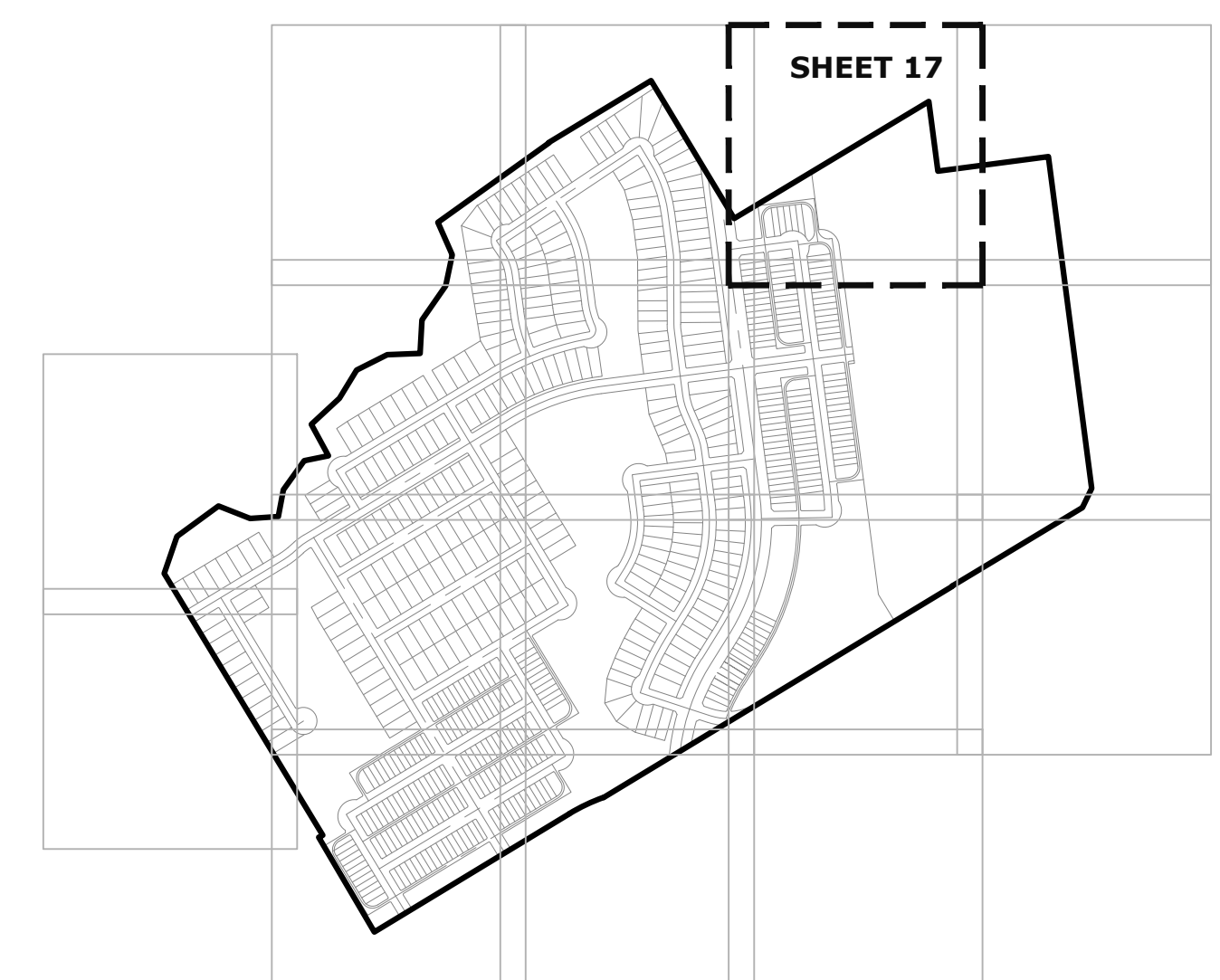
**LEGEND / ABBREVIATIONS**

ADJOINER LINE	STORM MANHOLE
BOUNDARY LINE	SANITARY MANHOLE
EASEMENT LINE	WATER VALVE
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BUILDING LINE	FIRE HYDRANT
ABSTRACT LINE	IRRIGATION CONTROL VALVE
GRAVEL	LIGHTPOLE
ASPHALT	SIGN
WIRE FENCE	VAULT
CHAINLINK FENCE	MAILBOX
WTR	WATER PIPELINE
STM	STORM WATER PIPELINE
SWR	SEWER WATER PIPELINE
OHE	OVERHEAD ELEC LINE
MON	MONUMENT FOUND
IRP	IRON PIPE FOUND
CRS	CAPPED IRON ROD SET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
PP	POWER POLE
UGGM	UNDERGROUND GAS MARKER
GR	GAS RISER
SN	STREET NAME CHANGE



