

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:

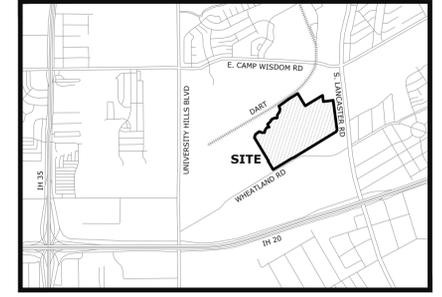
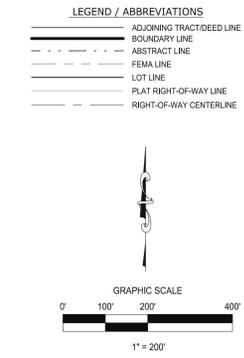
- 1. South 58°52'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner;
2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner;
3. South 59°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "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

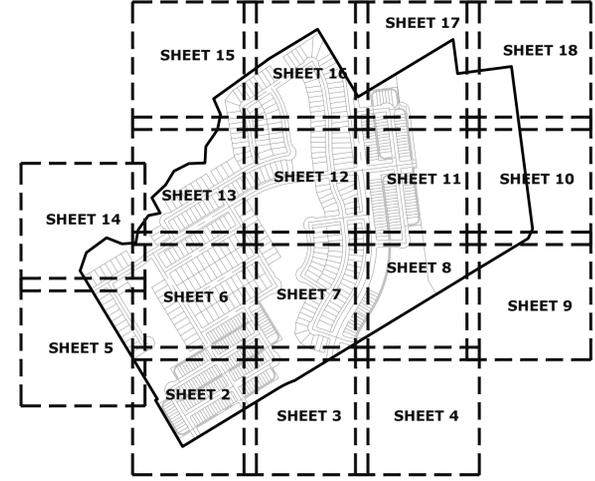
This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 481320495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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 with columns: LINE, DIRECTION, LENGTH. Lists 17 line segments with their respective bearings and distances.

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

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curve C1 with its geometric data.



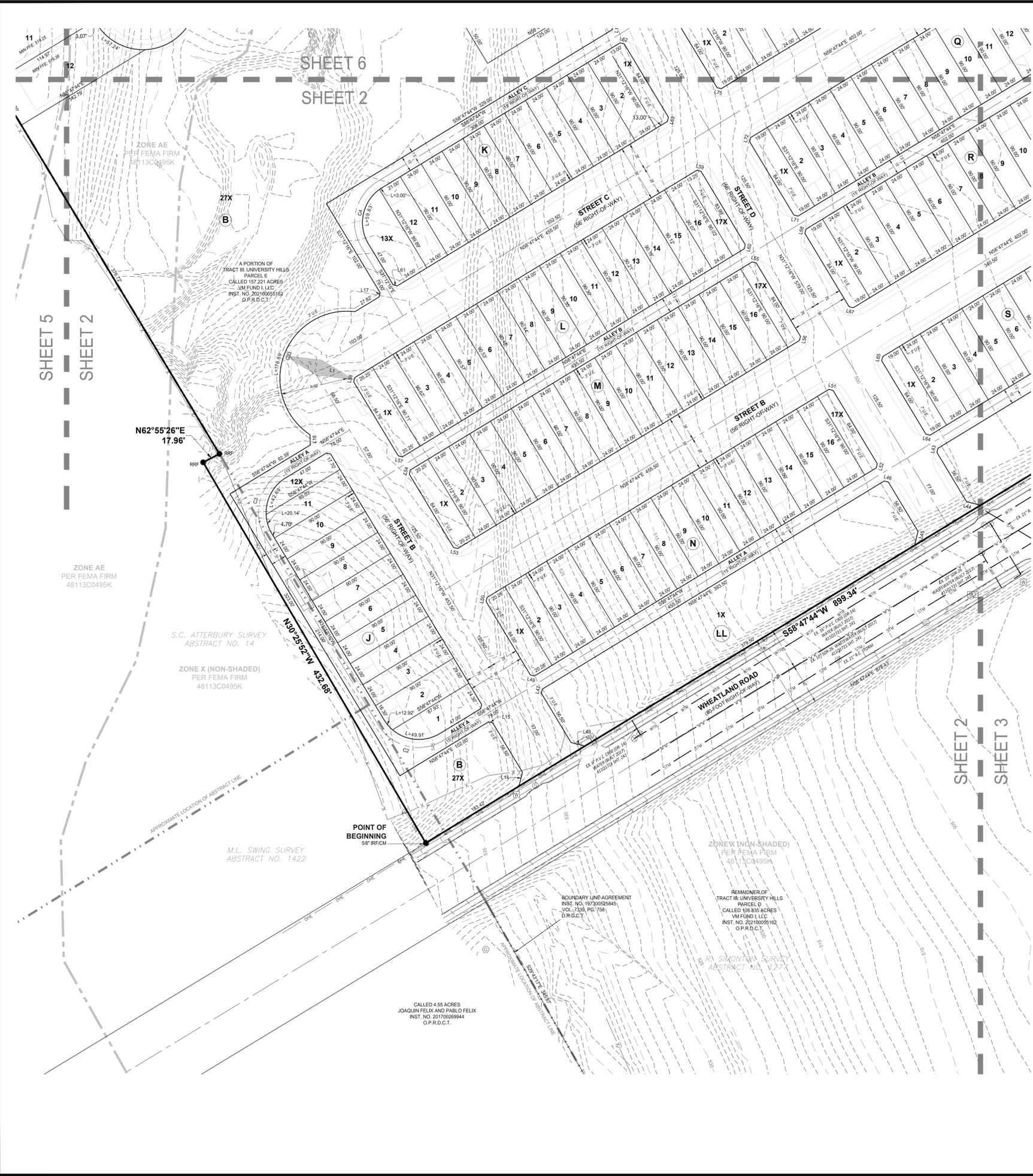
KEYMAP N.T.S.

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. 234-110 CITY ENGINEERING PLAN NO.

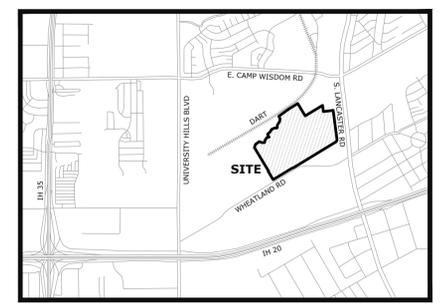
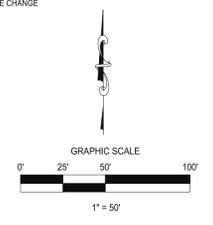
OWNER: VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234
ENGINEER: KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75219
Contact: David Pflieger
Phone: (214) 601-4938
E-mail: dpflieger@kfm-llc.com
SURVEYOR: Chisholm Trail Land Surveying
1700 Thorndale Ct
Covington, TX 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: JoseG@chisholmsurveying.com

CHISHOLM TRAIL LAND SURVEYING logo and contact information. Includes TX FIRM #10194767, MICHAEL R. KERSTEN, RPLS 6677, INFO@CTL-S-LLC.COM, 940.367.7188. Also includes KFM ENGINEERING & DESIGN logo and contact information.



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		MAILBOX
	ASPHALT		OFFICIAL PUBLIC RECORDS
	WIRE FENCE		DALLAS COUNTY, TEXAS DEED RECORDS
	CHAINLINK FENCE		DALLAS COUNTY, TEXAS IRON ROD FOUND
	WATER PIPELINE		IRON PIPE FOUND
	STORM WATER PIPELINE		MONUMENT FOUND
	SEWER WATER PIPELINE		CAPPED IRON ROD SET
	OVERHEAD ELEC LINE		IRON PIPE 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 open 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.
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- 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 48130C495K, 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.



KEYMAP
N.T.S.

**PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION**

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 LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
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 LOTS 1 THRU 7, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
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 BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
 AND IN THE ROBERT SIMONSON 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) 601-4938
 E-mail: dpletcher@kfm-llc.com

SURVEYOR
 Chisholm Trail Land Surveying
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 Contact: Jose Garcia
 Phone: (214) 531-8294
 E-mail: Jose@cl-landsurveying.com



**CHISHOLM TRAIL
LAND SURVEYING**

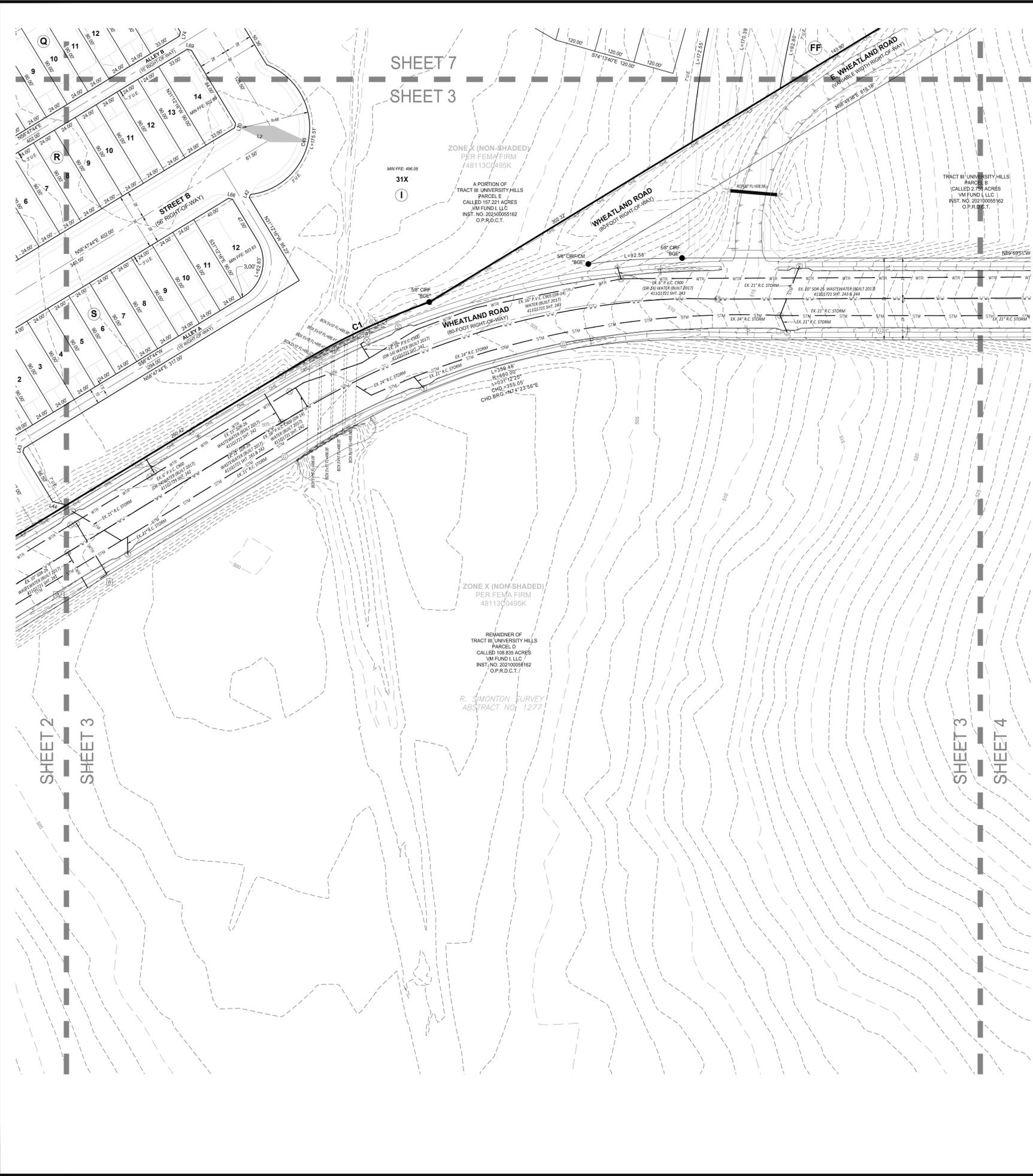
TX FIRM #10194767
 MICHAEL R. KERSTEN, RPLS 6677
 INFO@CTL-S-L-LLC.COM
 940.367.7188



**KFM
ENGINEERING & DESIGN**

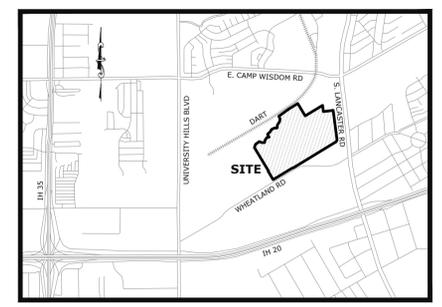
3501 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0538
 WWW.KFM-LLC.COM
 TPE # F-20821

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



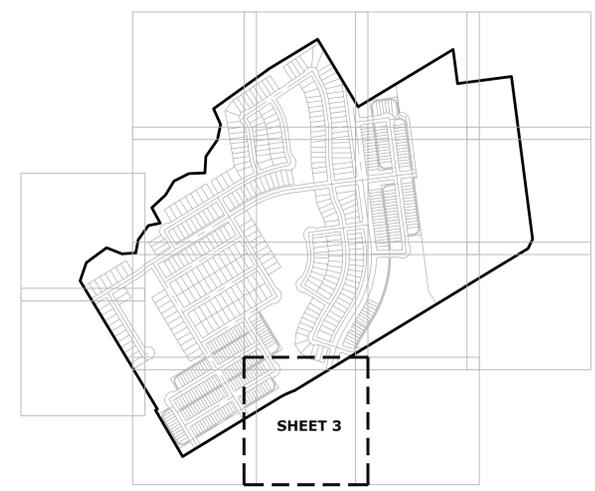
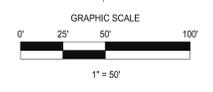
LEGEND / ABBREVIATIONS

