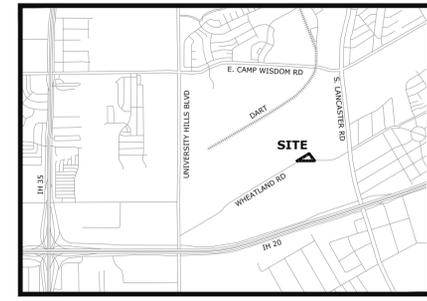
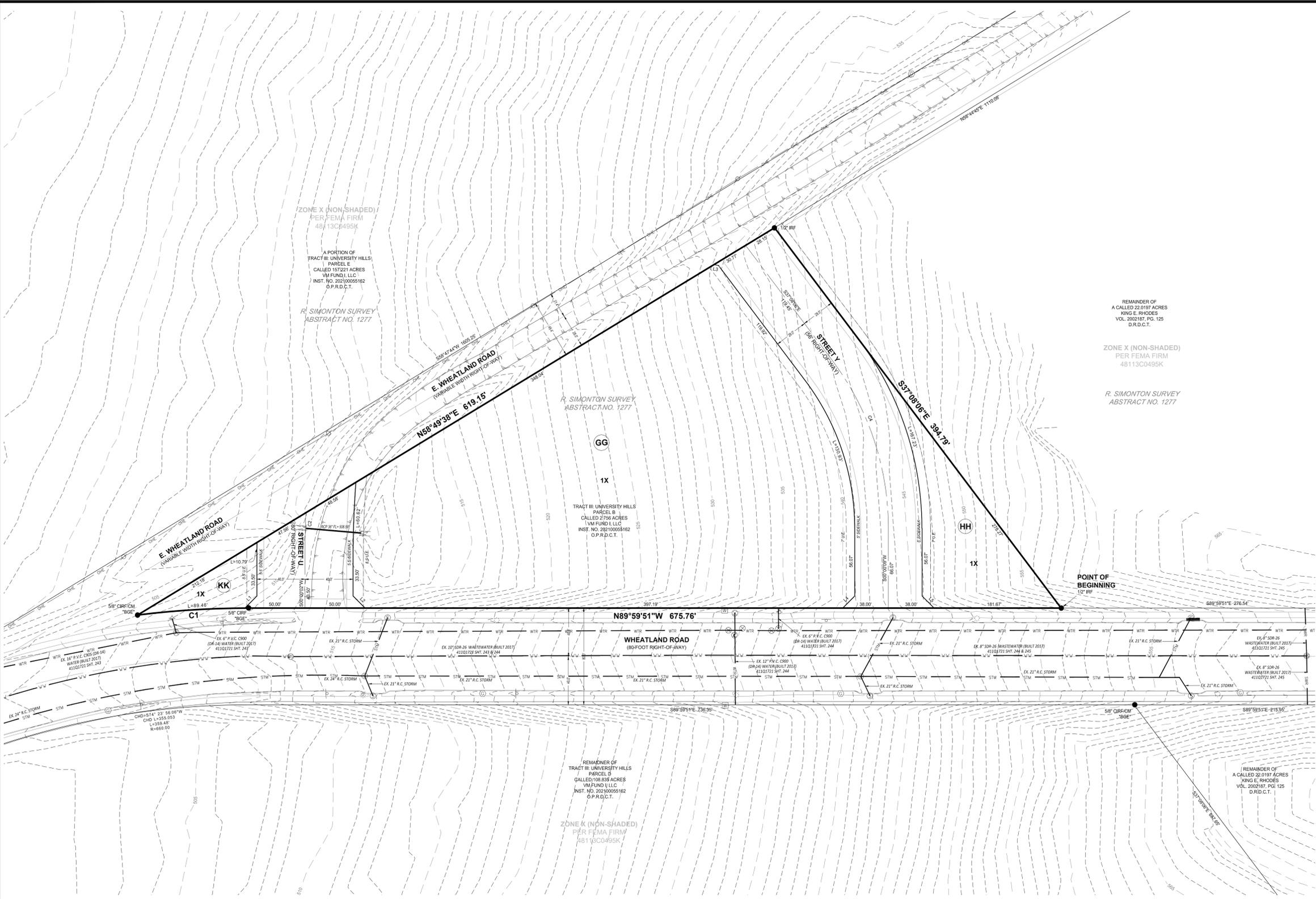
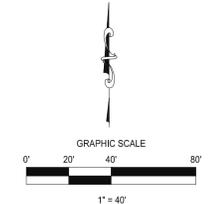


(FOR SPRG use only)  
 Reviewed by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 SPRG No. \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)