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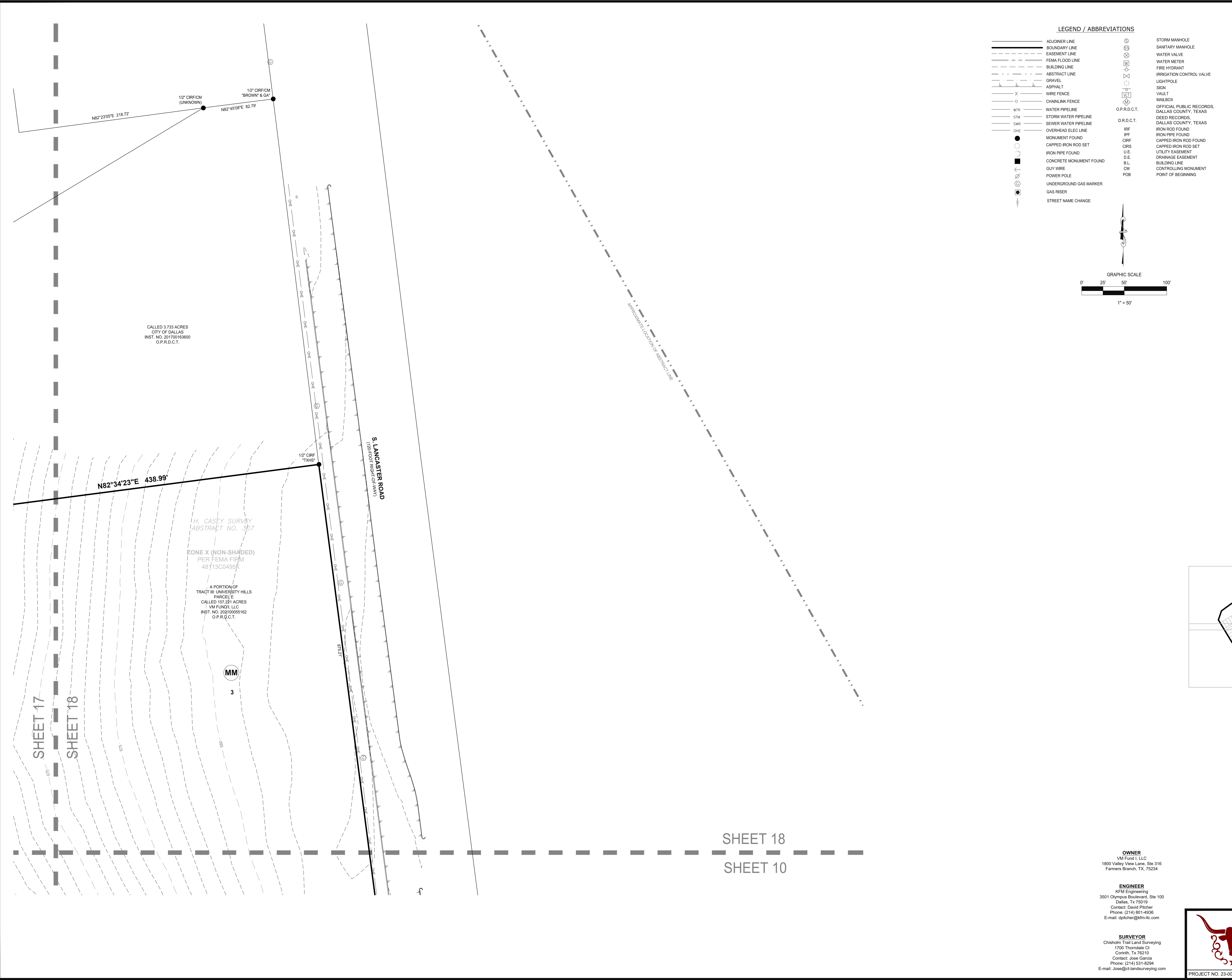
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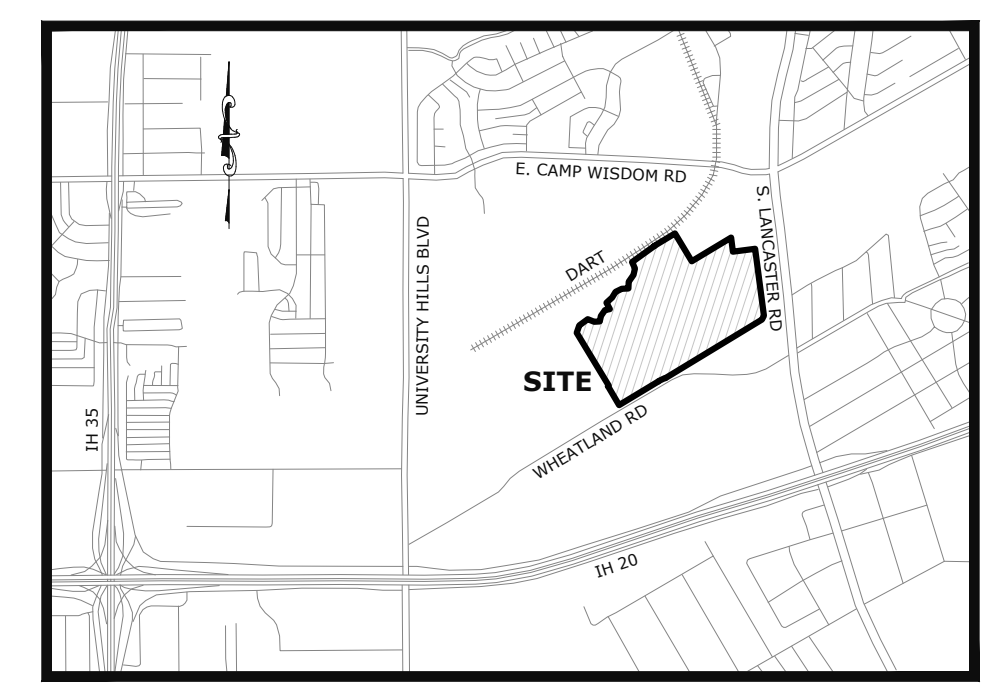
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**LEGEND / ABBREVIATIONS**

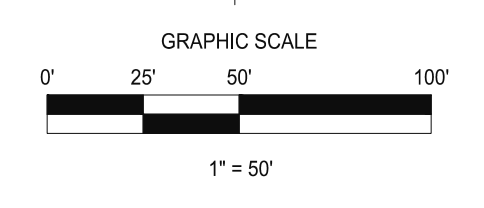
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SWR	D.R.D.C.T.
OHF	OVERHEAD ELEC LINE
MONUMENT FOUND	IRF
IRON PIPE FOUND	IRPF
CAPPED IRON ROD SET	CRF
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CALLED 3.733 ACRES  
CITY OF DALLAS  
INST. NO. 20170316300  
O.P.R.D.C.T.