ADJOINER LINE	STORM MANHOLE
BOUNDARY LINE	SANITARY MANHOLE
EASEMENT LINE	WATER VALVE
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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	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
OVERHEAD ELEC LINE	DEED RECORDS, DALLAS COUNTY, TEXAS
MONUMENT FOUND	IRON ROD FOUND
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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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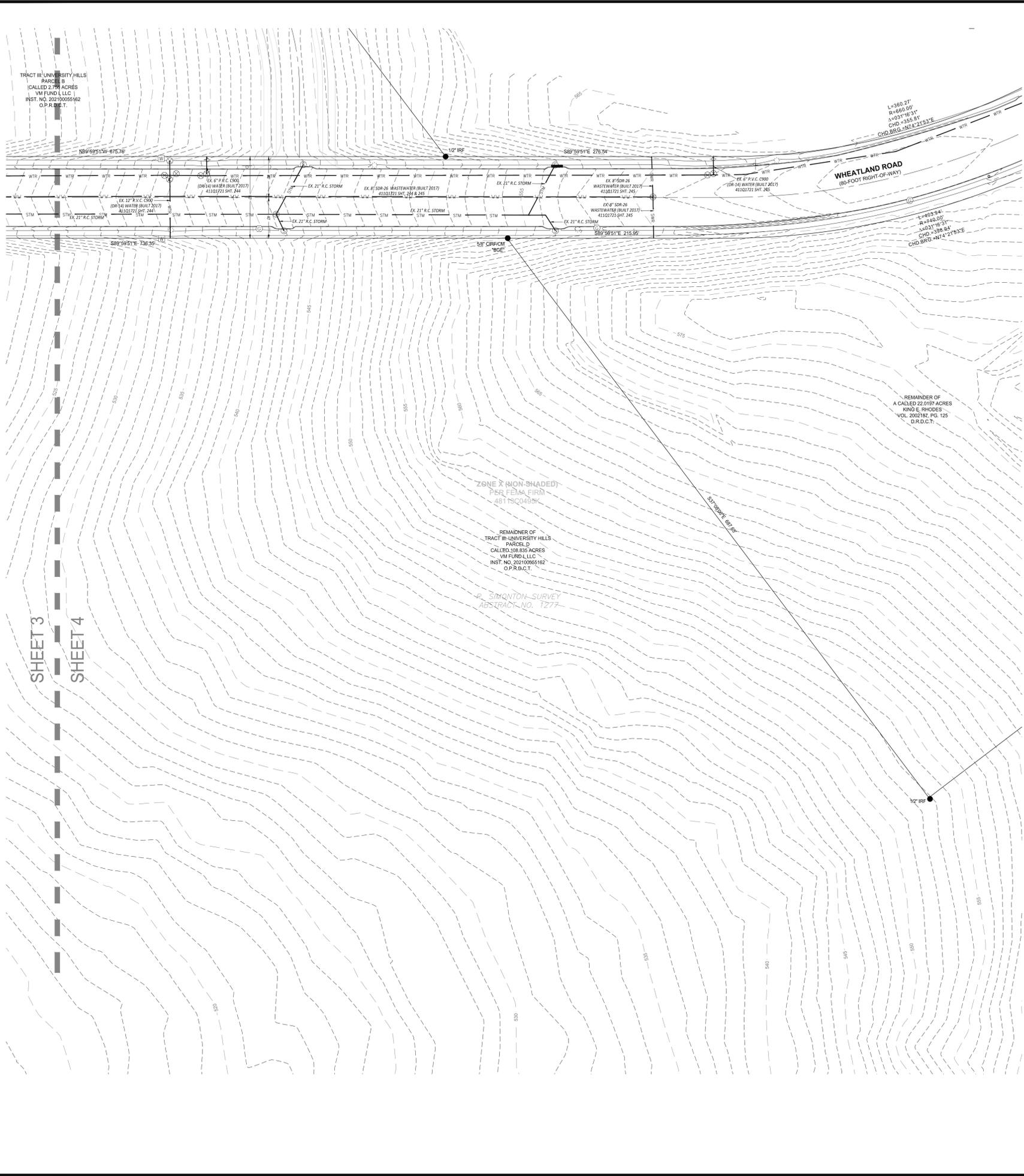
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UNIVERSITY HILLS ADDITION
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 LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
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 LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
 LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
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 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. **3234-110**
 CITY ENGINEERING PLAN NO.

**CHISHOLM TRAIL
LAND SURVEYING**

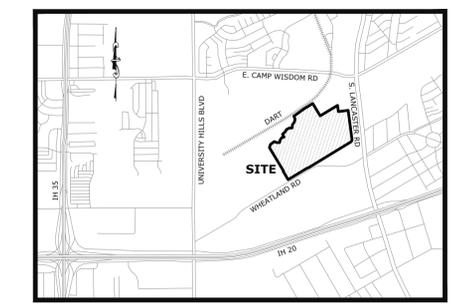
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MICHAEL R. KERSTEN, RPLS 6677
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940.367.7188

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



LEGEND / ABBREVIATIONS

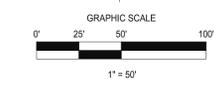
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	MONUMENT FOUND		CAPPED IRON ROD SET
	CAPPED IRON ROD SET		UTILITY EASEMENT
	IRON PIPE FOUND		DRAINAGE EASEMENT
	CONCRETE MONUMENT FOUND		BUILDING LINE
	GUY WIRE		CONTROLLING MONUMENT
	POWER POLE		POINT OF BEGINNING
	UNDERGROUND GAS MARKER		
	GAS RISER		
	STREET NAME CHANGE		



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SHEET 3
SHEET 4



**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;
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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. 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

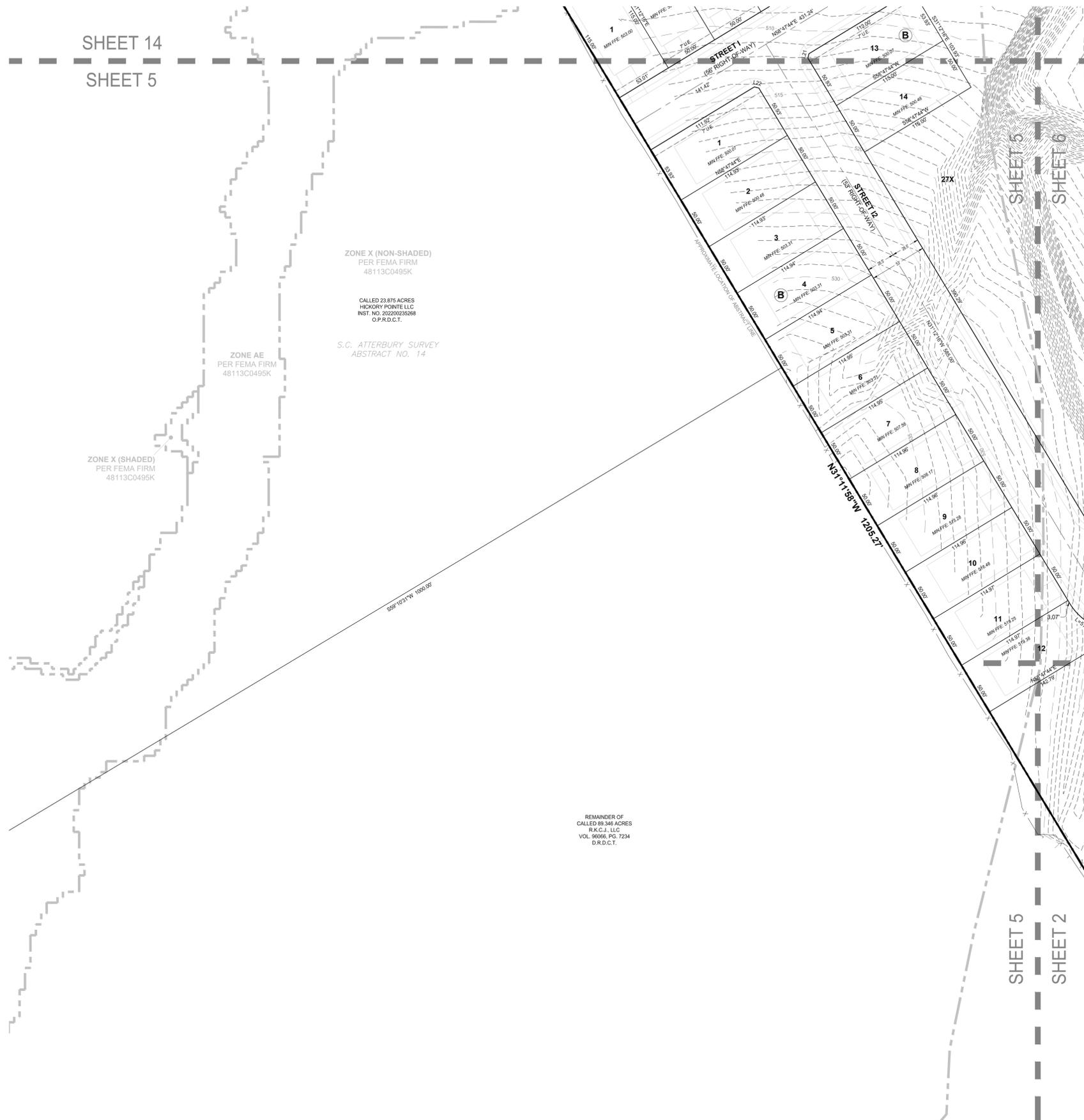


**KFM
ENGINEERING & DESIGN**

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

SHEET 14
SHEET 5



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

CALLED 23.875 ACRES
HICKORY POINT LLC
INST. NO. 20220035268
O.P.R.D.C.T.

S.C. ATTERBURY SURVEY
ABSTRACT NO. 14

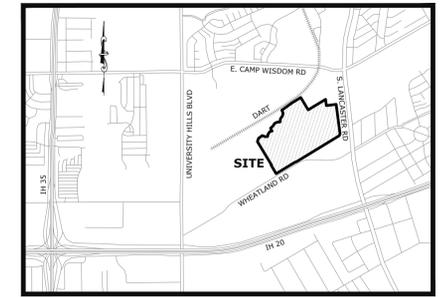
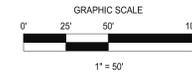
ZONE AE
PER FEMA FIRM
48113C0495K

ZONE X (SHADED)
PER FEMA FIRM
48113C0495K

REMAINDER OF
CALLED 89.346 ACRES
R.K.C.J., LLC
VOL. 90566, PG. 724
D.R.D.C.T.

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	MAILBOX
WTR	WATER PIPELINE
STM	STORM WATER PIPELINE
SWR	SEWER WATER PIPELINE
OH	OVERHEAD ELEC LINE
MON	MONUMENT FOUND
IRP	IRON PIPE FOUND
CRIS	CAPPED IRON ROD SET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
GUY WIRE	
POWER POLE	
UNDERGROUND GAS MARKER	
GAS RISER	
STREET NAME CHANGE	



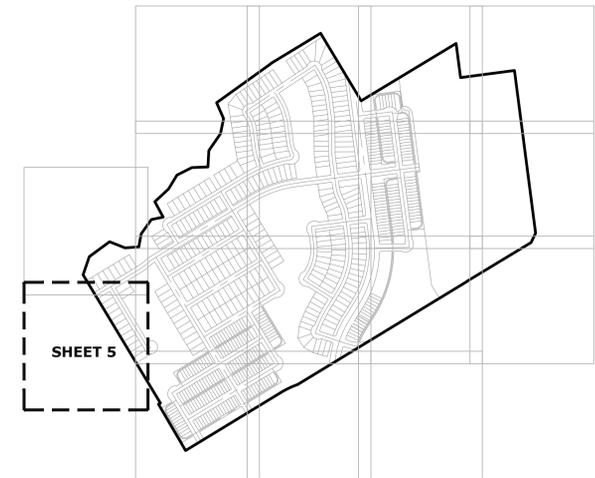
VICINITY MAP
(NOT TO SCALE)

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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 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
Corinth, 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
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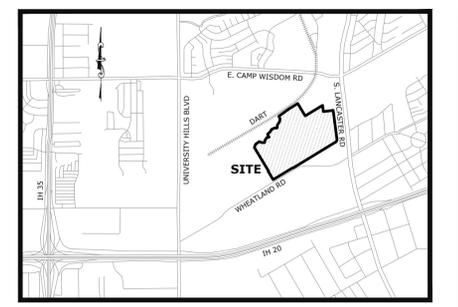
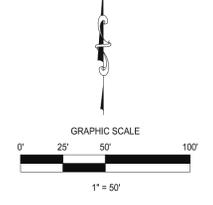
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PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 5 OF 20



