

LEGEND

| | |
|------------------------------|--------------------------------|
| □ ROOF DRAIN | □ MAIL BOX |
| □ CABLE TV BOX | □ NEWS STAND |
| □ CABLE TV HANDHOLE | □ PHONE BOOTH |
| □ CABLE TV MANHOLE | □ SECURITY CAMERA |
| □ CABLE TV MARKER FLAG | □ TRASH BIN |
| □ CABLE TV VAULT | □ SANITARY SEWER BOX |
| □ COMMUNICATIONS BOX | □ SANITARY SEWER CLEAN OUT |
| □ COMMUNICATIONS HANDHOLE | □ SANITARY SEWER LIFT STATION |
| □ COMMUNICATIONS MANHOLE | □ SANITARY SEWER METER |
| □ COMMUNICATIONS MARKER FLAG | □ SANITARY SEWER MANHOLE |
| □ COMMUNICATIONS MARKER SIGN | □ SANITARY SEWER MARKER FLAG |
| □ COMMUNICATIONS VAULT | □ SANITARY SEWER MARKER SIGN |
| □ ELEVATION BENCHMARK | □ SANITARY SEWER SEPTIC TANK |
| □ FLOW DIRECTION | □ SANITARY SEWER VAULT |
| □ FIBER OPTIC BOX | □ STORM SEWER BOX |
| □ FIBER OPTIC HANDHOLE | □ STORM SEWER DRAIN |
| □ FIBER OPTIC MANHOLE | □ STORM SEWER HANDHOLE |
| □ FIBER OPTIC MARKER FLAG | □ STORM SEWER METER |
| □ FIBER OPTIC MARKER SIGN | □ STORM SEWER MANHOLE |
| □ FIBER OPTIC VAULT | □ STORM SEWER MARKER FLAG |
| □ FUEL TANK | □ STORM SEWER MARKER SIGN |
| □ GAS BOX | □ STORM SEWER VAULT |
| □ GAS HANDHOLE | □ TRAFFIC BARRIER |
| □ GAS METER | □ TRAFFIC ISLAND |
| □ GAS MANHOLE | □ TRAFFIC BOX |
| □ GAS MARKER FLAG | □ CROSS WALK SIGNAL |
| □ GAS SIGN | □ TRAFFIC HANDHOLE |
| □ GAS TANK | □ TRAFFIC MANHOLE |
| □ GAS VAULT | □ TRAFFIC MARKER SIGN |
| □ GAS VALVE | □ TRAFFIC CAMERA |
| □ GAS WELL | □ TRAFFIC SENSOR |
| □ TELEPHONE BOX | □ TRAFFIC SIGNAL |
| □ TELEPHONE HANDHOLE | □ TRAFFIC VAULT |
| □ TELEPHONE MANHOLE | □ UNIDENTIFIED BOX |
| □ TELEPHONE MARKER FLAG | □ UNIDENTIFIED HANDHOLE |
| □ TELEPHONE MARKER SIGN | □ UNIDENTIFIED METER |
| □ TELEPHONE VAULT | □ UNIDENTIFIED MANHOLE |
| □ PIPELINE BOX | □ UNIDENTIFIED MARKER FLAG |
| □ PIPELINE HANDHOLE | □ UNIDENTIFIED MARKER SIGN |
| □ PIPELINE METER | □ UNIDENTIFIED POLE |
| □ PIPELINE MANHOLE | □ UNIDENTIFIED TANK |
| □ PIPELINE MARKER FLAG | □ UNIDENTIFIED VAULT |
| □ PIPELINE MARKER SIGN | □ UNIDENTIFIED VALVE |
| □ PIPELINE VAULT | □ TREE |
| □ PIPELINE VALVE | □ WATER BOX |
| □ ELECTRIC BOX | □ FIRE DEPT CONNECTION |
| □ FLOOD LIGHT | □ WATER HAND HOLE |
| □ GUY ANCHOR | □ FIRE HYDRANT |
| □ GUY ANCHOR POLE | □ WATER METER |
| □ ELECTRIC MANHOLE | □ WATER MANHOLE |
| □ LIGHT STANDARD | □ WATER MARKER FLAG |
| □ ELECTRIC METER | □ WATER MARKER SIGN |
| □ ELECTRIC MANHOLE | □ WATER VAULT |
| □ ELECTRIC MARKER FLAG | □ WATER VALVE |
| □ ELECTRIC MARKER SIGN | □ AIR RELEASE VALVE |
| □ UTILITY POLE | □ WATER WELL |
| □ ELECTRIC SWITCH | □ 8\"/> |
| □ ELECTRIC TRANSFORMER | □ IRFC IRON ROD WITH CAP FOUND |
| □ ELECTRIC VAULT | □ PK5 PK NAIL SET |
| □ HANDICAPPED PARKING | □ IRFC IRON ROD FOUND |
| □ PARKING METER | □ IRFC IRON ROD FOUND |
| □ RAILROAD BOX | □ X5 \"X\" CUT IN CONCRETE SET |
| □ RAILROAD HANDHOLE | □ X\"/> |
| □ RAILROAD MARKER FLAG | □ P.O.B. POINT OF BEGINNING |
| □ RAILROAD MARKER SIGN | □ P.O.C. POINT OF COMMENCING |
| □ RAILROAD SIGN | |
| □ RAILROAD VAULT | |
| □ SIGN | |
| □ MARQUEE/BILLBOARD | |
| □ AC UNIT | |
| □ BASKET BALL GOAL | |
| □ BORE LOCATION | |
| □ FLAG POLE | |
| □ GOAL POST | |
| □ GREASE TRAP | |
| □ IRRIGATION VALVE | |