H. CASEY SURVEY  
ABSTRACT NO. 307

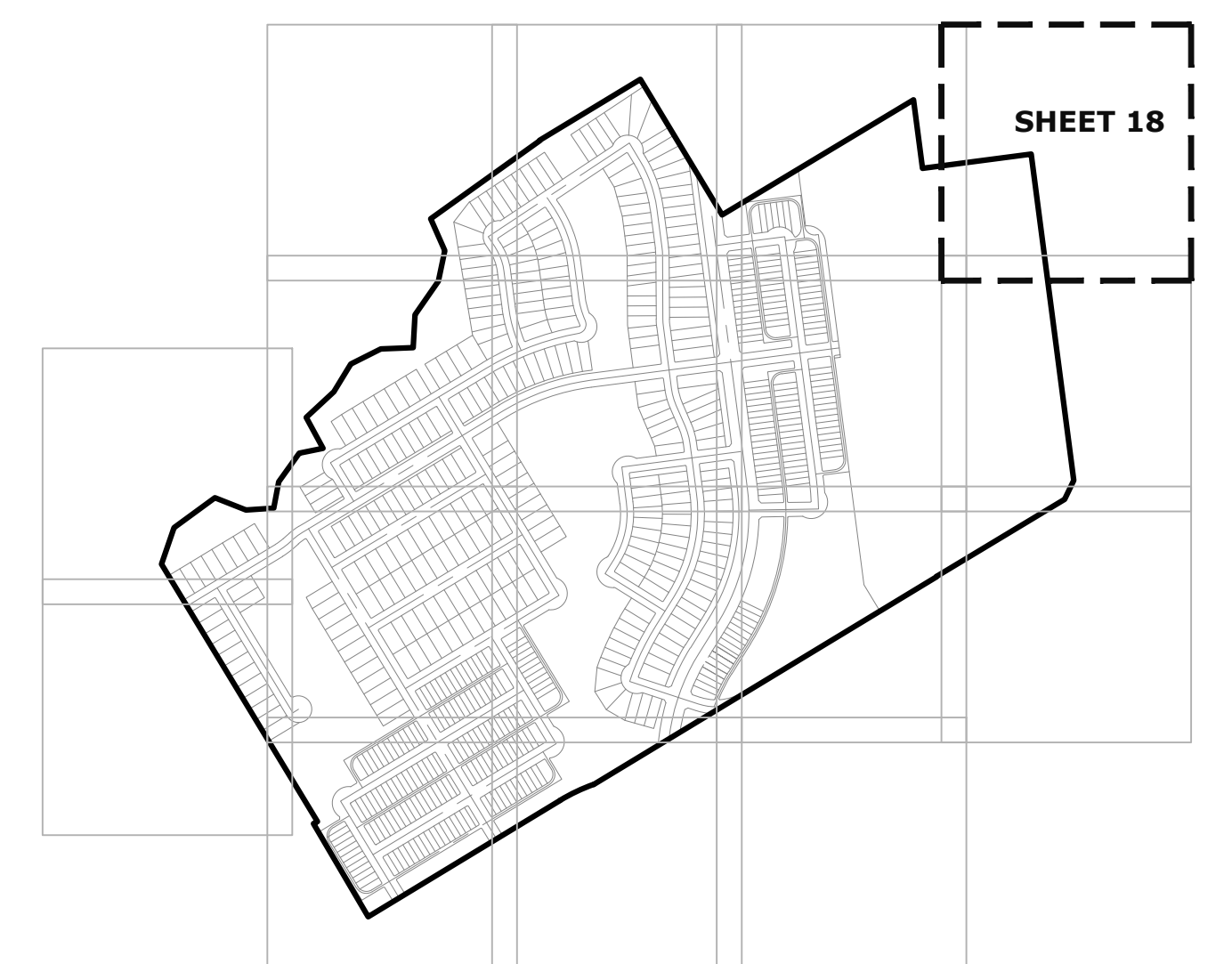
ZONE X (NON-SHADED)  
PER FEMA FIRM  
48113C0495K

A PORTION OF  
TRACT II: UNIVERSITY HILLS  
PARCEL E  
CALLED 157.221 ACRES  
VM FUNDI, LLC  
INST. NO. 202100255162  
O.P.R.D.C.T.