LEGEND / ABBREVIATIONS

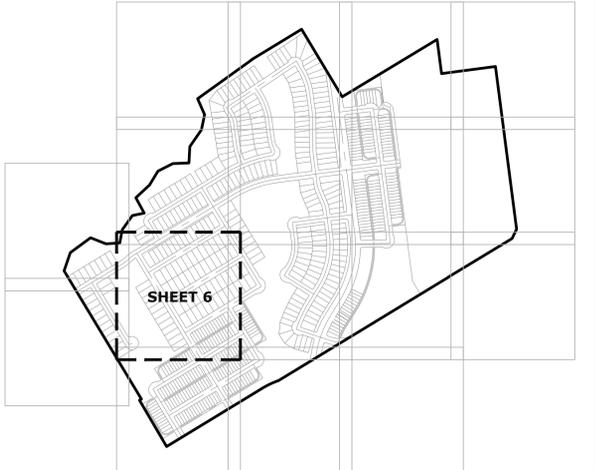
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	BUILDING LINE		FIRE HYDRANT
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	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
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	WATER PIPELINE		OFFICIAL PUBLIC RECORDS
	STORM WATER PIPELINE		DALLAS COUNTY, TEXAS DEED RECORDS
	SEWER WATER PIPELINE		DALLAS COUNTY, TEXAS IRON ROD FOUND
	OVERHEAD ELEC LINE		IRON PIPE FOUND
	MONUMENT FOUND		IRP
	CAPPED IRON ROD SET		CRF
	IRON PIPE FOUND		CRIS
	CONCRETE MONUMENT FOUND		U.E.
	GUY WIRE		DRAINAGE EASEMENT
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	STREET NAME CHANGE		



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(NOT TO SCALE)

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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
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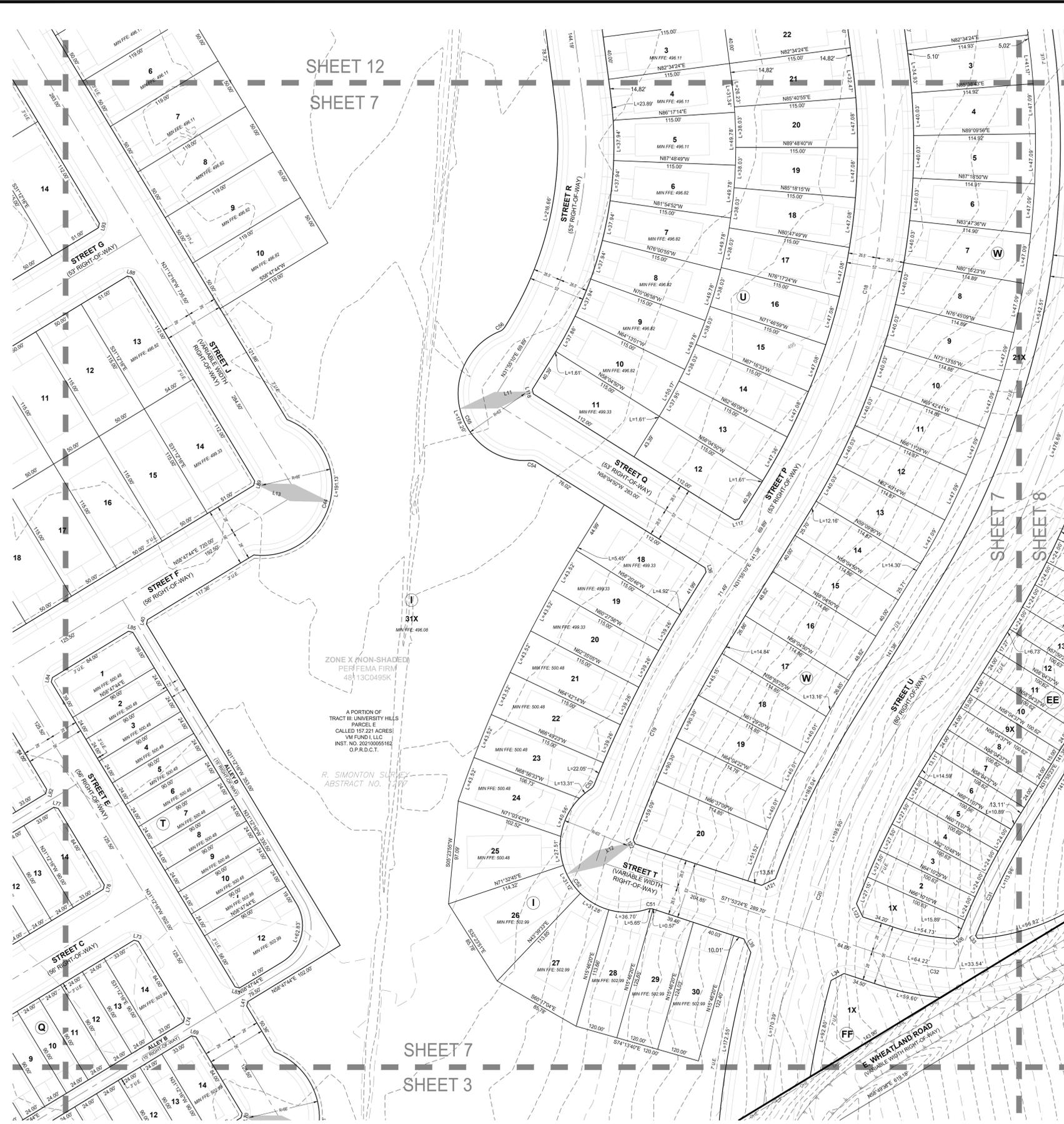


CHISHOLM TRAIL
LAND SURVEYING

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

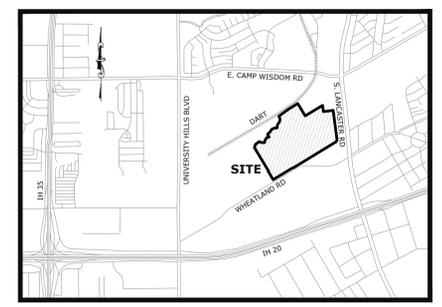
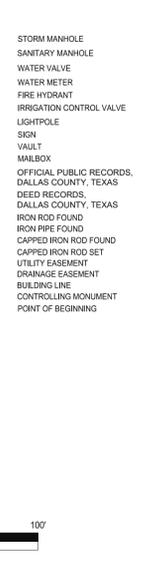


PROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1"=50' | DATE: 03/29/2024 | SHEET: 6 OF 20



LEGEND / ABBREVIATIONS

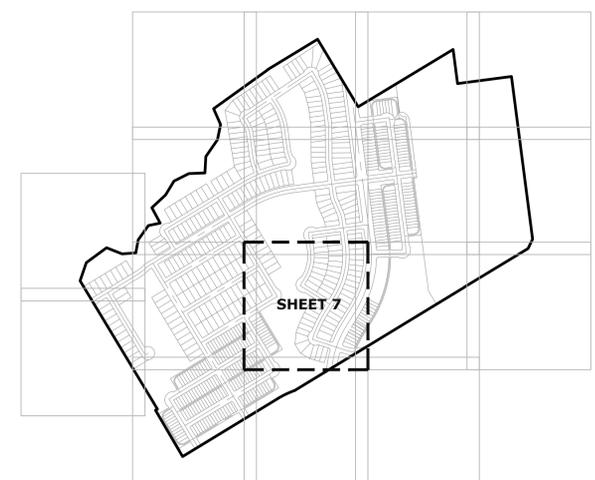
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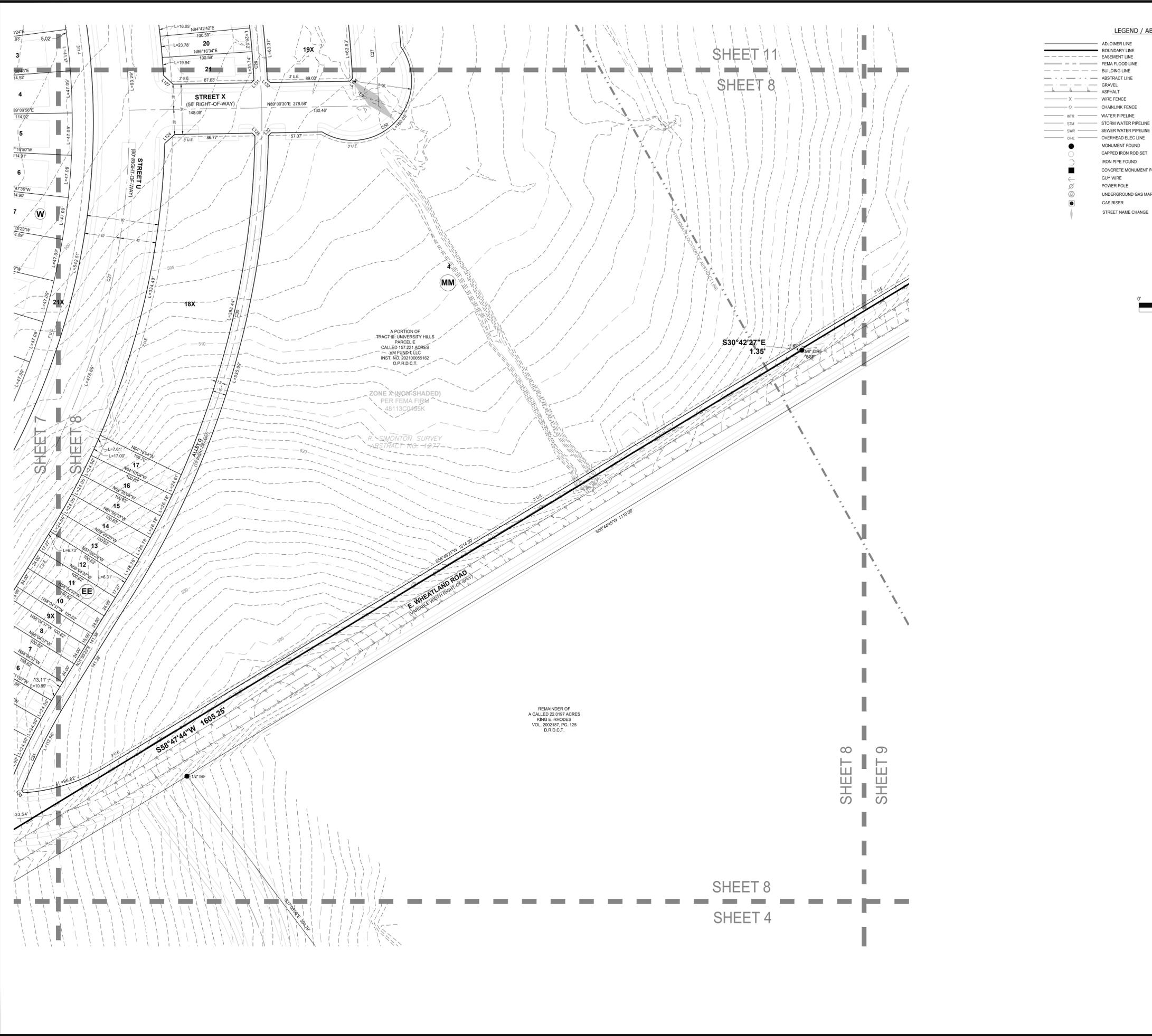
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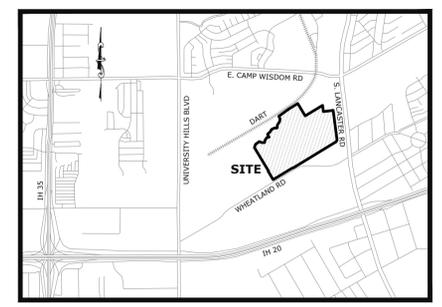


LEGEND / ABBREVIATIONS

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WTR	⊨	⊨
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MONUMENT FOUND	⊬	⊬
CAPPED IRON ROD SET	⊭	⊭
IRON PIPE FOUND	⊮	⊮
CONCRETE MONUMENT FOUND	⊯	⊯
GUY WIRE	⊰	⊰
POWER POLE	⊱	⊱
UNDERGROUND GAS MARKER	⊲	⊲
GAS RISER	⊳	⊳
STREET NAME CHANGE	⊴	⊴

O.P.R.D.C.T.
 D.R.D.C.T.
 IRF
 IRP
 CRF
 CRU
 U.E.
 B.L.
 C.M.
 POB

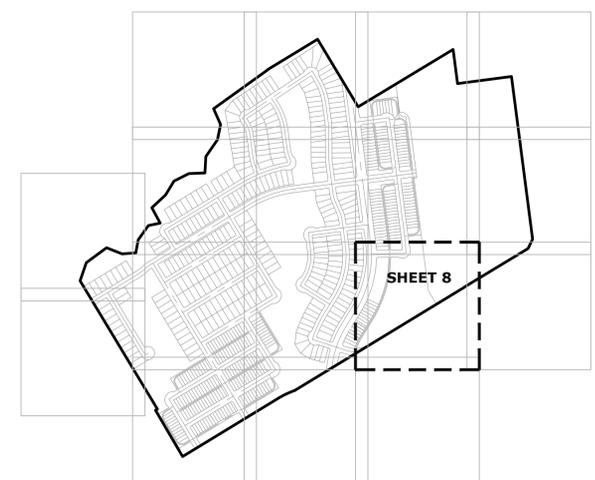
GRAPHIC SCALE
 0' 25' 50' 100'
 1" = 50'



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 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;
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 BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
 AND IN THE ROBERT SIMONSON 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) 601-6936
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
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940.367.7188

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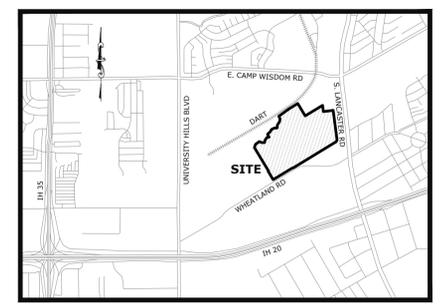
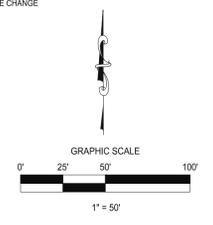
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PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBE # F-20821

PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 8 OF 20

SHEET 10
SHEET 9

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		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
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	UNDERGROUND GAS MARKER		UTILITY EASEMENT
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	STREET NAME CHANGE		BUILDING LINE
			CONTROLLING MONUMENT
			POINT OF BEGINNING



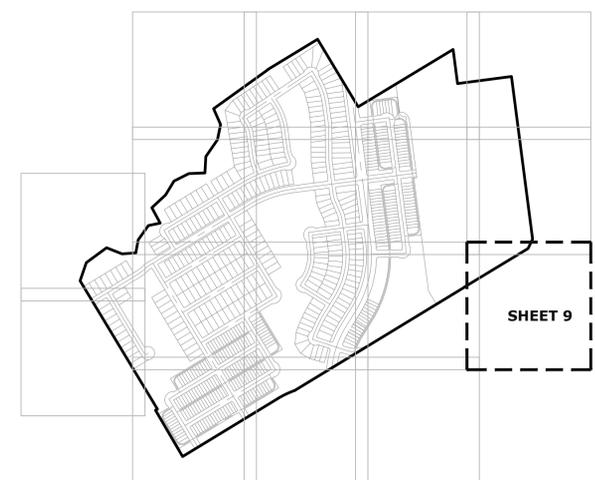
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CITY FILE PLAN NO. **5234-110**
CITY ENGINEERING PLAN NO.

