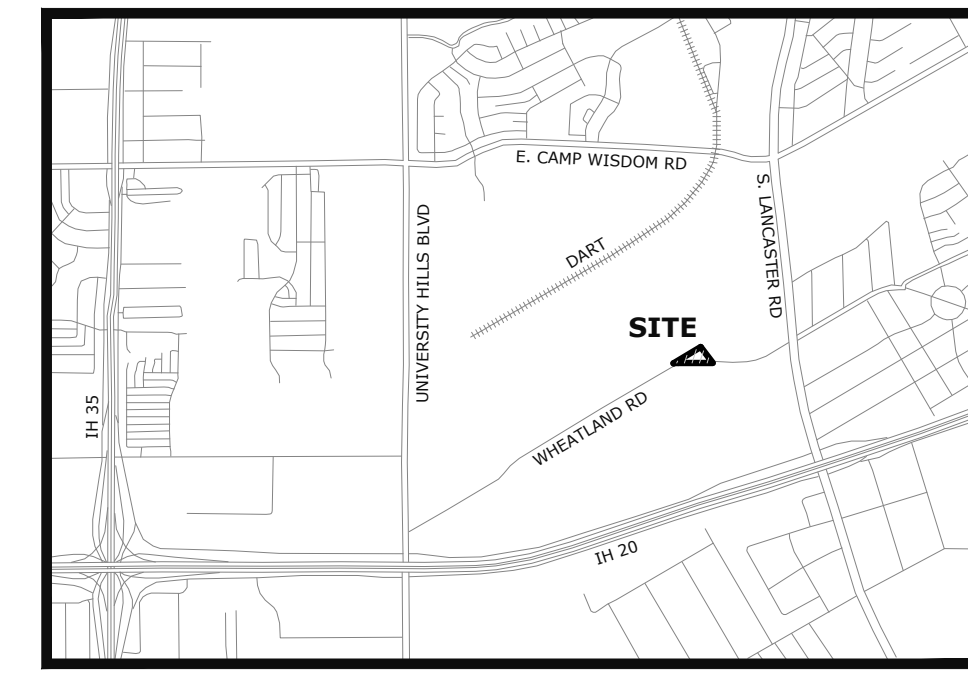
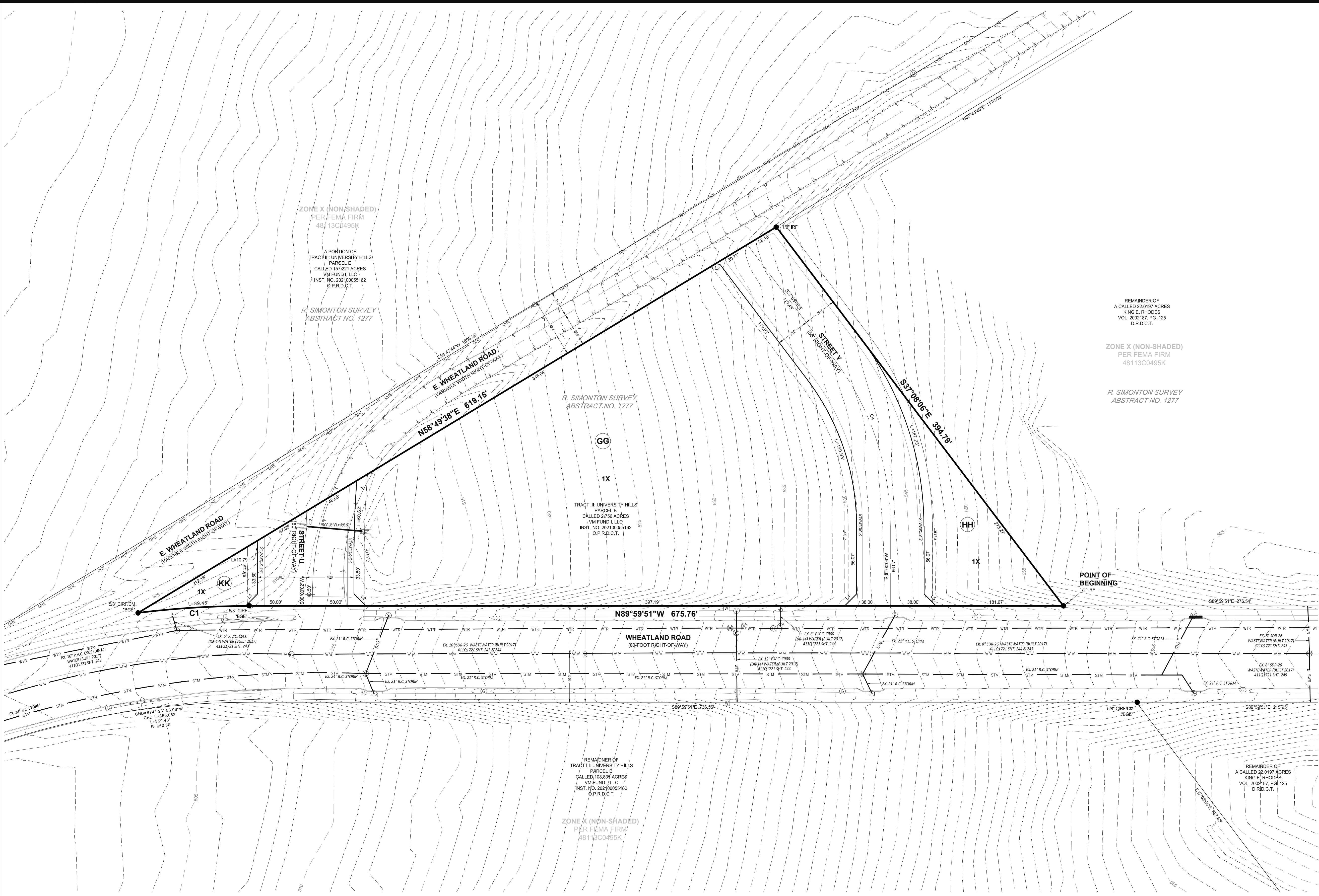
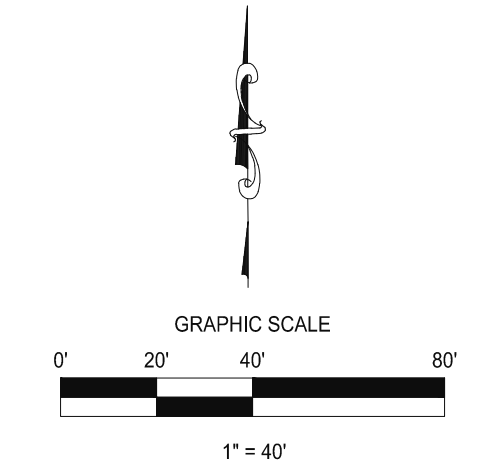