LINE TYPE LEGEND

| | |
|-----|----------------------------|
| --- | BOUNDARY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | BUILDING LINE |
| --- | WATER LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM SEWER LINE |
| --- | GAS |
| --- | UNDERGROUND GAS LINE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | FENCE |
| --- | CONCRETE PAVEMENT |
| --- | ASPHALT PAVEMENT |

PRELIMINARY PLAT
LOT 6A, BLOCK 5623
PRESTON CENTER ADDITION
 ALL OF CITY BLOCK 5623
 AND BEING 4.5996 ACRES OUT OF THE
 ANDREW J. MANNIN SURVEY, ABSTRACT NO. 948
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245 - 033
 WASTEWATER NO. _____
 PAVING AND DRAINAGE NO. _____

Kimley»Horn

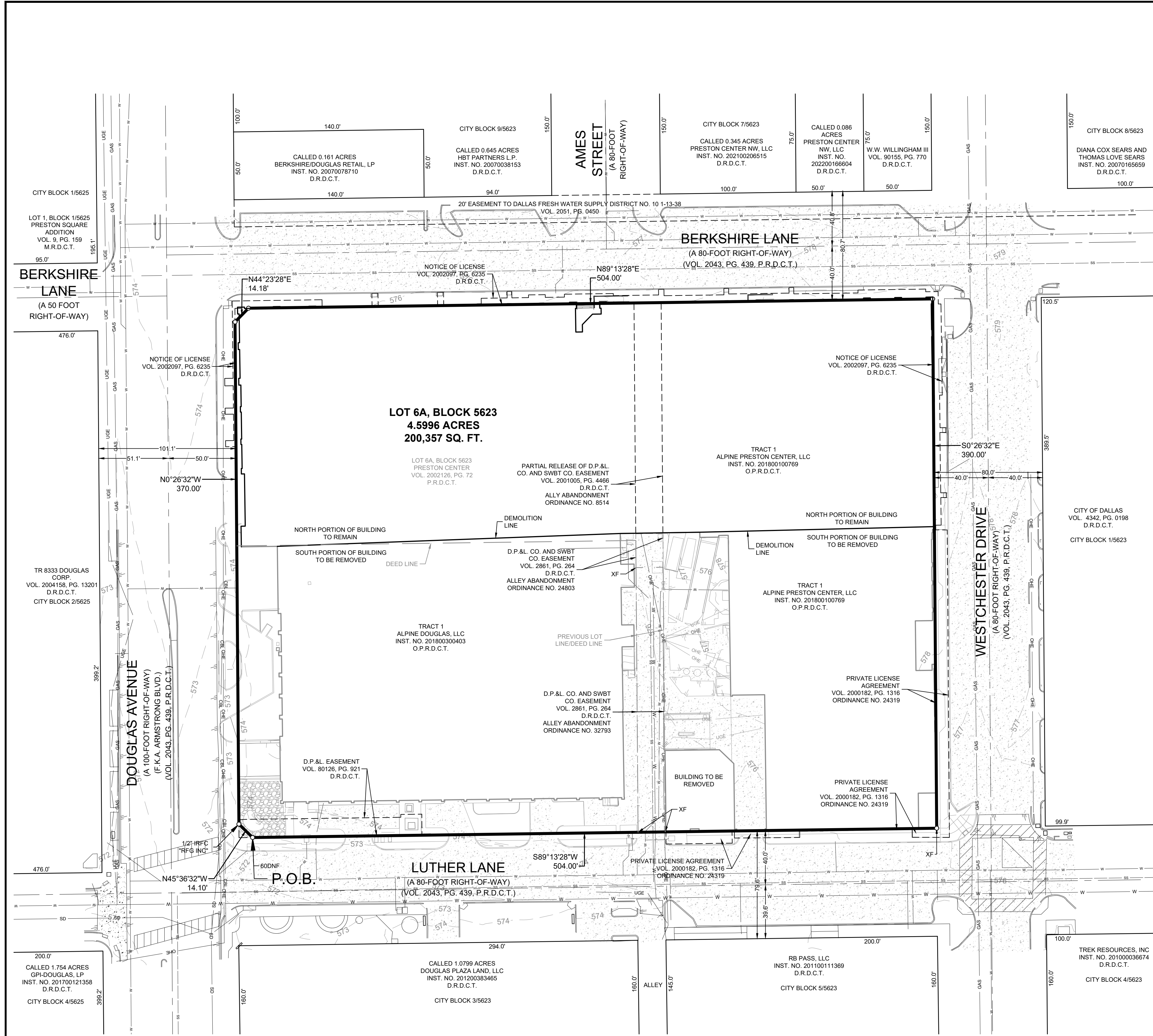
| | | |
|--|--------------------------|-------------------------|
| 2500 Pacific Avenue Suite 1100, Dallas, Texas 75226 | FIRM # 10115500 | Tel. No. (469) 718-8849 |
| Scale 1" = 40' | Drawn by LDV | Checked by JAD |
| Date Nov. 2024 | Project No. 064534303 | Sheet No. 1 OF 2 |

GENERAL NOTES:

- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from one previously platted lot and all of the portion of an abandoned alley across City Block 5623.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All shaded improvements will be removed from the site.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0335K, for Dallas County, Texas and incorporated areas, dated 07/07/2014, this property is not located within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor



OWNER:
ALPINE DOUGLAS, LLC
CONTACT: ROBERT DOZIER
4550 TRAVIS ST., SUITE 250
DALLAS, TEXAS 75205
PHONE: 214-384-1686

OWNER:
ALPINE PRESTON CENTER, LLC
CONTACT: ROBERT DOZIER
4550 TRAVIS ST., SUITE 250
DALLAS, TEXAS 75205
PHONE: 214-384-1686

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: JAMES MATHEWS, P.E.
EMAIL: JAMES.MATHEWS@KIMLEY-HORN.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