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

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Phone: (214) 601-4936
E-mail: dpitcher@kfm-llc.com

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Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@cl-landsurveying.com



**CHISHOLM TRAIL
LAND SURVEYING**

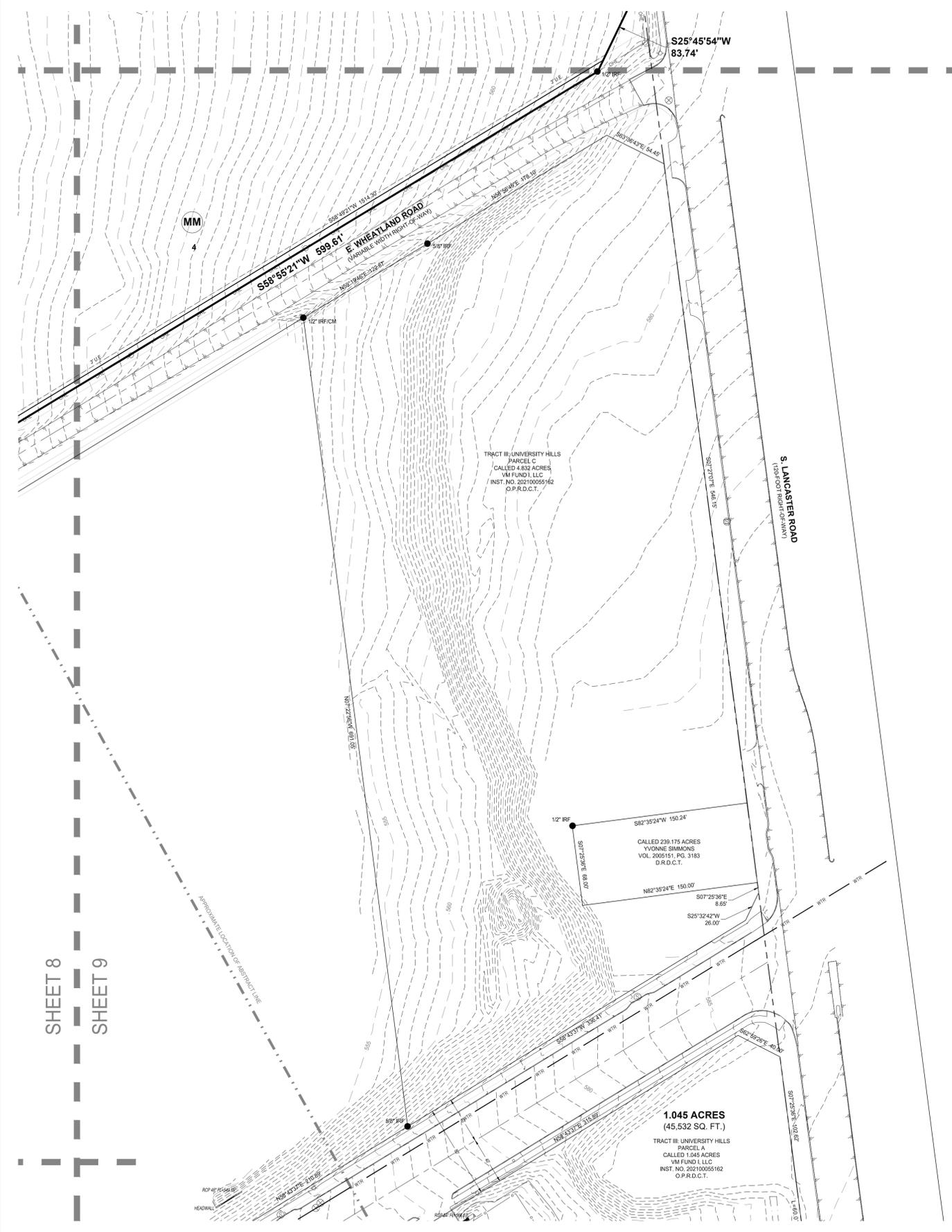
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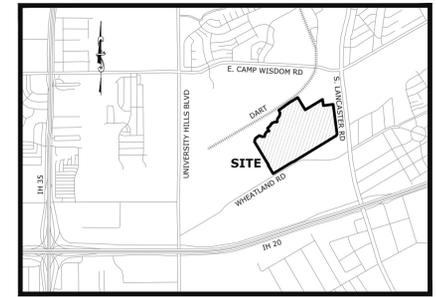
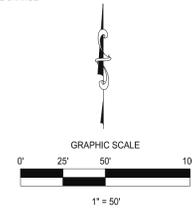
PROJECT NO. 23-0078 DRAWN BY: AA SCALE: 1"=50' DATE: 03/29/2024 SHEET: 9 OF 20



SHEET 8
SHEET 9

SHEET 18
SHEET 10

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		OFFICIAL PUBLIC RECORDS,
	STORM WATER PIPELINE		DALLAS COUNTY, TEXAS
	SEWER WATER PIPELINE		DEED RECORDS,
	OVERHEAD ELEC LINE		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
	BUILDING LINE		UTILITY EASEMENT
	CONTROLLING MONUMENT		DRAINAGE EASEMENT
	POINT OF BEGINNING		BUILDING LINE
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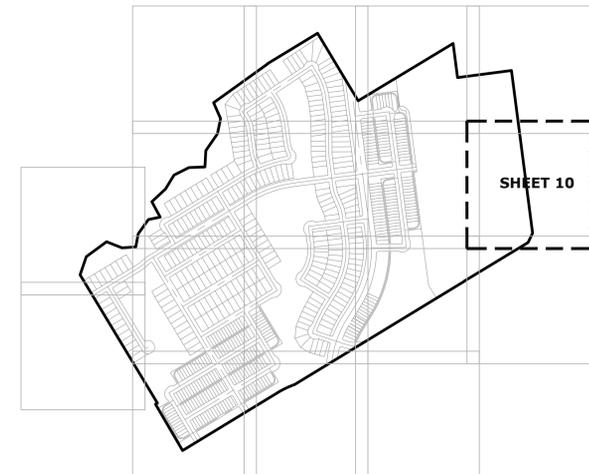
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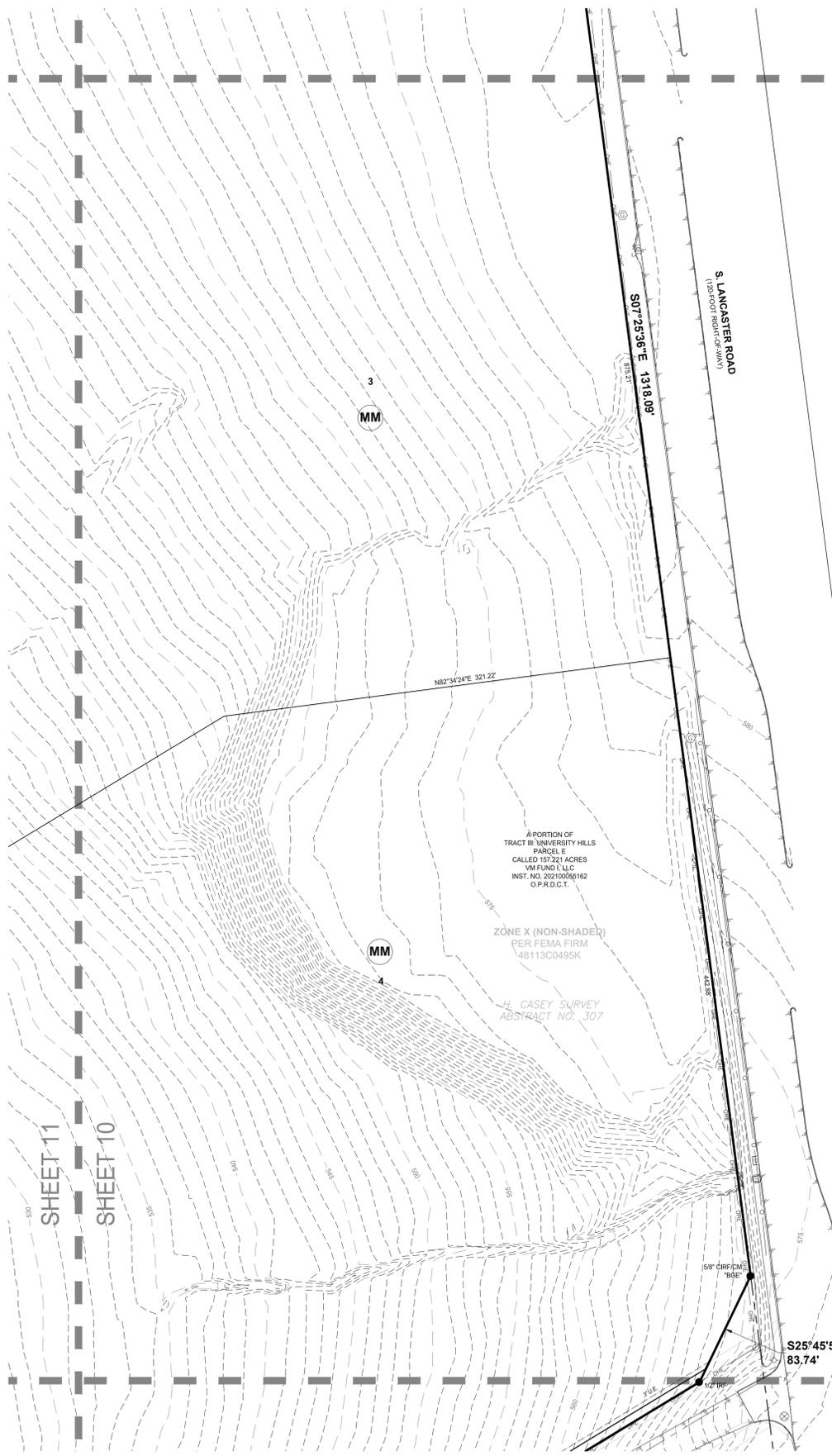
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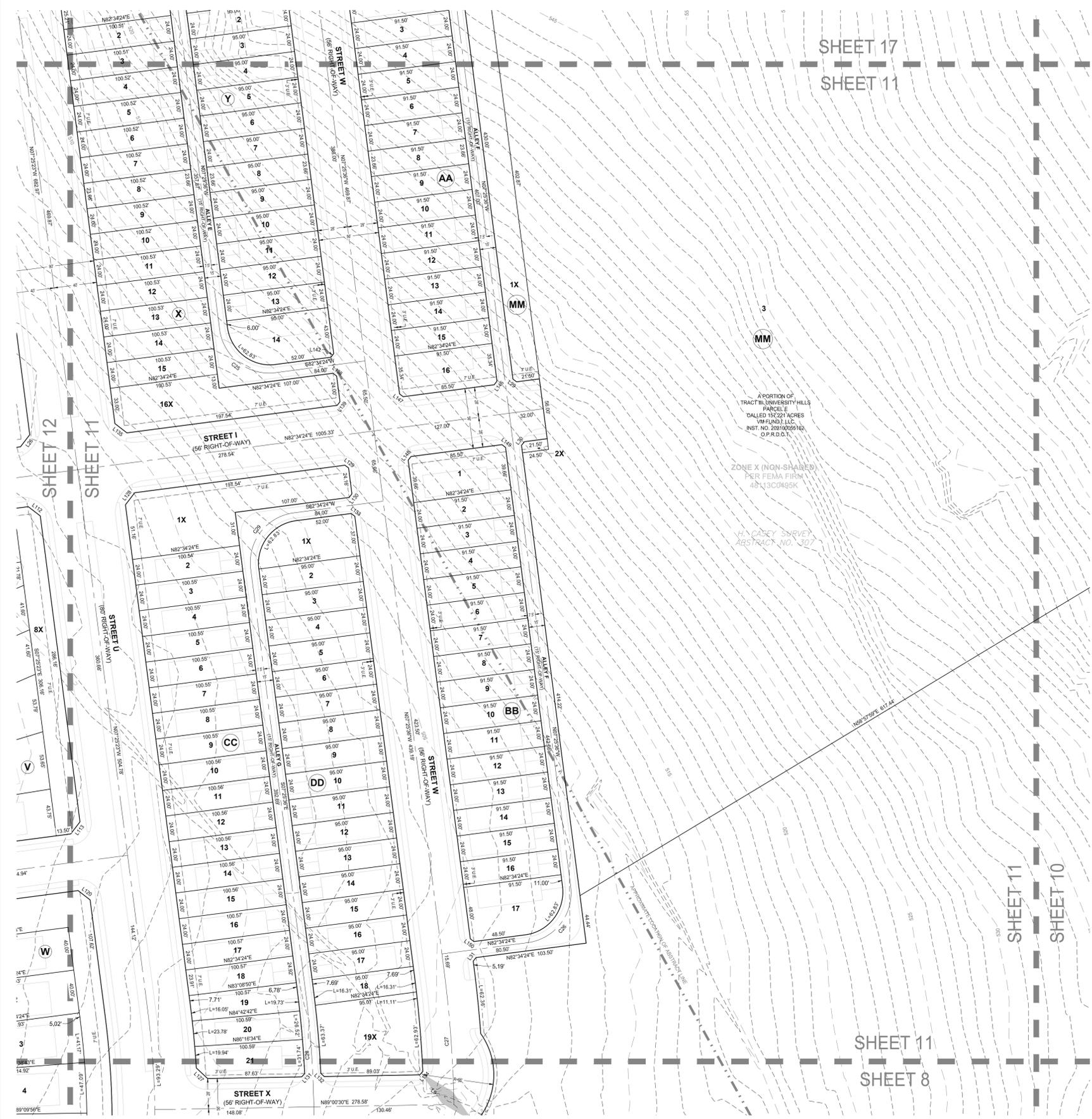
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SHEET 10
SHEET 9