(FOR SPRG use only)
 Reviewed by: _____
 Date: _____
 SPRG No. _____



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
WIRE FENCE	VAULT
CHAINLINK FENCE	MAILBOX
WATER PIPELINE	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
STM	STORM WATER PIPELINE
SWR	SEWER WATER PIPELINE
OHE	OVERHEAD ELEC LINE
MONUMENT FOUND	IRF
CAPPED IRON ROD SET	IRPF
IRON PIPE FOUND	CRS
CONCRETE MONUMENT FOUND	U.E.
GUY WIRE	D.E.
POWER POLE	BL
UNDERGROUND GAS MARKER	CM
GAS RISER	POB

- 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

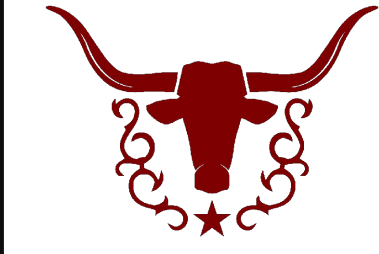
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.56'	740.00'	7°10'00"	S86°29'09"W	92.50'
C2	35.42'	830.00'	2°26'42"	S01°13'23"W	35.42'

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 Pflieger
 Phone: (214) 801-4938
 E-mail: dpflieger@kfm-llc.com

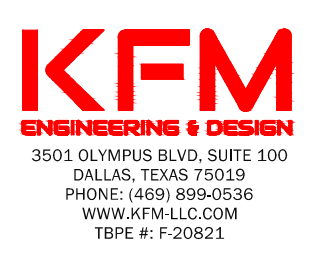
SURVEYOR
 Chisholm Trail Land Surveying
 1700 Thorndale Ct
 Corinth, TX 76210
 Contact: Jose Garcia
 Phone: (214) 531-8294
 E-mail: joseg@cl-landsurveying.com

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



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

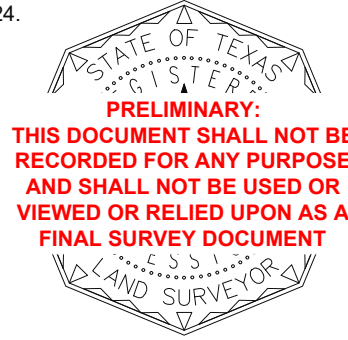
WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 2024.

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 Shiddi, 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:

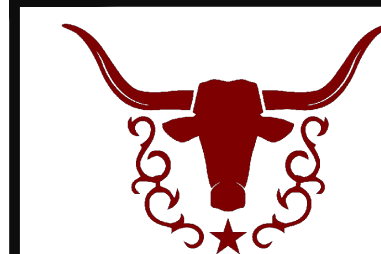
Secretary

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

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LOT 1X - BLOCK KK, LOT 1X - BLOCK GG, LOT 1X - BLOCK HH
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CITY FILE PLAN NO. 23-04-107
CITY ENGINEERING PLAN NO. _____



**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
TBE # F-20821