DATE PLOTTED: 11/20/24 1:56 PM LAST SAVED: 11/20/24 1:56 PM

OWNER CERTIFICATE

WHEREAS ALPINE PRESTON CENTER, LLC and ALPINE DOUGLAS, LLC is the owner of a tract of land situated in the Andrew J. Mannin Survey, Abstract No. 948, Dallas County, Texas, and being all of Lot 6A, Block 5623, Preston Center, an addition to the City of Dallas, according to the plat recorded in Volume 2002126, Page 72, Plat Records, Dallas County, Texas, and being all of a tract of land described as TRACT 1 in Special Warranty Deed to ALPINE PRESTON CENTER, LLC, recorded in Instrument No. 201800100769, Official Public Records, Dallas County, Texas, and being all of a tract of land described as Tract 1 to ALPINE DOUGLAS, LLC recorded in Instrument No. 201800300403 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 60D nail found for a southwest corner of said Lot 6A, said point being the southeast end of a corner clip of the north right-of-way line of Luther Lane (an 80-foot wide right-of-way) and the east right-of-way of Douglas Avenue (a 100-foot wide right-of-way);

THENCE with said corner clip, North 45°36'32" West, a distance of 14.10 feet to a 1/2-inch iron rod with plastic cap stamped "RFG INC" found for corner;

THENCE with said east right-of-way of Douglas Avenue and the west line of said Lot 6A, the following courses and distances:
North 00°26'32" West, a distance of 370.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for a northwest corner of said Lot 6A, said point also being the southwest end of a corner clip of said east right-of-way of Douglas Avenue and the south right-of-way line of Berkshire Lane (an 80-foot wide right-of-way);

THENCE with said corner clip, North 44°23'28" East, a distance of 14.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for a northwest corner of said Lot 6A, said point also being the northeast end of said corner clip;

THENCE with said south right-of-way line of Berkshire Lane, North 89°13'28" East, a distance of 504.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said Lot 6A, at the intersection of said south right-of-way line of Berkshire Lane and the west right-of-way line of Westchester Drive (an 80-foot wide right-of-way);

THENCE with said west right-of-way line of Westchester Drive and the east line of said Lot 6A, South 00°26'32" East, a distance of 390.00 feet to an "X" cut in concrete found for the southeast corner of said Lot 6A, at the intersection of said west right-of-way line of Westchester Drive and said north right-of-way line of Luther Lane;

THENCE with said north right-of-way line of Luther Lane and the south line of said Lot 6A, South 89°13'28" West, a distance of 284.00 feet to the **POINT OF BEGINNING** and containing 196,457 square feet or 4.5100 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

**OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That ALPINE PRESTON CENTER, LLC and ALPINE DOUGLAS, LLC, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **PRESTON CENTER ADDITION**, 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 _____, 20__.

By: _____

Name: _____

Title: _____

**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 _____ 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 _____ day of _____ 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 20__.

By: _____

Name: _____

Title: _____

**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 _____ 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 _____ day of _____ 2024.

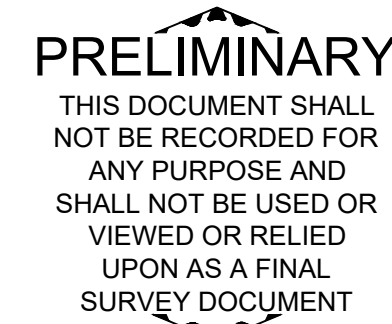
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

Dated this the ___ day of _____, 20__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com



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

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 20__.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ___ day of ___ A.D. 20__ and same was duly approved on the ___ day of ___ A.D. 20__ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT
LOT 6A, BLOCK 5623
PRESTON CENTER ADDITION
ALL OF CITY BLOCK 5623
AND BEING 4.5996 ACRES OUT OF THE
ANDREW J. MANNIN SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245 - 033
WASTEWATER NO. ___ - ___
PAVING AND DRAINAGE NO. ___ - ___**

Kimley»Horn
2500 Pacific Avenue Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

| | | | | | |
|-------|----------|------------|-----------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | LDV | JAD | Nov. 2024 | 064534303 | 2 OF 2 |

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DWG NAME: PLOTTD_SURVEY\064534303-8800 DOUGLAS DALLAS_PPL.DWG PLOTTED BY: VALDEZ LEONARDO 11/7/2024 1:56 PM LAST SAVED 11/7/2024 1:56 PM