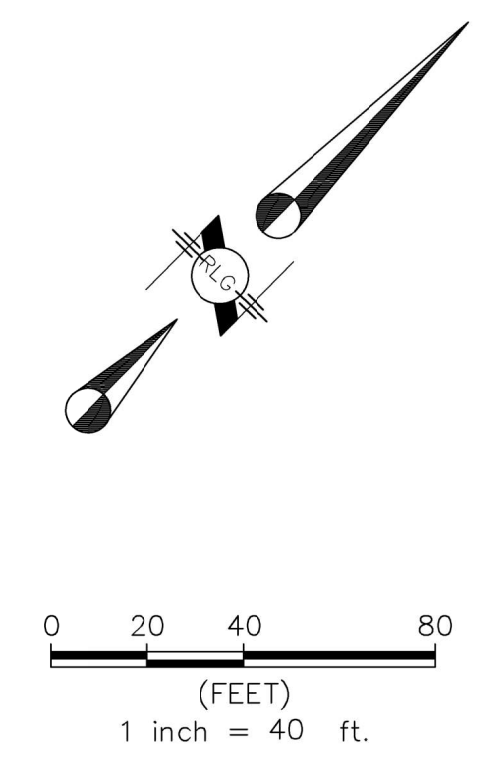
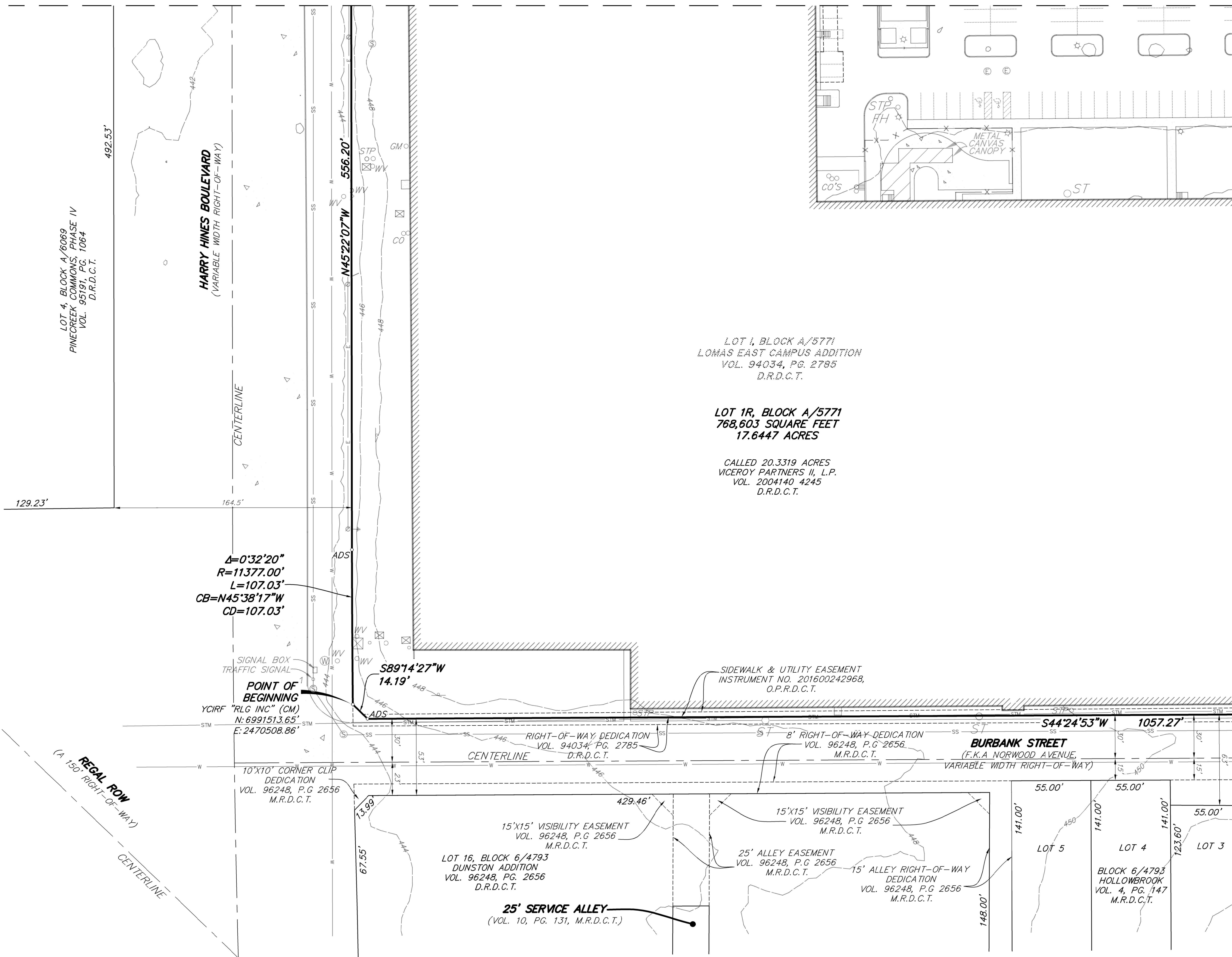


