



**OWNER'S CERTIFICATE**

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**WHEREAS, PARK UNITY INC. AND UNDERWOOD FAMILY ENTERPRISES, LTD.,** are the owners of a tract of land situated in the John Becknell Survey, Abstract No. 53, City of Dallas Block 34/8196, City of Dallas, Dallas County, Texas and being a portion of Tract B, Block 34/8196 of Richardson Heights Estates West, an addition to the City of Dallas, Texas according to the plat recorded in Volume 730, Page 2063, Official Public Records of Dallas County, Texas, and being all of a called 6.991-acre tract of land described in a Special Warranty Deed to Park Unity, Inc. as recorded in Instrument No. 202500047500 of said Official Public Records, and also being a portion of a called 8.216-acre tract of land described in a deed to Underwood Family Enterprises, LTD. as recorded in Instrument No. 201200186902 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** a 5/8-inch iron rod with a plastic cap stamped "KHA" found for the southwest corner of Lot 14, Block 34/8196, NWC Coit and Arapaho Addition, according to the plat thereof recorded in Instrument No. 202500118886 of said Official Public Records, common to the southeast corner of said 6.991-acre tract, same being in the northerly right-of-way line of Arapaho Road (a variable width right-of-way), said point being at the beginning of a non-tangent curve to the left with a radius of 820.00 feet, a central angle of 07°58'18", and a chord bearing and distance of South 75°20'20" West, 113.99 feet;

**THENCE** along the southerly line of said 6.991-acre tract, and the northerly right-of-way line of said Arapaho Road, the following courses and distances:

In a westerly direction, with said non-tangent curve to the left, an arc distance of 114.09 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 720.00 feet, a central angle of 17°50'00", and a chord bearing and distance of South 80°18'25" West, 223.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 224.10 feet to a "X" cut in concrete set;

South 89°13'25" West, a distance of 128.63 feet to a "X" cut in concrete set for the southwest corner of said 6.991-acre tract, same being the intersection of the northerly right-of-way line of said Arapaho Road and the easterly right-of-way line of a 20-foot wide alley within the aforesaid Richardson Heights Estates West;

**THENCE** North 00°46'35" West, departing the northerly right-of-way line of said Arapaho Road, along the westerly line of said 6.991-acre tract and the easterly right-of-way line of said 20-foot wide alley, a distance of 620.00 feet to a "X" cut in concrete set for the southernmost northwest corner of said 6.991-acre tract, common to the southernmost end of a right-of-way corner clip at the intersection of said east right-of-way line and the southerly right-of-way line of a 20-foot wide alley within said Richardson Heights Estates West;

**THENCE** North 44°13'25" East, along the northerly line of said 6.991-acre tract and said right-of-way corner clip, a distance of 52.33 feet to a "X" cut in concrete set for the northernmost northwest corner of said 6.991-acre tract, common to northernmost end of said right-of-way corner clip;

**THENCE** North 89°13'25" East, along the northerly line of said 6.991-acre tract and the southerly right-of-way line of said 20-foot wide alley, passing a 5/8-inch iron rod with a plastic cap stamped "KHA" set for the northeast corner of said 6.991-acre tract at a distance of 355.38 feet. continuing along the southerly right-of-way line of said 20-foot alley, for a total distance of 573.61 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for the northeast corner of the aforesaid Tract B, same being in the westerly right-of-way line of Coit Road (a variable width right-of-way);

**THENCE** South 00°42'14" East, along the easterly line of said Tract B and westerly right-of-way line of said Coit Road, passing a mag nail found for an ell corner on the easterly line of said 6.991-acre tract at a distance of 241.60 feet, continuing along the easterly line of said 6.991-acre tract, for a total distance of 309.37 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the right with a radius of 267.84 feet, a central angle of 09°00'55", and a chord bearing and distance of South 06°33'28" West, 42.10 feet;

**THENCE** along the easterly line of said 6.991-acre tract and the westerly right-of-way line of said Coit Road, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 42.14 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 253.12 feet, a central angle of 09°39'54", and a chord bearing and distance of South 05°53'09" West, 42.65 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 42.70 feet to a "X" cut in concrete found for the northeast corner of the aforesaid Lot 14;

**THENCE** South 89°15'46" West, departing the westerly right-of-way line of said Coit Road, along the northerly line of said Lot 14 and the easterly line of said 6.991-acre tract, a distance of 139.85 feet to a 1/2-inch iron rod with a plastic cap stamped "Barton Chapa" found for the northwest corner of said Lot 14;

**THENCE** South 00°42'14" East, along the westerly line of said Lot 14 and the easterly line of said 6.991-acre tract, a distance of 201.66 feet to the **POINT OF BEGINNING** and containing 8.086 acres (352,214 square feet) of land, more or less.

**OWNER'S DEDICATION**

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

That, **PARK UNITY INC. AND UNDERWOOD FAMILY ENTERPRISES, LTD** acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **WAL-MART ADDITION, LOTS 1 & 2, BLOCK 34/8196**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PARK UNITY INC.**

By: \_\_\_\_\_  
Ugene Park, Authorized Agent

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ugene Park, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**UNDERWOOD FAMILY ENTERPRISES, LTD.**

By: \_\_\_\_\_  
George M. Underwood, III, President

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared George M. Underwood, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**SURVEYOR'S STATEMENT**

I, Michael J. Swayne, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael J. Swayne  
Registered Professional Land Surveyor No. 7143  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Drive, Suite 105  
Celina, Texas 75009  
Ph. 972-703-9693  
michael.swayne@kimley-horn.com

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael J. Swayne 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

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CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, Vice Chairperson  
of the City Plan Commission of the City of Dallas, State of  
Texas, hereby certify that the attached plat was duly filed for  
approval with the City Plan Commission of the City of Dallas  
on the \_\_\_\_\_ day of \_\_\_\_\_ A.D.  
20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day  
of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

\_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
WAL-MART ADDITION  
LOTS 1 & 2, BLOCK 34/8196**  
BEING A REPLAT OF A PORTION OF TRACT B, BLOCK 34/8196,  
RICHARDSON HEIGHTS ESTATES WEST;  
8.086 ACRES SITUATED IN THE  
JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000086

Owner/Applicant:  
Park Unity Inc  
8720 Edgewater Dr  
The Colony, Texas 75056  
Contact: Ugene Park  
Phone: 213-446-3511  
Email: up37k@yahoo.com

Surveyor:  
Kimley-Horn and Assoc., Inc.  
400 North Oklahoma Dr, suite 105  
Celina, Texas 75009  
Contact: Michael Swayne, R.P.L.S.  
Phone: 469-501-2200  
Email: michael.swayne@kimley-horn.com

Owner/Applicant:  
Underwood Family Enterprises, Ltd.  
P.O. Box 836110  
Richardson, Texas 75083  
Contact: George M. Underwood, III  
Phone:  
Email: george.underwood@gmail.com

Engineer:  
Kimley-Horn and Assoc., Inc.  
13455 Noel Road, Suite 700  
Dallas, Texas 75240  
Contact: Lauren Nuffer, P.E.  
Phone: 972-770-1300  
Email: lauren.nuffer@kimley-horn.com

Kimley»Horn					
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009			FIRM # 10194503		Tel. No. (469) 501-2200 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MDS	MJS	Feb. 2026	063363497	2 OF 2