**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  |
| X WIRE FENCE              | VAULT   |
| o CHAINLINK FENCE         | MAILBOX                                       |
| WATER PIPELINE            | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| STM STORM WATER PIPELINE  | D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS |
| SWR SEWER WATER PIPELINE  | D.R.D.C.T. IRON ROD FOUND                     |
| OHE OVERHEAD ELEC LINE    | IRF IRON PIPE FOUND                           |
| MONUMENT FOUND            | CRF CAPPED IRON ROD FOUND                     |
| o CAPPED IRON ROD SET     | CRS CAPPED IRON ROD SET                       |
| o IRON PIPE FOUND         | U.E. UTILITY EASEMENT                         |
| ■ CONCRETE MONUMENT FOUND | D.E. DRAINAGE EASEMENT                        |
| o GUY WIRE                | BL. BUILDING LINE                             |
| o POWER POLE              | CM. CONTROLLING MONUMENT                      |
| o UNDERGROUND GAS MARKER  | POB POINT OF BEGINNING                        |
| o GAS RISER               |   |

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

**LOT AREA TABLE - BLOCK KK**

| Lot | Acres | Square Feet |
|-----|-------|-------------|
| 1X  | 0.058 | 2532        |

**LOT AREA TABLE - BLOCK GG**

| Lot | Acres | Square Feet |
|-----|-------|-------------|
| 1X  | 1.886 | 82147       |

**LOT AREA TABLE - BLOCK HH**

| Lot | Acres | Square Feet |
|-----|-------|-------------|
| 1X  | 0.220 | 9572        |

**LINE TABLE**

| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | S44°58'58"W | 14.15' |
| L2   | S44°59'55"E | 14.14' |
| L3   | N80°49'47"W | 3.77'  |
| L4   | N45°00'09"E | 14.14' |
| L5   | S44°59'51"E | 14.14' |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | DELTA    | CHORD BEARING | CHORD LENGTH |
|-------|--------|---------|----------|---------------|--------------|
| C1    | 92.56' | 740.00' | 7°10'00" | S86°29'09"W   | 92.50'       |
| C2    | 35.42' | 830.00' | 2°26'42" | S01°13'23"W   | 35.42'       |

**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) 801-4938  
 E-mail: dpletcher@kfm-llc.com

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

**PRELIMINARY PLAT**  
**UNIVERSITY HILLS ADDITION**  
 LOT 1X - BLOCK KK, LOT 1X - BLOCK GG, LOT 1X - BLOCK HH  
 BEING 2.744 ACRES IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE PLAN NO. **S-234-109**  
 CITY ENGINEERING PLAN NO. \_\_\_\_\_

**CHISHOLM TRAIL  
LAND SURVEYING**

TX FIRM #10194767  
1700 Thorndale Ct  
Corinth, TX 76210  
Contact: Jose Garcia  
Phone: (214) 531-8294  
E-mail: joseg@cl-landsurveying.com

**KFM  
ENGINEERING & DESIGN**

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

PROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1" = 40' | DATE: 04/01/2024 | SHEET: 1 OF 2

**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, City of Dallas, Dallas County, Texas, and being all of a called 2.756 acre tract of land described as Tract III: University Hills Parcel B in the deed to VM Fund I, LLC, recorded in Instrument No. 202109065162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the northerly right-of-way line of Wheatland Road and the southwesterly line of a called 22.0197 acre tract of land described in the deed to King E. Rhodes, recorded in Volume 2002187, Page 125, Deed Records of Dallas County, Texas, for the southeast corner of said Parcel B;

THENCE North 89°59'21" West, with the northerly right-of-way line of said Wheatland Road and the southerly line of said 2.756 acre tract, a distance of 675.76 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at the beginning of a tangential curve to the left;

THENCE continuing with the northerly right-of-way line of said Wheatland Road and the southerly line of said 2.756 acre tract and with said curve to the left having a radius of 740.00 feet, a delta angle of 07°10'00", an arc length of 92.56 feet, a chord bearing of South 86°25'09" West and chord distance of 92.50 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for the end of said curve for the westerly corner of said 2.756 acre tract, same being at the intersection of the northerly right-of-way line of said Wheatland Road and the southerly right-of-way line of E. Wheatland Road;

THENCE North 58°59'38" East, with the southeasterly right-of-way line of said E. Wheatland Road and the northwesterly line of said 2.756 acre tract, a distance of 819.15 feet to a 1/2-inch iron rod found for the northerly corner of said 2.756 acre tract, common to the westerly corner of said 22.0197 acre tract;

THENCE South 37°08'06" East, with the northeasterly line of said 2.756 acre tract and the southwesterly line of said 22.0197 acre tract, a distance of 394.79 feet to the POINT OF BEGINNING and enclosing 2.744 acres (119,513 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, LOT 1X - BLOCK KK, LOT 1X - BLOCK GG, LOT 1X - BLOCK HH**, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

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

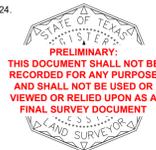
WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_, 2024.

**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**

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(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

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

**SURVEYOR**  
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1700 Thorndale Ct  
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Contact: Jose Garcia  
Phone: (214) 531-8294  
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CITY ENGINEERING PLAN NO. \_\_\_\_\_



**CHISHOLM TRAIL  
LAND SURVEYING**

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

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