MM  
3

SHEET 17  
SHEET 18

SHEET 18  
SHEET 10



**KEYMAP**  
N.T.S.

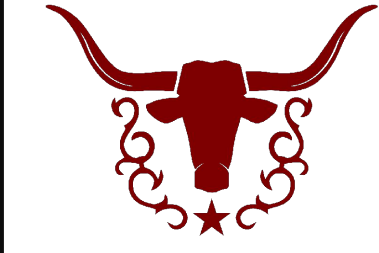
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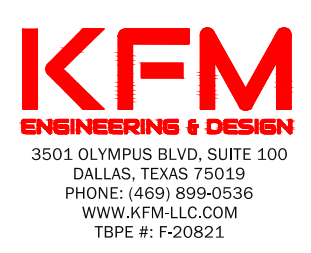
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**LOT AREA TABLE**

LOT AREA TABLE - BLOCK A			LOT AREA TABLE - BLOCK C			LOT AREA TABLE - BLOCK G			LOT AREA TABLE - BLOCK K			LOT AREA TABLE - BLOCK Q			LOT AREA TABLE - BLOCK W			LOT AREA TABLE - BLOCK CC					
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	Square Feet	Lot	Acres	Square Feet
1	0.140	6096	1	0.117	5113	12	0.132	5750	12	0.050	2160	10	0.050	2160	17	0.108	4692	15	0.055	2414			
2	0.132	5750	1	0.216	9409	13	0.142	6206	13X	0.068	2982	11	0.050	2160	18	0.112	4981	16	0.055	2414			
3	0.132	5750	2	0.106	4600	14	0.142	6206	LOT AREA TABLE - BLOCK L			12	0.050	2160	19	0.225	9781	17	0.055	2414			
4	0.132	5750	3	0.106	4600	15	0.132	5750	Lot	Acres	Square Feet	13	0.050	2160	20	0.150	6519	18	0.056	2455			
5	0.132	5750	4	0.106	4600	16	0.132	5750	1X	0.048	2101	14	0.074	3231	21X	0.160	26562	19	0.058	2528			
6	0.132	5750	5	0.106	4600	17	0.132	5750	2	0.050	2177	LOT AREA TABLE - BLOCK R			20	0.058	2529	20	0.058	2529			
7	0.132	5750	6	0.106	4600	18	0.132	5750	3	0.050	2175	Lot	Acres	Square Feet	LOT AREA TABLE - BLOCK X	21	0.073	3199	21	0.073	3199		
8	0.132	5750	7	0.106	4600	19	0.132	5750	4	0.050	2174	1X	0.045	1971	1	0.080	3484	LOT AREA TABLE - BLOCK DD					
9	0.118	5155	8	0.106	4600	20	0.132	5750	5	0.050	2173	2	0.050	2160	2	0.055	2412	Lot	Acres	Square Feet			
10	0.118	5155	9	0.106	4600	21	0.132	5750	6	0.050	2172	3	0.050	2160	3	0.055	2412	1X	0.079	3452			
11	0.109	4757	10	0.106	4600	22	0.132	5750	7	0.050	2171	4	0.050	2160	4	0.055	2412	2	0.052	2280			
12	0.131	5700	11	0.133	5803	23	0.132	5750	8	0.050	2170	5	0.050	2160	5	0.055	2412	3	0.052	2280			
13	0.132	5750	12X	0.120	5223	24	0.132	5750	9	0.050	2169	6	0.050	2160	6	0.055	2412	4	0.052	2280			
14	0.132	5750	LOT AREA TABLE - BLOCK D			25	0.132	5750	10	0.050	2168	7	0.050	2160	7	0.055	2412	5	0.052	2280			
15	0.132	5750	Lot	Acres	Square Feet	26	0.158	6895	11	0.050	2167	8	0.050	2160	8	0.055	2412	6	0.052	2280			
16	0.132	5750	LOT AREA TABLE - BLOCK H			27	0.132	5750	12	0.050	2166	9	0.050	2160	9	0.055	2413	7	0.052	2280			
17	0.132	5750	1	0.126	5483	Lot	Acres	Square Feet	13	0.050	2164	10	0.050	2160	10	0.055	2413	8	0.052	2280			
18	0.132	5750	2	0.120	5233	1	0.158	6895	14	0.050	2163	11	0.050	2160	11	0.055	2413	9	0.052	2280			
19	0.132	5750	3	0.120	5233	2	0.132	5750	15	0.050	2162	12	0.050	2160	12	0.055	2413	10	0.052	2280			
