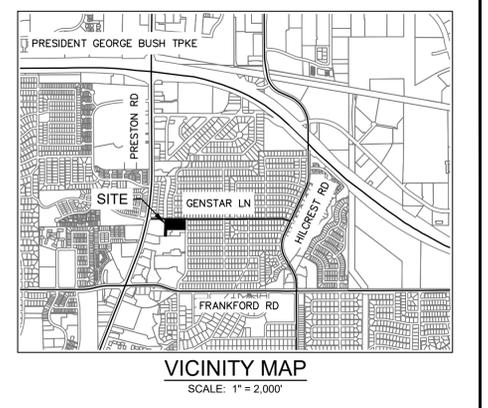
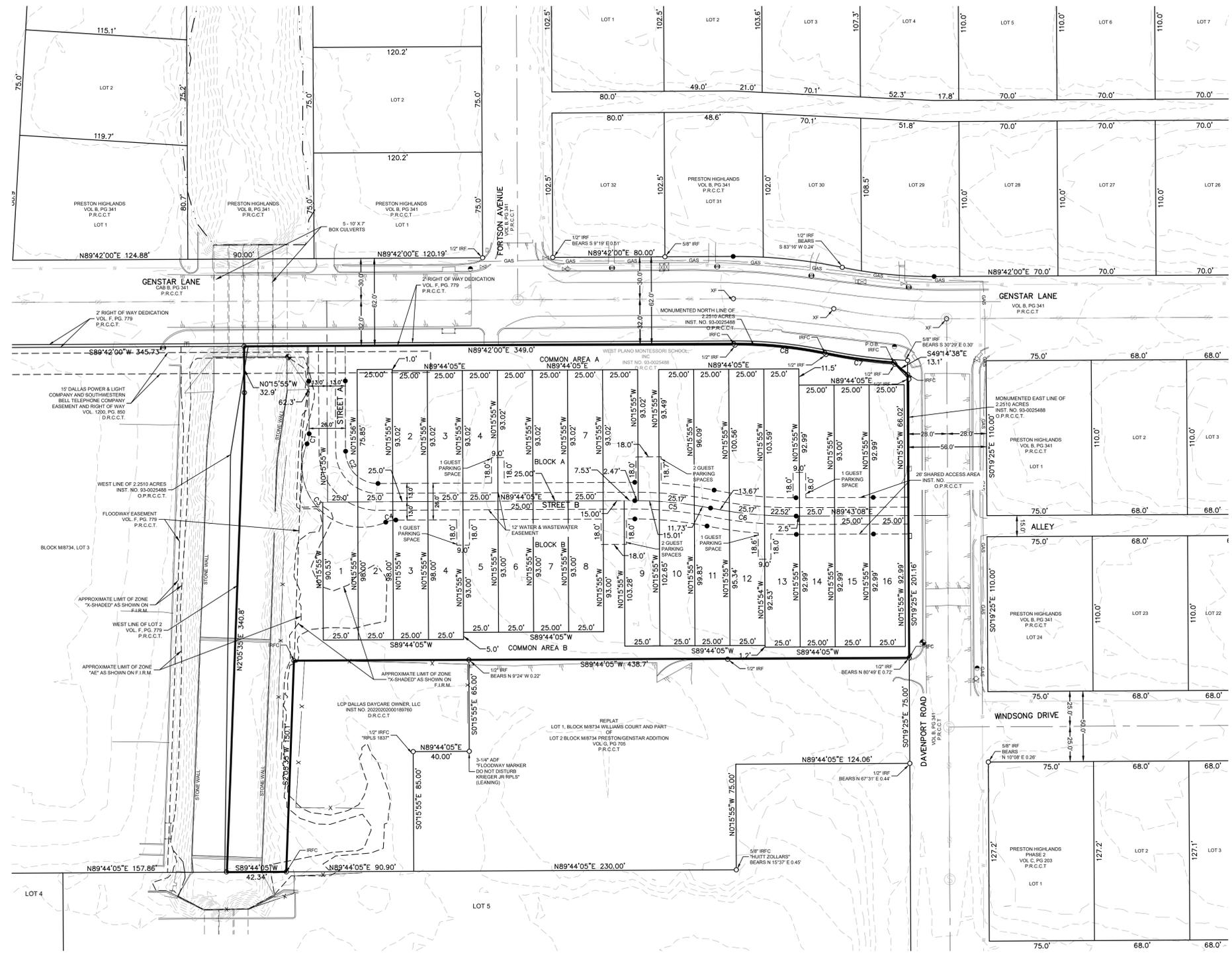
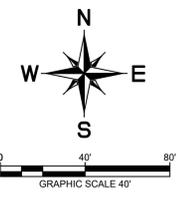