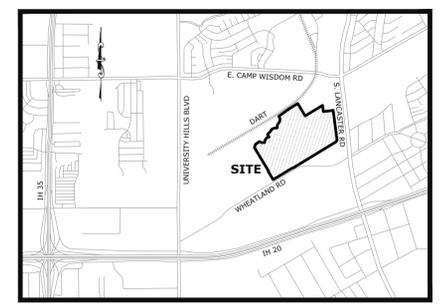
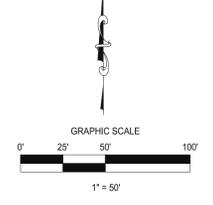


SHEET 17
SHEET 11

SHEET 11
SHEET 8

LEGEND / ABBREVIATIONS

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



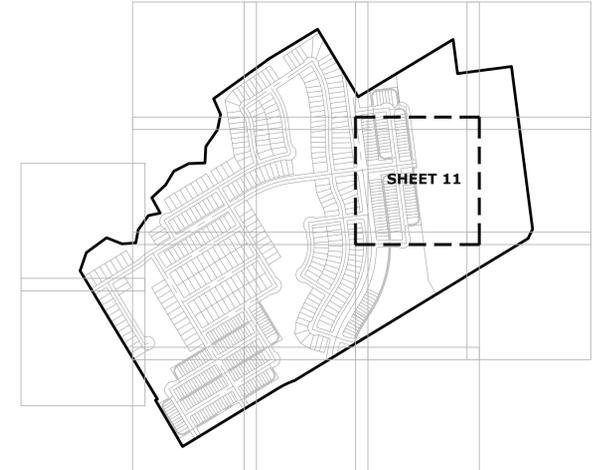
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SHEET 16
SHEET 12

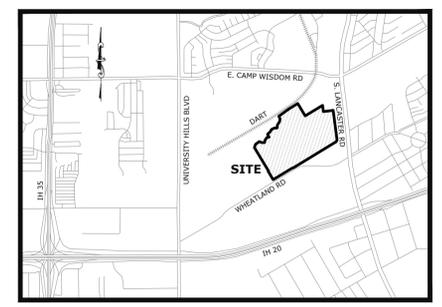
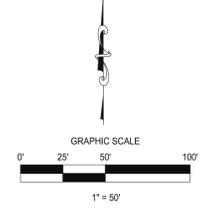
SHEET 12
SHEET 7

31X
MIN FFE: 496.08
A PORTION OF TRACT III UNIVERSITY HILLS PARCEL E CALLED 157.221 ACRES VM FUND I, LLC INST. NO. 20210005162 O.P.R.D.C.T.

ZONE X (NON-SHADED) PER FEMA FIRM 48113C0495K
R. SIMONTON SURVEY ABSTRACT NO. 1277

LEGEND / ABBREVIATIONS

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	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
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	GRAVEL		SIGN
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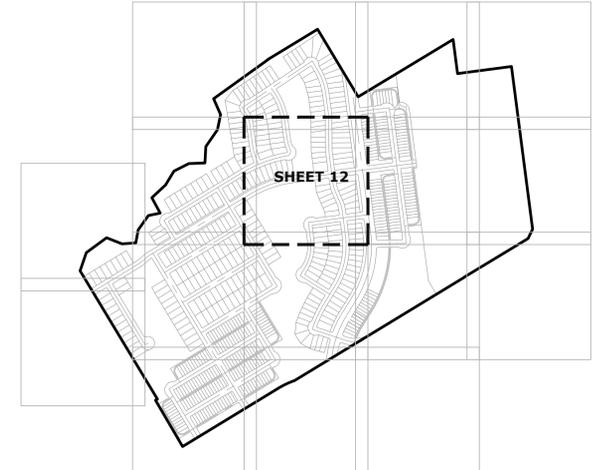
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SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Covington, TX 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ctls-landsurveying.com

**CHISHOLM TRAIL
LAND SURVEYING**

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

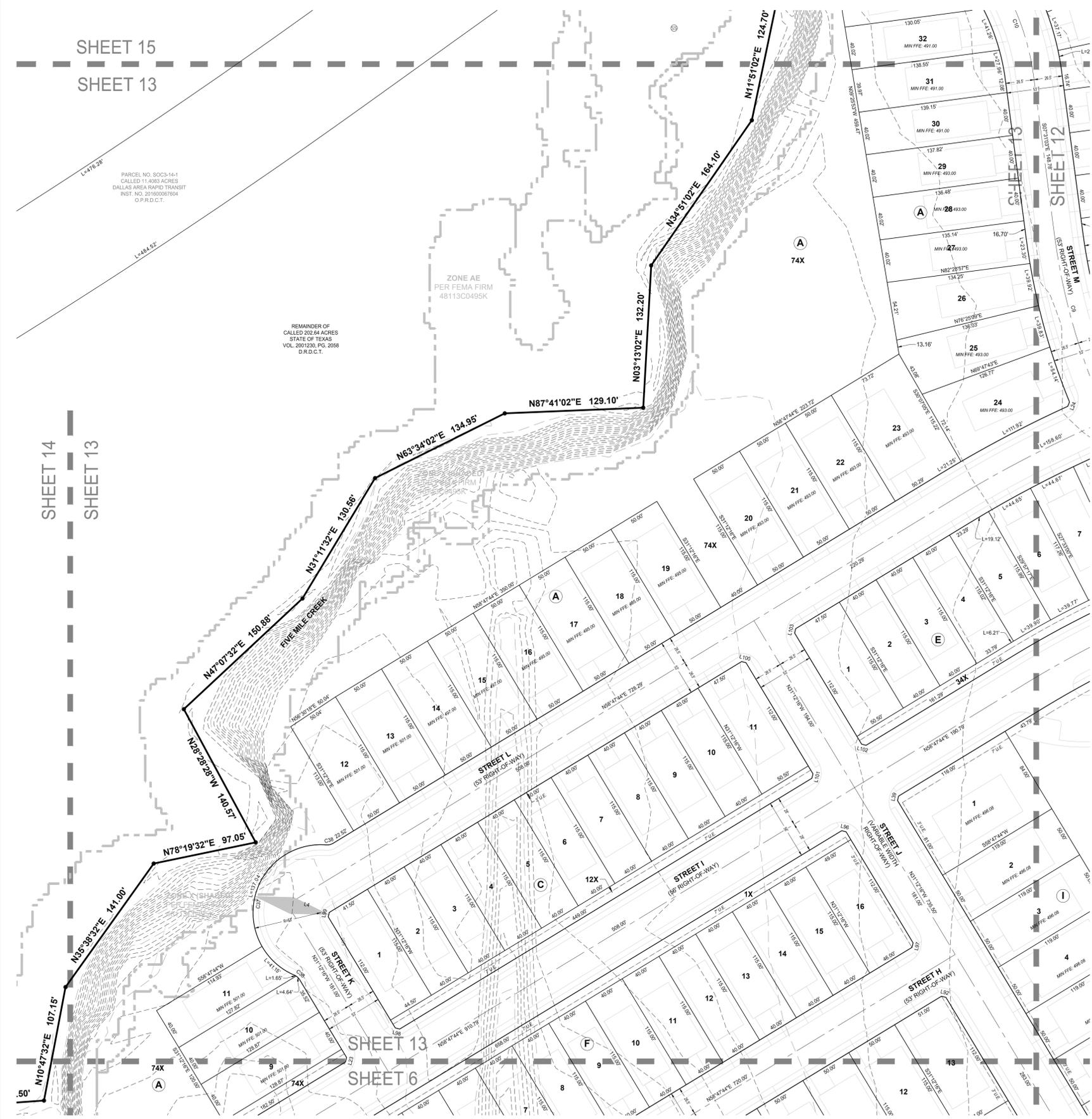
SHEET 15
SHEET 13

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CALLED 11.4083 ACRES
DALLAS AREA RAPID TRANSIT
INST. NO. 20180007604
O.P.R.D.C.T.

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

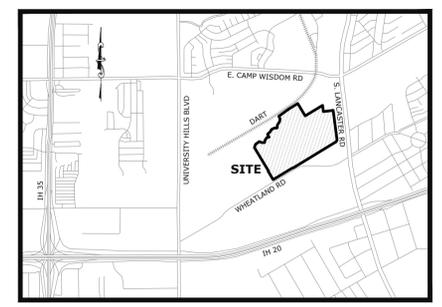
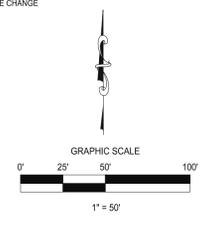
ZONE AE
PER FEMA FIRM
48113C0495K

SHEET 14
SHEET 13



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		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		

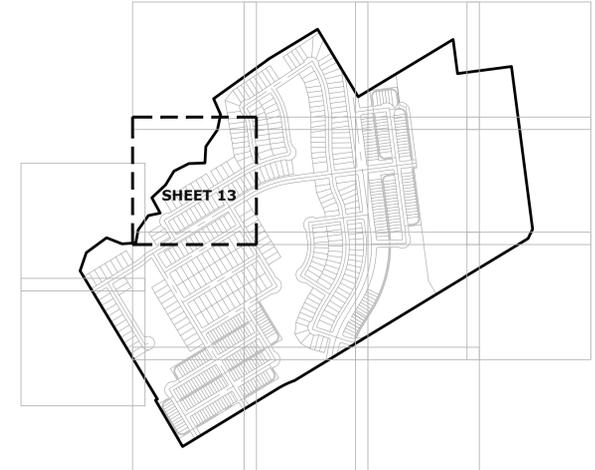


GENERAL NOTES

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KEYMAP
N.T.S.