20	0.132	5750	4	0.110	4813	3	0.132	5750	16	0.050	2161	13	0.050	2160	13	0.055	2413	11	0.052	2280			
21	0.132	5750	5	0.106	4600	4	0.132	5750	17X	0.033	1454	14	0.074	3231	14	0.055	2413	12	0.052	2280			
22	0.132	5750	6	0.106	4600	5	0.132	5750	LOT AREA TABLE - BLOCK M			LOT AREA TABLE - BLOCK S	15	0.055	2413	13	0.052	2280	13	0.052	2280		
23	0.192	8354	7	0.106	4600	6	0.132	5750	Lot	Acres	Square Feet	Lot	Acres	Square Feet	16X	0.174	7564	14	0.052	2280			
24	0.175	7616	8	0.106	4602	7	0.132	5750	1X	0.048	2084	1X	0.045	1971	LOT AREA TABLE - BLOCK Y			15	0.052	2280			
25	0.145	6308	9	0.134	5851	8	0.132	5750	2	0.050	2160	2	0.050	2160	Lot	Acres	Square Feet	16	0.052	2280			
26	0.146	6341	10	0.145	6324	9	0.132	5750	3	0.050	2160	3	0.050	2160	1	0.077	3336	17	0.052	2280			
27	0.124	5382	11	0.133	5793	10	0.132	5750	4	0.050	2160	4	0.050	2160	2	0.052	2280	18	0.052	2280			
28	0.125	5432	12	0.109	4751	11	0.132	5750	5	0.050	2160	5	0.050	2160	3	0.052	2280	19X	0.156	6803			
29	0.126	5486	13	0.106	4602	12	0.132	5750	6	0.050	2160	6	0.050	2160	4	0.052	2280	LOT AREA TABLE - BLOCK EE					
30	0.127	5539	14	0.106	4600	13	0.132	5750	7	0.050	2160	7	0.050	2160	5	0.052	2280	Lot	Acres	Square Feet			
31	0.128	5568	15	0.106	4600	14	0.142	6206	8	0.050	2160	8	0.050	2160	6	0.052	2280	1X	0.069	3025			
32	0.124	5401	16	0.109	4746	15	0.132	5750	9	0.050	2160	9	0.050	2160	7	0.052	2280	2	0.059	2591			
33	0.138	5993	17	0.122	5318	16	0.132	5750	10	0.050	2160	10	0.050	2160	8	0.052	2280	3	0.059	2591			
34	0.179	7777	18	0.122	5319	17	0.132	5750	11	0.050	2160	11	0.050	2160	9	0.052	2280	4	0.059	2591			
35	0.174	7572	19	0.122	5319	18	0.132	5750	12	0.050	2160	12	0.081	3522	10	0.052	2280	5	0.055	2415			
36	0.108	4696	20	0.113	4922	19	0.132	5750	13	0.050	2160	13	0.050	2160	11	0.052	2280	6	0.060	2601			
37	0.117	5076	21	0.127	5529	20	0.132	5750	14	0.050	2160	14	0.050	2160	12	0.052	2280	7	0.055	2415			
38	0.120	5211	Lot	Acres	Square Feet	21	0.132	5750	Lot	Acres	Square Feet	15	0.050	2160	13	0.052	2280	8	0.055	2415			
39	0.120	5211	1	0.133	5803	22	0.132	5750	1	0.087	3771	16	0.050	2160	14	0.092	4022	9	0.035	1509			
40	0.120	5211	2	0.106	4600	23	0.132	5750	2	0.050	2160	LOT AREA TABLE - BLOCK Z	17	0.050	2160	10	0.055	2415					
41	0.120	5211	3	0.106	4600	24	0.132	5750	3	0.050	2160	Lot	Acres	Square Feet	11	0.055	2415						
42	0.120	5211	4	0.106	4600	25	0.132	5750	4	0.050	2160	1	0.084	3642	12	0.055	2394						
43	0.120	5211	5	0.109	4750	26	0.158	6895	5	0.050	2160	1X	0.048	2086	13	0.059	2555						
44	0.120	5211	6	0.113	4922	LOT AREA TABLE - BLOCK I			6	0.050	2160	2	0.063	2734	14	0.059	2555						