Plotted By: Gunawan, S. Vignona Date: May 09, 2024 05:00:50am File Path: K:\DAL_Civil\No_Pro\DSF_2023\20230227 - West Plano School\Cas\Preliminary\PlanSheets\1_Preliminary_Plot.dwg
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LINE TYPE LEGEND

---	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

LEGEND

IRFC	5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KH" FOUND UNLESS NOTED OTHERWISE
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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OWNER:
 PCD, LLC
 15851 DALLAS PARKWAY
 ADDISON, TEXAS 75001
 CONTACT: DON PING
 PHONE: 972-365-7395
 EMAIL: DON.PINGINTEREST@GMAIL.COM

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 6160 WARREN PARKWAY
 SUITE 210
 FRISCO, TX 75034
 CONTACT: CJ HITCH, P.E.
 PHONE: 972-770-3026
 C.J.HITCH@KIMLEY-HORN.COM

PRELIMINARY PLAT
GENSTAR TOWNHOMES
 LOTS 1-15, BLOCK A/8734
 LOTS 1-16, BLOCK B/8734

2.571 ACRES

A SHARED ACCESS DEVELOPMENT

MARTHA MCBRIDE SURVEY,
 ABSTRACT NO. 553
 CITY OF DALLAS, COLLIN COUNTY, TEXAS
 CITY PLAN FILE NO. S234-124



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SG	MRD	May 2024	064531405	1 OF 2

- Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 22°42'34" East along the easterly right of way line of East-West Expressway. The bearings listed are Grid values and the distances listed are surface values.
- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
- The purpose of this plat is to create 1 lot from a 3.445 acre tract of land.
- The coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.

Plotted By: Gunawan, Sylviana Date: May 09, 2024 05:00:50am File Path: K:\DAL_Civil\No_Pro\DSF_2023\2023027 - West Plano School\Cap\Preliminary\Plat.dwg

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS WEST PLANO MONTESSORI SCHOOL, INC. is the owner of a 2.571 acre tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Dallas, Collin County, Texas, and being the remainder of Block M/8734, Lot 2 of Preston/Genstar Addition, according to the Final Plat thereof recorded in Cabinet F, Page 779 of the Plat Records of Collin County, Texas, same also being the remainder of a called 2.2510 acre tract of land described in a deed to West Plano Montessori School, Inc, as recorded in Instrument No. 93-0025488 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northerly northeast corner of said Lot 2, common to the north end of a corner clip at the intersection of the southerly right of way line of Genstar Lane, a 62 foot wide right of way, as dedicated in the plat of Preston Highlands, as recorded in Cabinet B, Page 341 of the Plat Records of Collin County, Texas, with the westerly right of way line of Davenport Road, a 56 foot wide right of way;

THENCE South 49°14'38" East, departing the southerly right of way line of said Genstar Lane, along the northeasterly line of said Lot 2 and said corner clip, a distance of 13.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southerly northeast corner of said Lot 2, common to the south end of said corner clip, being on the westerly right of way line of said Davenport Road;

THENCE South 00°19'25" East, along the easterly line of said Lot 2 and the westerly right of way line of said Davenport Road, a distance of 201.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said 2.2510 acre tract, common to the northeast corner of Block M/8734, Lot 1A of Replat of Lot 1, Block M/8734 Williams Court and Part of Lot 2 Block M/8734 Preston/Genstar Addition, according to the plat thereof recorded in Cabinet G, Page 705 of the Plat Records of Collin County, Texas, from which, a 1/2 inch iron rod found for witness bears North 80°49' East, 0.72 feet;

THENCE South 89°44'05" West, departing the easterly line of said Lot 2 and the westerly right of way line of said Davenport Road, along the southerly line of said 2.2510 acre tract, the northerly line of said Lot 1A and the northerly line of a called 0.362 acre tract of land described in a deed to LCP Dallas Daycare Owner, LLC, as recorded in Instrument No. 20220202000189760 of the Deed Records of Collin County, Texas, and crossing said Lot 2, a distance of 438.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 0.362 acre tract;