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UNIVERSITY HILLS ADDITION**

LOTS 1 THRU 73, 74X & 75X; BLOCK A; LOTS 1 THRU 28 & 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. 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) 601-6938
E-mail: dpitcher@kfm-llc.com

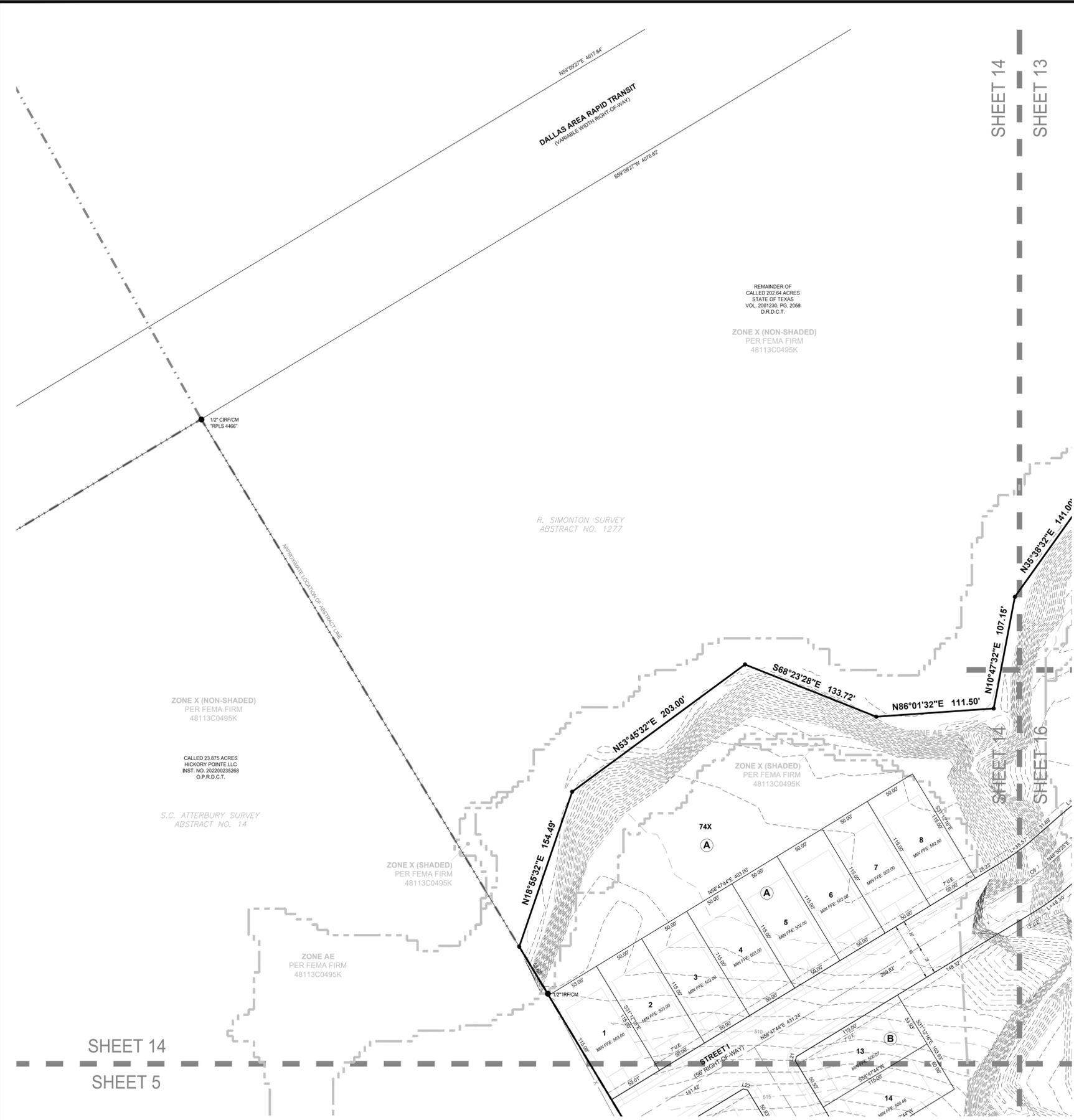
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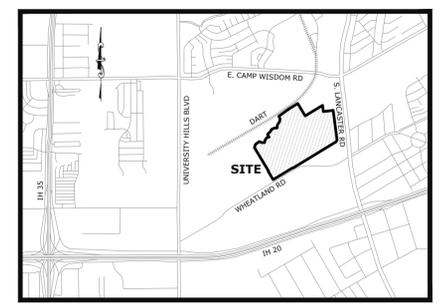
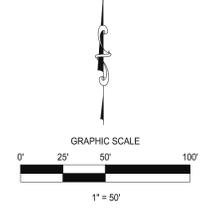
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TPE # F-20821



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
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
STORM WATER PIPELINE	IRON PIPE FOUND
SWR	SEWER WATER PIPELINE
OVERHEAD ELEC LINE	IRON PIPE FOUND
MONUMENT FOUND	IRON PIPE FOUND
CAPPED IRON ROD SET	CAPPED IRON ROD FOUND
IRON PIPE FOUND	CAPPED IRON ROD SET
CONCRETE MONUMENT FOUND	UTILITY EASEMENT
GUY WIRE	DRAINAGE EASEMENT
POWER POLE	BUILDING LINE
UNDERGROUND GAS MARKER	CONTROLLING MONUMENT
GAS RISER	POINT OF BEGINNING
STREET NAME CHANGE	

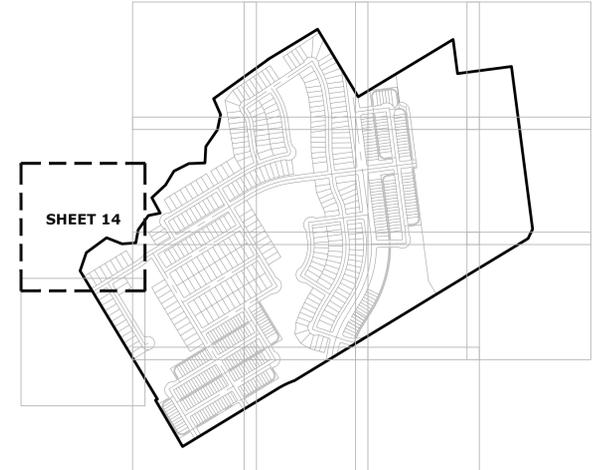


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UNIVERSITY HILLS ADDITION**

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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;
 LOTS 1 THRU 7, 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;
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 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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 MICHAEL R. KERSTEN, RPLS 6677
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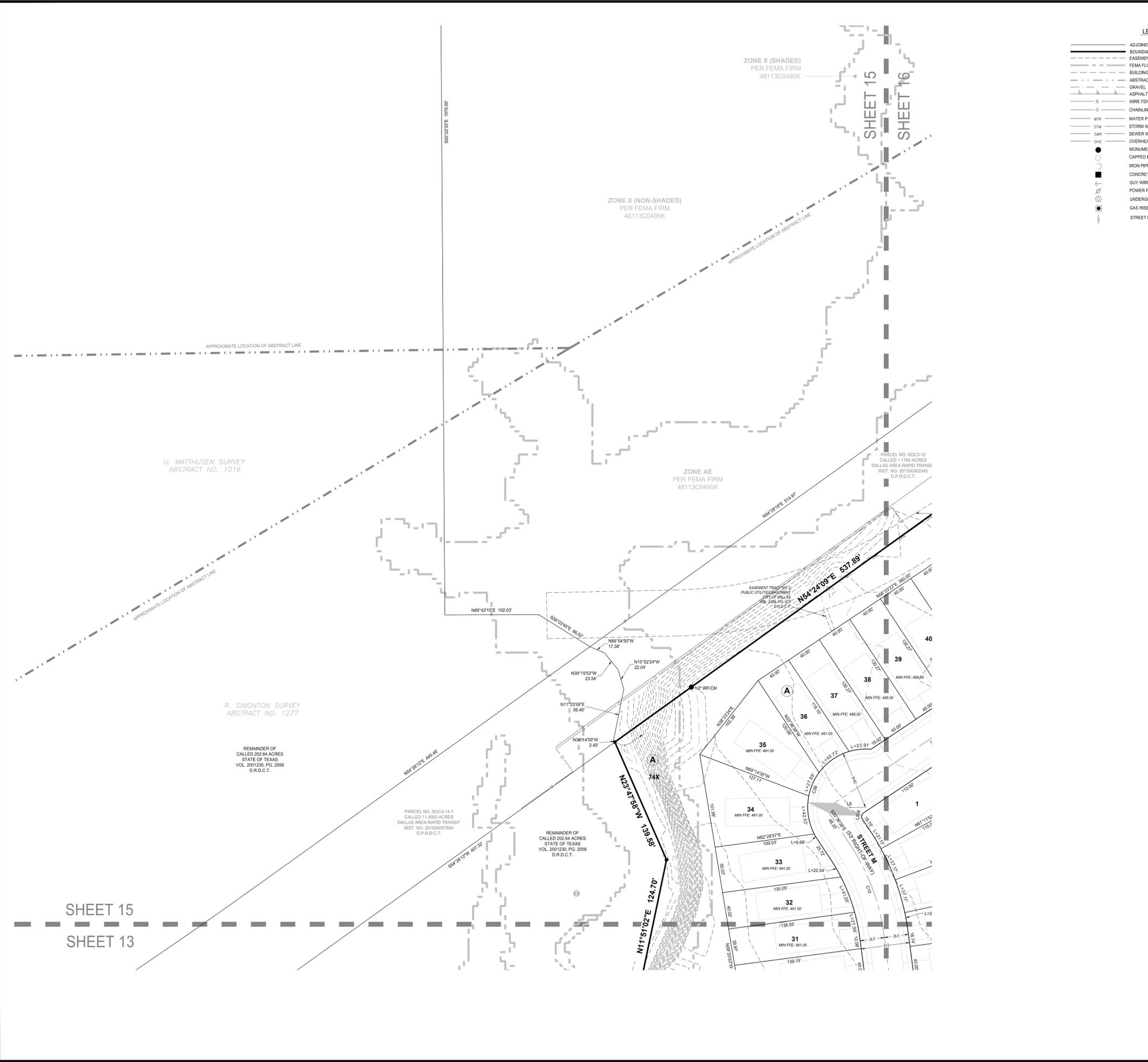
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 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBP# # F-20821

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

SHEET 14
SHEET 5

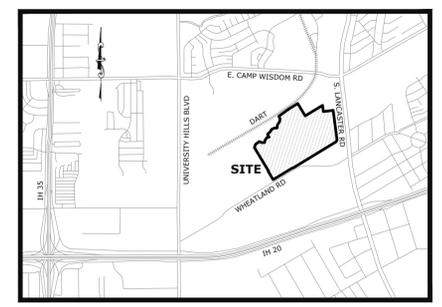
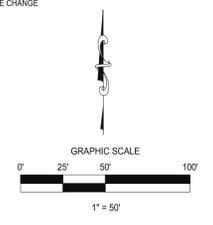
SHEET 14
SHEET 13

SHEET 14
SHEET 16



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	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		IRON PIPE FOUND
	CONCRETE MONUMENT FOUND		CAPPED IRON ROD FOUND
	GUY WIRE		CAPPED IRON ROD SET
	POWER POLE		UTILITY EASEMENT
	UNDERGROUND GAS MARKER		DRAINAGE EASEMENT
	GAS RISER		BUILDING LINE
	STREET NAME CHANGE		CONTROLLING MONUMENT
			POINT OF BEGINNING



VICINITY MAP
(NOT TO SCALE)

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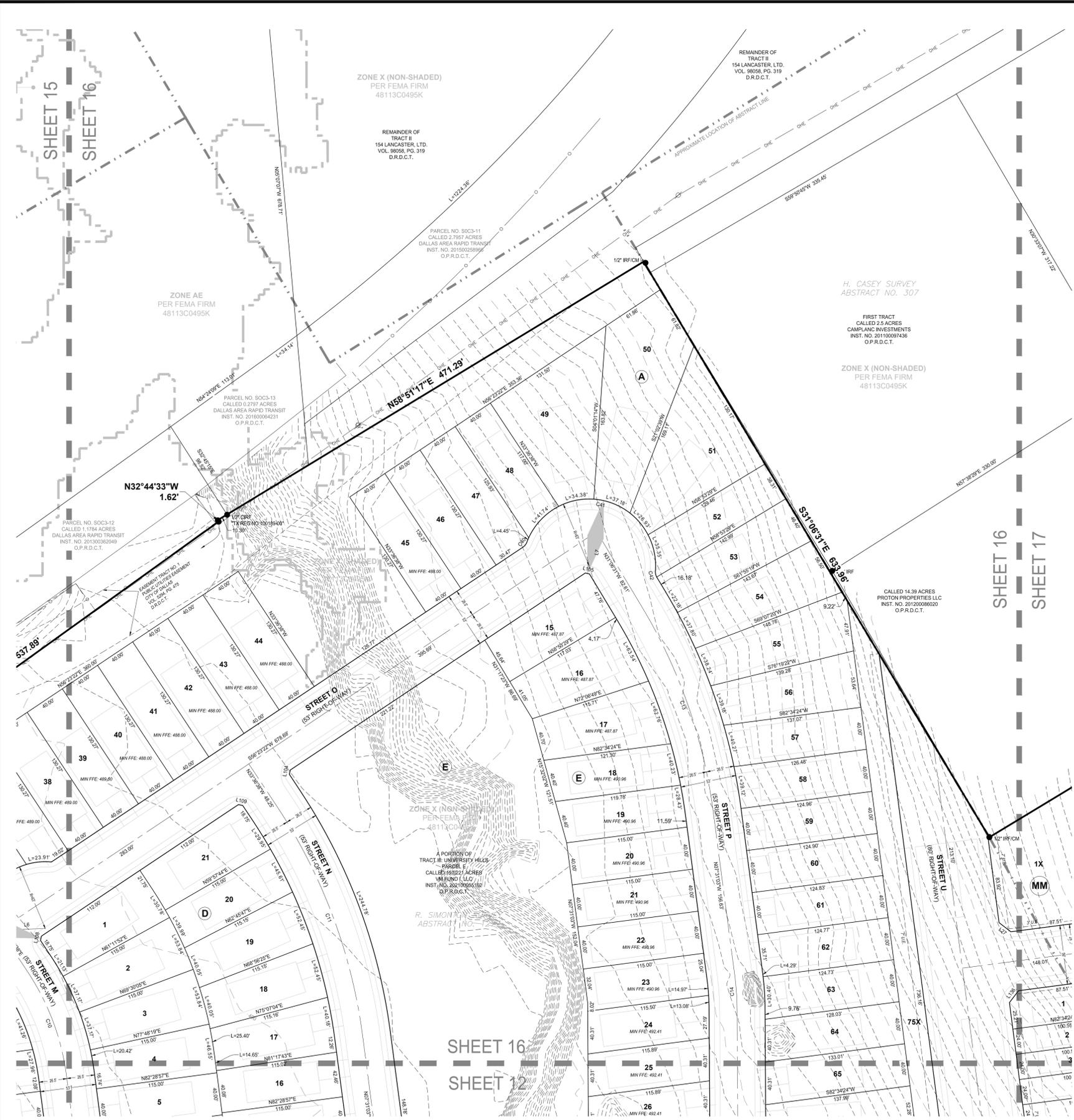
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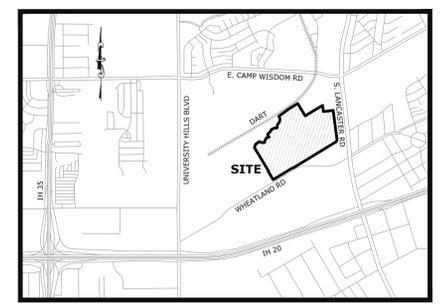
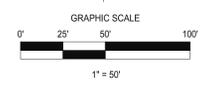
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SHEET 15
SHEET 13