45	0.120	5211	7	0.114	4975	Lot	Acres	Square Feet	7	0.050	2160	3	0.059	2550	15	0.059	2555						
46	0.119	5196	8	0.115	5028	1	0.229	9991	8	0.050	2160	4	0.055	2401	16	0.059	2555						
47	0.109	4765	9	0.117	5082	2	0.137	5950	9	0.050	2160	5	0.057	2474	17	0.057	2476						
48	0.237	10319	10	0.118	5137	3	0.137	5950	5	0.050	2160	6	0.050	2160	18	0.057	2476						
49	0.272	11868	11	0.119	5192	4	0.137	5950	6	0.050	2160	7	0.114	4967	16X	0.848	36959						
50	0.238	10375	12	0.120	5247	5	0.137	5950	7	0.050	2160	12	0.114	4962	LOT AREA TABLE - BLOCK FF								
51	0.119	5164	13	0.121	5274	6	0.137	5950	8	0.050	2160	LOT AREA TABLE - BLOCK U			Lot	Acres	Square Feet						
52	0.140	6097	14	0.112	4882	7	0.137	5950	9	0.050	2160	Lot	Acres	Square Feet	Lot	Acres	Square Feet						
53	0.157	6841	15	0.129	5640	8	0.137	5950	10	0.050	2160	1X	0.119	5173	1X	0.119	5173						
54	0.157	6852	16	0.145	6315	9	0.137	5950	11	0.050	2160	Lot	Acres	Square Feet	LOT AREA TABLE - BLOCK LL								
55	0.143	6225	17	0.140	6114	10	0.137	5950	12	0.050	2160	1X	0.119	5173	Lot	Acres	Square Feet						
56	0.118	5141	18	0.111	4833	11	0.133	5812	13	0.050	2160	2	0.106	4600	Lot	Acres	Square Feet						
57	0.115	5019	19	0.108	4705	12	0.122	5300	14	0.050	2160	3	0.106	4600	1X	0.635	27656						
58	0.115	4997	20	0.106	4600	13	0.122	5305	15	0.050	2160	4	0.112	4890	LOT AREA TABLE - BLOCK MM								
59	0.115	4995	21	0.106	4600	14	0.107	4668	16	0.050	2160	5	0.116	5044	Lot	Acres	Square Feet						
60	0.115	4992	22	0.106	4600	15	0.107	4679	17X	0.033	1451	6	0.116	5044	1X	0.834	36321						
61	0.115	4989	23	0.106	4602	16	0.135	5883	7	0.116	5044	8	0.116	5044	2X	0.006	241						
62	0.116	5039	24	0.106	4634	17	0.105	4568	8	0.116	5044	9	0.116	5044	3	21.245	925424						
63	0.120	5221	25	0.106	4636	18	0.132	5765	9	0.116	5062	10	0.050	2196	4	17.432	759355						
64	0.124	5420	26	0.106	4636	19	0.109	4760	1X	0.045	1971	11	0.119	5171	Lot	Acres	Square Feet						
65	0.146	6364	27	0.123	5379	20	0.109	4760	2	0.050	2160	12	0.119	5171	1	0.089	3895						
66	0.139	6045	28	0.106	4600	21	0.109	4760	3	0.050	2160	13	0.113	4906	2	0.050	2196						
67	0.139	6050	29	0.106	4600	22	0.109	4760	4	0.050	2160	14	0.112	4894	3	0.050	2196						
68	0.143	6249	30	0.115	5024	23	0.108	4695	5	0.050	2160	15	0.112	4894	4	0.050	2196						
69	0.162	7065	31	0.109	4745	24	0.098	4269	6	0.050	2160	16	0.112	4894	5	0.050	2196						
70	0.147	6400	32	0.106	4600	25	0.145	6328	7	0.050	2160	17	0.112	4894	6	0.050	2196						
71	0.147	6400	33	0.203	8849	26	0.147	6415	8	0.050	2160	18	0.112										