THENCE South 02°05'35" West, along the westerly line of said 0.362 acre tract and continuing across said Lot 2, a distance of 150.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said 0.362 acre tract, being on the southerly line of said Lot 2, and the northerly line of Arbors on Preston, according to the Final Plat thereof recorded in Cabinet L, Page 2461 of the Plat Records of Collin County, Texas;

THENCE South 89°44'05" West, along the southerly line of said Lot 2 and the northerly line of said Arbors on Preston, a distance of 42.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 2, common to the southeast corner of Block M/8734, Lot 3 of aforesaid Preston/Genstar Addition;

THENCE North 02°05'35" East, departing the northerly line of said Arbors on Preston, along the westerly line of said Lot 2 and the easterly line of said Lot 3, a distance of 340.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 00°15'55" West, continuing along the westerly line of said Lot 2 and the easterly line of said Lot 3, a distance of 32.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 2, common to the northeast corner of said Lot 3, being on the southerly right of way line of aforesaid Genstar Lane;

THENCE North 89°42'00" East, along the northerly line of said Lot 2 and the southerly right of way line of said Genstar Lane, a distance of 349.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 313.00 feet, a central angle of 11°58'08", and a chord bearing and distance of South 84°18'55" East, 65.27 feet;

THENCE in an easterly direction continuing along the northerly line of said Lot 2 and the southerly right of way line of said Genstar Lane, with said tangent curve to the right, an arc distance of 65.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 377.00 feet, a central angle of 07°33'01", and a chord bearing and distance of South 82°06'22" East, 49.64 feet.

THENCE in an easterly direction continuing along the northerly line of said Lot 2 and the southerly right of way line of said Genstar Lane, with said reverse curve to the left, an arc distance of 49.68 feet to the POINT OF BEGINNING and containing 2.571 acres (111,984 square feet) of land, more or less.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

LLOYD DENMAN, P.E. CHIEF ENGINEER OF DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WEST PLANO MONTESSORI SCHOOL, INC does hereby adopt this plat, designating the herein described property as GENSTAR TOWNHOMES, an addition to the City of Dallas, Collin County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 Plano, Texas, this the ____ day of _____, 20__.

By: WEST PLANO MONTESSORI SCHOOL, INC, a Texas corporation

Jatinder P. Khandpur, Vice President and Treasurer

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jatinder P. Khandpur, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

Table with 2 columns: LOT #, Area (SF). Rows 1-15.

Table with 2 columns: LOT #, Net Area (SF). Rows 1-15.

Table with 2 columns: LOT #, Area (SF). Rows 1-16.

Table with 2 columns: LOT #, Net Area (SF). Rows 1-16.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Rows C1-C8.

COMMON AREA table with columns: NAME, Area (SF). Rows COMMON AREA A, COMMON AREA B.

SURVEYOR'S STATEMENT

I, SYLVIANA GUNAWAN, 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 Land Surveying, the City of Dallas Development Code (Ordinance no. 19465, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 20__.

RELEASED _____ FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Sylviana Gunawan, Registered Professional Land Surveyor #6461 KIMLEY-HORN AND ASSOCIATES, INC. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sylviana Gunawan, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ 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 GENSTAR TOWNHOMES LOTS 1-15, BLOCK A/8734 LOTS 1-16, BLOCK B/8734

2.571 ACRES

A SHARED ACCESS DEVELOPMENT

MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553 CITY OF DALLAS, COLLIN COUNTY, TEXAS CITY PLAN FILE NO. S234-124



6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Scale Drawn by Checked by Date Project No. Sheet No. 1" = 40' SG MRD May 2024 064531405 2 OF 2

OWNER: PCD, LLC 15851 DALLAS PARKWAY ADDISON, TEXAS 75001 CONTACT: DON PING PHONE: 972-365-7395 EMAIL: DON.PINGINTEREST@GMAIL.COM

ENGINEER: KIMLEY-HORN AND ASSOC., INC. 6160 WARREN PARKWAY SUITE 210 FRISCO, TX 75034 CONTACT: CJ HITCH, P.E. PHONE: 972-770-3026 CJ.HITCH@KIMLEY-HORN.COM

- 1.) Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 22°42'34" East along the easterly right of way line of East-West Expressway. The bearings listed are Grid values and the distances listed are surface values.
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3.) The purpose of this plat is to create 1 lot from a 3.445 acre tract of land.
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