LEGEND / ABBREVIATIONS

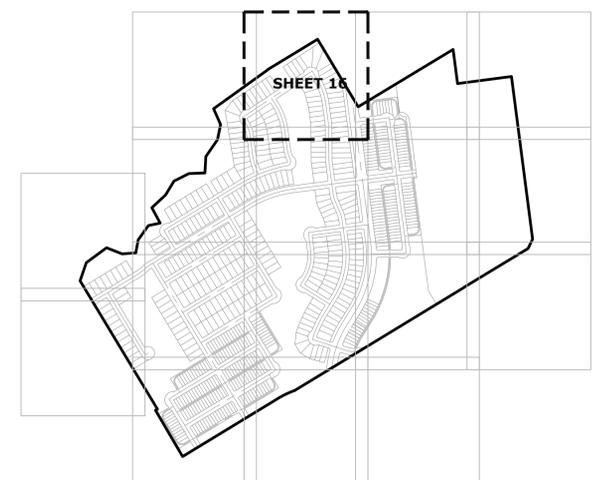
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	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		OFFICIAL PUBLIC RECORDS
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	SEWER WATER PIPELINE		DALLAS COUNTY, TEXAS IRON ROD FOUND
	OVERHEAD ELEC LINE		DALLAS COUNTY, TEXAS CAPPED IRON ROD FOUND
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	CAPPED IRON ROD SET		DALLAS COUNTY, TEXAS CAPPED IRON ROD SET
	IRON PIPE FOUND		DALLAS COUNTY, TEXAS UTILITY EASEMENT
	CONCRETE MONUMENT FOUND		DALLAS COUNTY, TEXAS DRAINAGE EASEMENT
	GUY WIRE		DALLAS COUNTY, TEXAS BUILDING LINE
	POWER POLE		DALLAS COUNTY, TEXAS CONTROLLING MONUMENT
	UNDERGROUND GAS MARKER		DALLAS COUNTY, TEXAS POINT OF BEGINNING
	GAS RISER		
	STREET NAME CHANGE		



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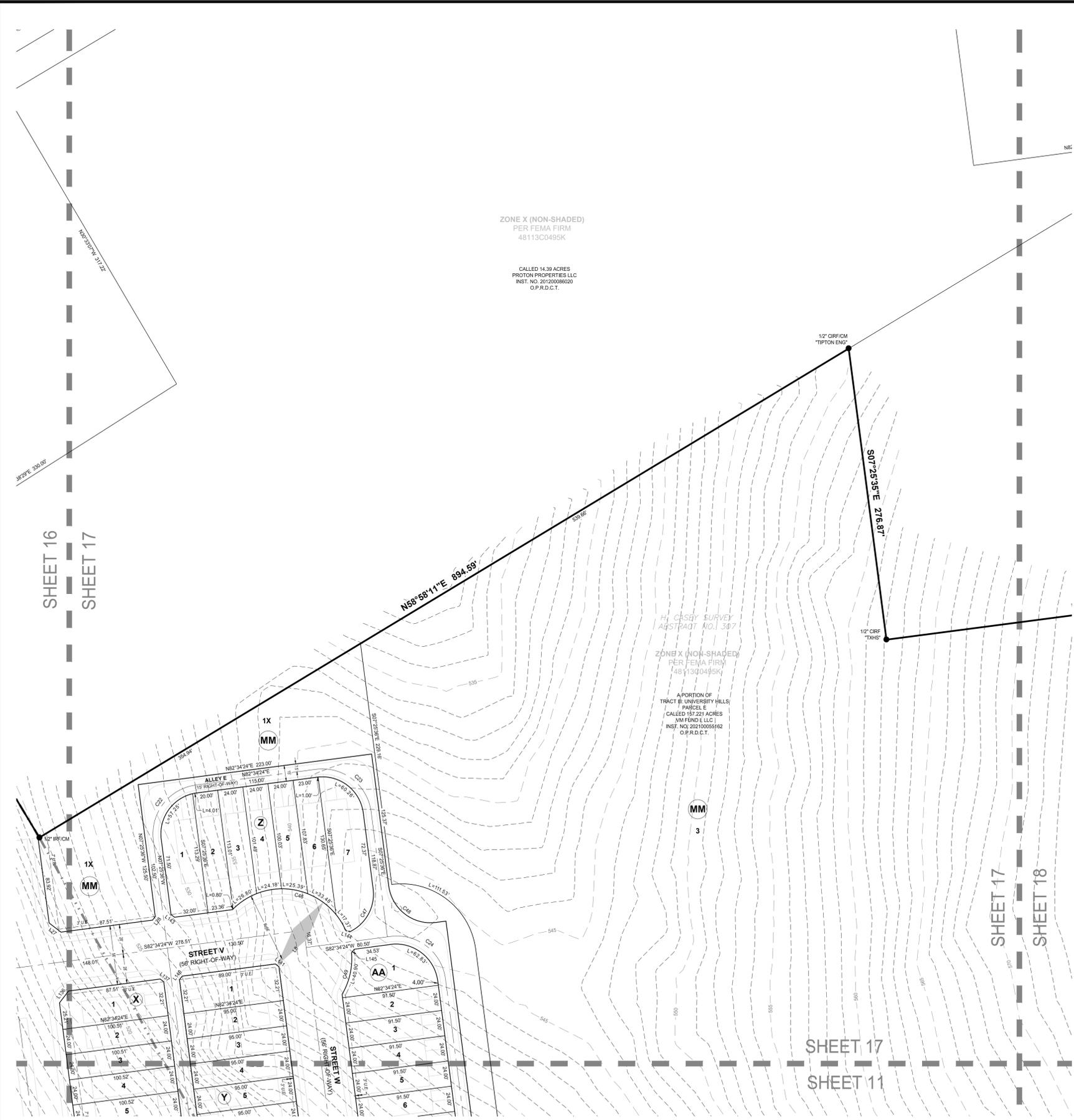
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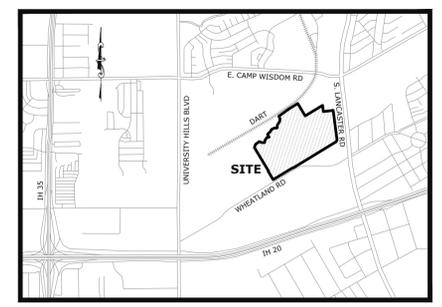
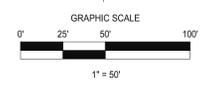
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	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE		O.P.R.D.C.T.
	STORM WATER PIPELINE		D.R.D.C.T.
	SEWER WATER PIPELINE		IRON ROD FOUND
	OVERHEAD ELEC LINE		IRON PIPE FOUND
	MONUMENT FOUND		CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET		CAPPED IRON ROD SET
	IRON PIPE FOUND		UTILITY EASEMENT
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	GUY WIRE		BUILDING LINE
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	UNDERGROUND GAS MARKER		POINT OF BEGINNING
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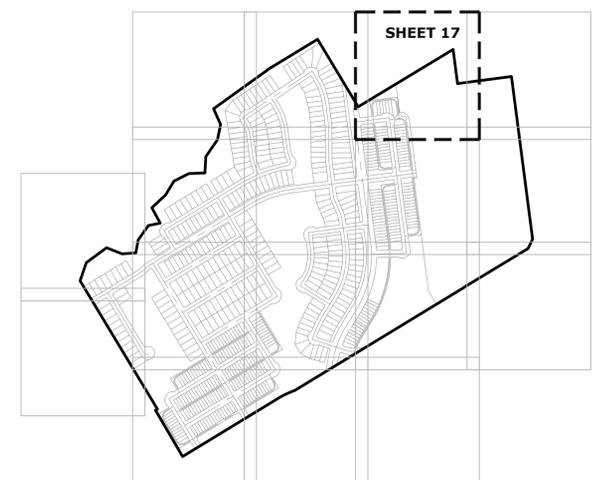


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- The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
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- See Sheet 19 for lot area table, line table, and curve table.
- 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 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.



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 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. 23-34-110
 CITY ENGINEERING PLAN NO. _____

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

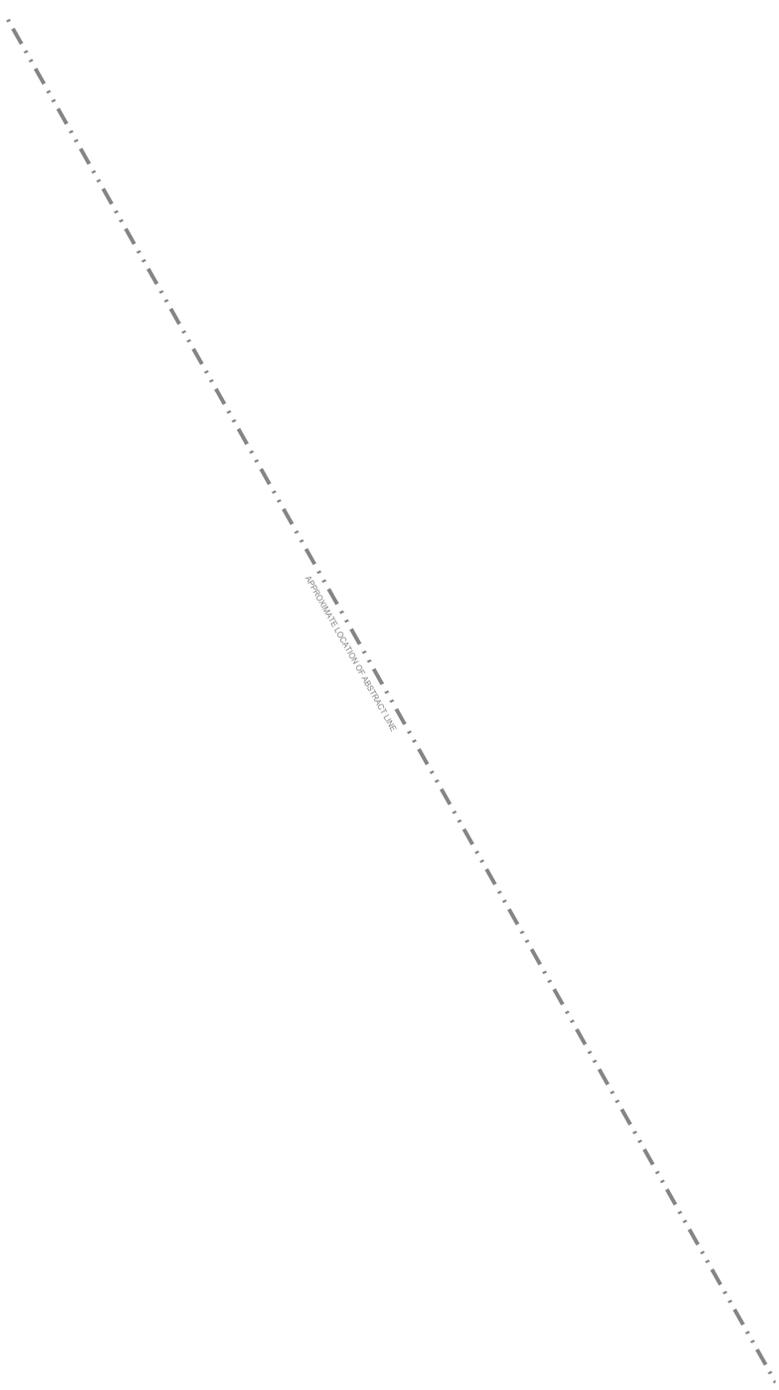
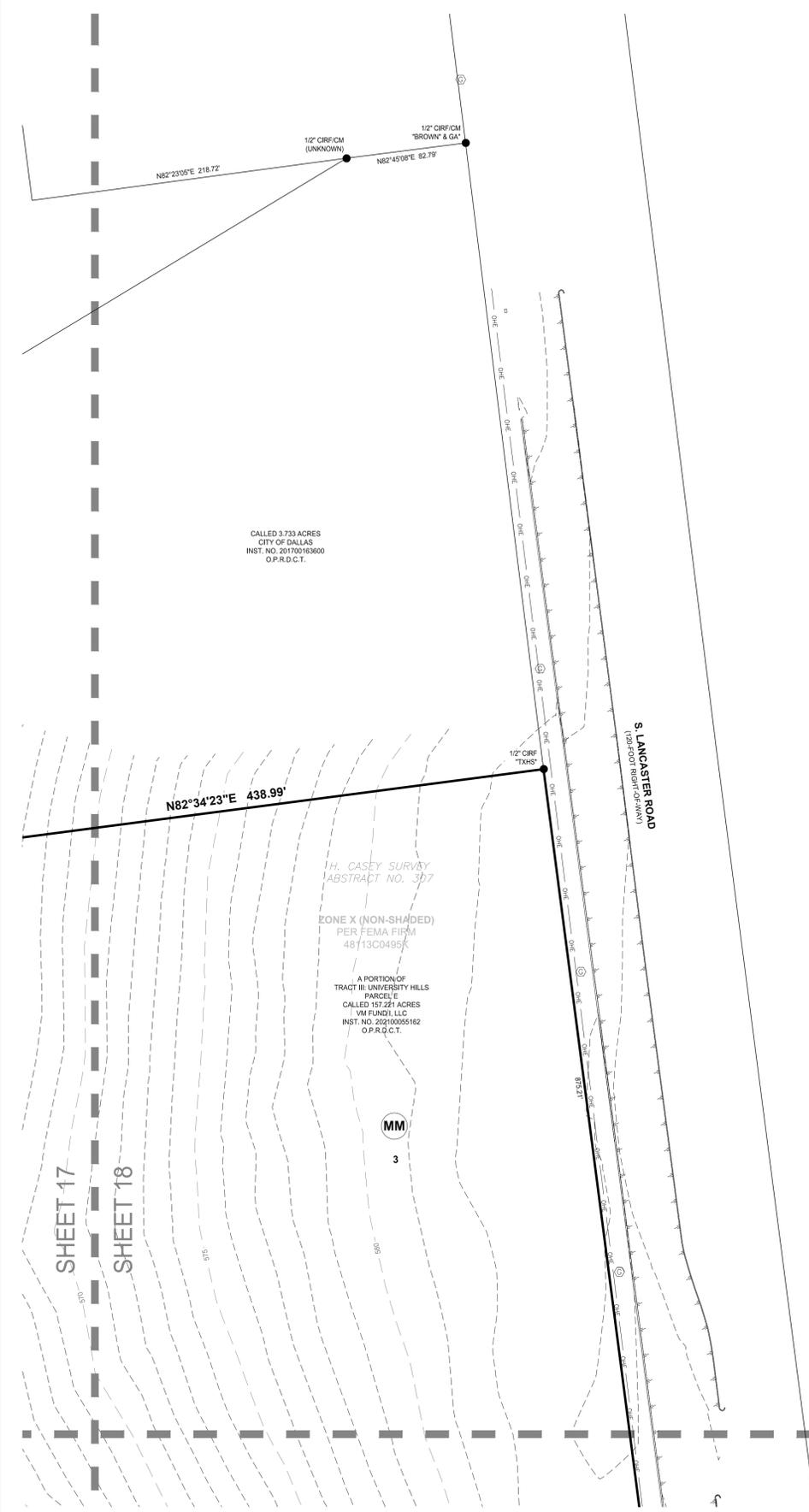
ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Pitcher
Phone: (214) 601-6936
E-mail: dpitcher@kfm-llc.com