**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF DALLAS §

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. 207, 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 86966, Page 7234, Deed Records of Dallas County, Texas;

THENCE North 30°25'32" West, with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 432.65 feet to a railroad spike found for corner;

THENCE North 62°56'26" East, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 17.90 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. 202200235266, 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 deed to the State of Texas, recorded in Volume 2001230, Page 2058, said Deed Records;

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:

- 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°1'132" East, a distance of 130.56 feet to a point;
11. North 63°34'02" East, a distance of 134.95 feet to a point;
12. North 67°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. SOCC3-14 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. SOCC3-12 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. SOCC3-12, 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. SOCC3-12, 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. SOCC3-12, 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. SOCC3-12, common to the southerly corner of a called 0.2787 acre tract of land described as Parcel SOCC3-13 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. SOCC3-13 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 14.59 acre tract of land described in the deed to Proton Properties LLC, recorded in Instrument No. 201200086020, said Official Public Records;

THENCE North 59°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 438.89 feet with 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 E, 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 curve;
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 30 & 31X, BLOCK I; LOTS 1 THRU 30 & 31X, 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 16 & 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 & 16X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM, all and public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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.

BY: VM Fund I, LLC

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 \_\_\_, 2024.

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-8617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Date this \_\_\_ day of \_\_\_, 2024.

Michael R. Kersten
Texas Registered Professional Land Surveyor No. 6677

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

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 \_\_\_, 2024.

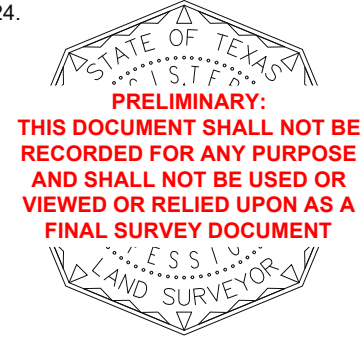
Notary Public for and in the State of Texas

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 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.

(FOR SPRG use only)
Reviewed by:
Date:
SPRG No.:



CERTIFICATE OF APPROVAL
I, Tony Shidd, 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 \_\_\_ 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

**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 16 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 17, 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 & 16X, 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. 3234-110 CITY ENGINEERING PLAN NO. \_\_\_\_\_

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 Pflieger
Phone: (214) 601-4936
E-mail: dpflieger@kfm-llc.com
SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, TX 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@cl-landsurveying.com

CHISHOLM TRAIL LAND SURVEYING
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