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**

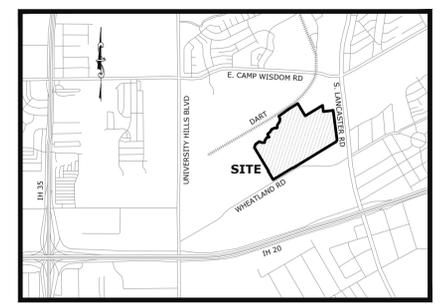
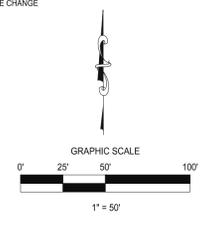
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-L.L.C.COM
940.367.7188

3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBP# 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	MAILBOX
WTR	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
STM	DEED RECORDS, DALLAS COUNTY, TEXAS
SWR	D.R.D.C.T.
OHF	OVERHEAD ELEC LINE
MONUMENT FOUND	IRF
IRON PIPE FOUND	IRPF
CAPPED IRON ROD SET	CRF
IRON PIPE FOUND	CRS
CONCRETE MONUMENT FOUND	U.E.
GUY WIRE	D.E.
POWER POLE	B.L.
UNDERGROUND GAS MARKER	CM
GAS RISER	POB
STREET NAME CHANGE	POINT OF BEGINNING



GENERAL NOTES

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FLOOD STATEMENT

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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

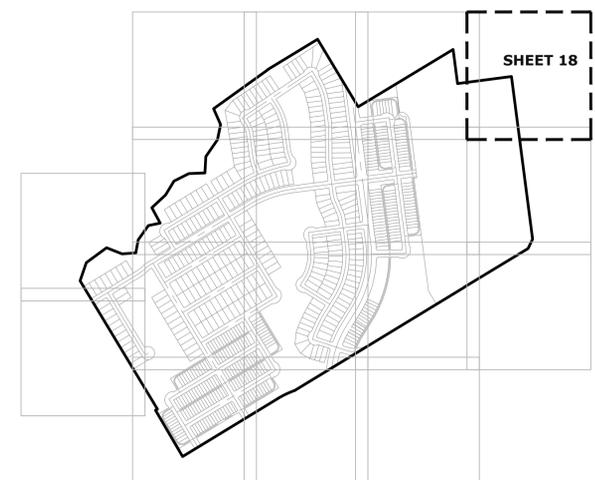
ZONE X (NON-SHADED)
PER FEMA FIRM
48130C0495K

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



SHEET 17
SHEET 18

SHEET 18
SHEET 10



KEYMAP
N.T.S.

**PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION**

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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. **2334-110**
ENGINEERING PLAN NO.

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

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75219
Contact: David Pletcher
Phone: (214) 601-4936
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@ct-landsurveying.com

**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
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**KFM
ENGINEERING & DESIGN**

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75219
PHONE: (469) 899-0536
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TBE # F-20821

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									
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	0.610	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			
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	2413	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	2413	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	2165	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			
23	0.192	8584	7	0.106	4600	6	0.132	5750	Lot	Acres	Square Feet	Lot	Acres	Square Feet	LOT AREA TABLE - BLOCK Y			15	0.052	2280			
24	0.175	7616	8	0.106	4602	7	0.132	5750	1X	0.048	2084	1X	0.045	1971	Lot	Acres	Square Feet	16	0.052	2280			
25	0.145	6308	9	0.134	5851	8	0.132	5750	2	0.050	2160	2	0.050	2160	1	0.077	3336	17	0.052	2280			
26	0.146	6341	10	0.145	6324	9	0.132	5750	3	0.050	2160	3	0.050	2160	3	0.050	2160	18	0.052	2280			
27	0.124	5382	11	0.133	5793	10	0.132	5750	4	0.050	2160	4	0.050	2160	4	0.050	2160	19X	0.156	6803			
28	0.125	5432	12	0.109	4751	11	0.132	5750	5	0.050	2160	5	0.050	2160	5	0.050	2160	LOT AREA TABLE - BLOCK EE					
29	0.126	5486	13	0.106	4602	12	0.132	5750	6	0.050	2160	6	0.050	2160	6	0.050	2160	Lot	Acres	Square Feet			
30	0.127	5539	14	0.106	4600	13	0.132	5750	7	0.050	2160	7	0.050	2160	7	0.050	2160	1X	0.069	3025			
31	0.128	5568	15	0.106	4600	14	0.142	6206	8	0.050	2160	8	0.050	2160	8	0.050	2160	2	0.059	2591			
32	0.124	5401	16	0.109	4746	15	0.132	5750	9	0.050	2160	9	0.050	2160	9	0.050	2160	3	0.059	2591			
33	0.138	5993	17	0.122	5318	16	0.132	5750	10	0.050	2160	10	0.050	2160	10	0.050	2160	4	0.059	2591			
34	0.179	7777	18	0.122	5319	17	0.132	5750	11	0.050	2160	11	0.050	2160	11	0.050	2160	5	0.055	2415			
35	0.174	7572	19	0.122	5319	18	0.132	5750	12	0.050	2160	12	0.050	2160	12	0.050	2160	6	0.060	2601			
36	0.108	4696	20	0.113	4922	19	0.132	5750	13	0.050	2160	13	0.050	2160	13	0.050	2160	7	0.055	2415			
37	0.117	5076	21	0.127	5529	20	0.132	5750	14	0.050	2160	14	0.050	2160	14	0.050	2160	8	0.055	2415			
38	0.120	5211	22	0.127	5529	21	0.132	5750	15	0.050	2160	15	0.050	2160	15	0.050	2160	9	0.035	1509			
39	0.120	5211	1	0.133	5803	22	0.132	5750	16	0.050	2160	16	0.050	2160	16	0.050	2160	10	0.055	2415			
40	0.120	5211	2	0.106	4600	23	0.132	5750	17X	0.033	1454	17	0.050	2160	17	0.050	2160	11	0.055	2415			
41	0.120	5211	3	0.106	4600	24	0.132	5750	Lot	Acres	Square Feet	18	0.050	2160	18	0.050	2160	12	0.055	2394			
42	0.120	5211	4	0.106	4600	25	0.132	5750	1X	0.048	2086	19	0.050	2160	19	0.050	2160	13	0.059	2555			
43	0.120	5211	5	0.109	4750	26	0.158	6895	2	0.050	2160	20	0.050	2160	20	0.050	2160	14	0.059	2555			
44	0.120	5211	6	0.113	4922	LOT AREA TABLE - BLOCK I			3	0.050	2160	21	0.050	2160	21	0.050	2160	15	0.059	2555			
45	0.120	5211	7	0.114	4975	Lot	Acres	Square Feet	4	0.050	2160	22	0.050	2160	22	0.050	2160	16	0.059	2555			
46	0.119	5196	8	0.115	5028	1	0.229	9991	5	0.050	2160	23	0.050	2160	23	0.050	2160	17	0.057	2476			
47	0.109	4765	9	0.117	5082	2	0.137	5950	6	0.050	2160	24	0.050	2160	24	0.050	2160	18X	0.847	36959			
48	0.237	10319	10	0.118	5137	3	0.137	5950	7	0.050	2160	25	0.050	2160	25	0.050	2160	19	0.057	2476			
49	0.272	11868	11	0.119	5192	4	0.137	5950	8	0.050	2160	26	0.158	6895	26	0.158	6895	20	0.057	2476			
50	0.238	10375	12	0.120	5247	5	0.137	5950	9	0.050	2160	27	0.144	4962	LOT AREA TABLE - BLOCK AA			21	0.057	2476			
51	0.119	5164	13	0.121	5274	6	0.137	5950	10	0.050	2160	28	0.144	4962	LOT AREA TABLE - BLOCK BB			22	0.057	2476			
52	0.140	6097	14	0.112	4882	7	0.137	5950	11	0.050	2160	29	0.144	4962	LOT AREA TABLE - BLOCK CC			23	0.057	2476			
53	0.157	6841	15	0.129	5640	8	0.137	5950	12	0.050	2160	30	0.144	4962	LOT AREA TABLE - BLOCK DD			24	0.057	2476			
54	0.157	6852	16	0.145	6315	9	0.137	5950	13	0.050	2160	31X	11.803	514153	LOT AREA TABLE - BLOCK EE			25	0.057	2476			
55	0.143	6225	17	0.140	6114	10	0.137	5950	14	0.050	2160	1X	0.045	1971	LOT AREA TABLE - BLOCK FF			26	0.057	2476			
56	0.118	5141	18	0.111	4833	11	0.133	5812	15	0.050	2160	2	0.050	2160	LOT AREA TABLE - BLOCK GG			27	0.057	2476			
57	0.115	5019	19	0.108	4705	12	0.122	5300	16	0.050	2160	3	0.050	2160	LOT AREA TABLE - BLOCK HH			28	0.057	2476			
58	0.115	4997	20	0.106	4600	13	0.122	5305	17	0.050	2160	4	0.112	4890	LOT AREA TABLE - BLOCK II			29	0.057	2476			
59	0.115	4995	21	0.106	4600	14	0.107	4668	18	0.050	2160	5	0.116	5044	LOT AREA TABLE - BLOCK JJ			30	0.057	2476			
60	0.115	4992	22	0.106	4600	15	0.107	4679	19	0.050	2160	6	0.116	5044	LOT AREA TABLE - BLOCK KK			31	0.057	2476			
61	0.115	4989	23	0.106	4602	16	0.135	5883	20	0.050	2160	7	0.116	5044	LOT AREA TABLE - BLOCK LL			32	0.057	2476			
62	0.116	5039	24	0.106	4634	17	0.105	4568	21	0.050	2160	8	0.116	5044	LOT AREA TABLE - BLOCK MM			33	0.057	2476			
63	0.120	5221	25	0.106	4636	18	0.132	5765	22	0.050	2160	9	0.116	5044	LOT AREA TABLE - BLOCK NN			34	0.057	2476			
64	0.124	5420	26	0.106	4636	19	0.109	4760	23	0.050	2160	10	0.116	5044	LOT AREA TABLE - BLOCK OO			35	0.057	2476			
65	0.146	6364	27	0.123	5379	20	0.109	4760	24	0.050	2160	11	0.119	5171	LOT AREA TABLE - BLOCK PP			36	0.057	2476			
66	0.139	6045	28	0.106	4600	21	0.109	4760	25	0.050	2160	12	0.119	5171	LOT AREA TABLE - BLOCK QQ			37	0.057	2476			
67	0.139	6050	29	0.106	4600	22	0.109	4760	26	0.050	2160	13	0.119	5171	LOT AREA TABLE - BLOCK RR			38	0.057	2476			
68	0.																						

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. 20210055162, 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 86968, 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°56'29" 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. 20220023568, 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. 20120086020, 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 28, 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 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.

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

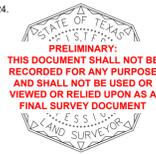
STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 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 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 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) 601-4938
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: Jose@cl-landsurveying.com



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