MATCHLINE SHEET 2



LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	EXISTING CONTOUR LINE	---	EXISTING SPOT ELEVATION
---	LIGHT STANDARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
---	LIGHT BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "___" FOUND
---	BOLLARD	---	IRON ROD FOUND
---	WATER VALVE	---	MAP NAIL SET / FOUND
---	WATER METER	---	CHISELED "X" SET / FOUND
---	FIRE HYDRANT	---	PK NAIL SET / FOUND
---	STAND PIPE	---	CONTROLING MONUMENT
---	CLEAN OUT	---	MAP RECORDS, DALLAS COUNTY, TX
---	IRRIGATION BOX	---	DEED RECORDS, DALLAS COUNTY, TX
---	TELEPHONE PEDESTAL	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	POWER POLE	---	INSTRUMENT NUMBER
---	POWER POLE WITH U/D CONDUIT	---	VOLUME, PAGE
---	GUY WIRE	---	AREA DRAIN & SIZE IN INCHES
---	SDM	---	ROOF DRAIN
---	SANITARY SEWER MANHOLE	---	CURB DRAIN
---	STORM SEWER MANHOLE	---	PULL BOX
---	GAS MANHOLE	---	PULL BOX ELECTRIC
---	TELEPHONE MANHOLE	---	PULL BOX TELEPHONE
---	ELECTRIC MANHOLE	---	PULL BOX FIBER OPTIC
---	FIBER OPTIC MANHOLE	---	DREPE MYRTLE
---	COMMUNICATIONS MANHOLE	---	TREE
---	ELECTRIC BOX		
---	ELECTRIC METER		
---	TRAFFIC SIGNAL		
---	TRAFFIC SIGNAL BOX		
---	POST INDICATOR VALVE		

- GENERAL NOTES:**
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
 2. CONTROLLING MONUMENTS: AS SHOWN
 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. STRUCTURES TO REMAIN.
 5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.

**PRELIMINARY PLAT
OF
LEC ADDITION
LOT 1R & 2R, BLOCK A/5771
REPLAT
OF
LOMAS EAST CAMPUS ADDITION
LOT 1, BLOCK A/5771
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-050
ENGINEERING NO. DP-___**

SCALE: 1" = 40' DATE: 12-10-2024

OWNER:
VICEROY PARTNERS II, L.P.
2722 FAIRMOUNT STREET
DALLAS, TEXAS 75201
214-999-0060
C/O AMY BARRICKLOW

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 W. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #1-489
TBPELS REG #100341-00

RECORDED INST# - JOB NO. 2311.072 E-FILE 2311.072PP DWG NO. 28,577W SHEET 1 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, VICEROY PARTNERS II, L.P., is the sole owner of a 885,657 square foot (20.3319 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, City of Dallas, Dallas County, being all of Lot 1, Block A/5771, Lomas East Campus Addition, an addition to the City of Dallas according to the plat recorded in Volume 94034, Page 2785, Deed Records, Dallas County, Texas, and being all of a called 20.3319 acre tract of land conveyed in a Special Warranty Deed to VICEROY PARTNERS II, L.P., as recorded in Volume 2004140, Page 4245, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron with with yellow plastic cap stamped "RLG INC" found at the westerly corner of a corner clip at the intersection of the northeast right-of-way line of Harry Hines Boulevard (a variable width right-of-way) and the northwest right-of-way line of Burbank Street (a variable width right-of-way) for the westerly southern corner of said Lot 1, Block A/5771, for the beginning of a non-tangent curve to the right;

THENCE along the common line between said Lot 1 and said Harry Hines Boulevard, the following bearings and distances:

In a northwesterly direction along said curve to the right, whose chord bears North 45°38'17" West for a distance of 107.03 feet, having a radius of 11377.00 feet, a central angle of 00°32'20", and an arc length of 107.03 feet to an 3-1/4" Aluminum Disk stamped "RLG INC & LEC" set at the right;

North 45°22'07" West, a distance of 556.20 feet to a point for the south corner of Lot 2, Block A/5771, Pinecreek Commons, Phase V, an addition to the City of Dallas according to the plat recorded in Volume 96238, Page 1661, Deed Records, Dallas County, Texas, for the west corner of said Lot 1, from which a found 1/2" iron rod bears North 58°48'31" East, a distance of 0.77 feet;

THENCE along the common line between said Lot 1 and said Lot 2, the following bearings and distances:

North 44°14'53" East, a distance of 386.82 feet to a 3-1/4" Aluminum disk stamped "RLG INC & LEC" set for corner;

North 00°45'07" West, a distance of 113.50 feet to a 3-1/4" Aluminum disk stamped "RLG INC & LEC" set for corner;

North 21°51'21" West, a distance of 50.00 feet to a 1/2" iron rod found in the south line of a called 2.582 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Corinth Real Estate Holdings, LLC, recorded in Instrument No. 202000186488, Official Public Records, Dallas County, Texas, for the beginning of a non-tangent curve to the left;

THENCE along the common line between said Lot 1 and said 2.582 acre tract, the following bearings and distances:

In a northeasterly direction along said non-tangent curve to the left, whose chord bears North 56°03'19" East for a distance of 123.56 feet, having a radius of 295.00 feet, a central angle of 24°10'38", and an arc length of 124.48 feet to a point at the end of said non-tangent curve to the left, from which a found 1/2" iron rod bears North 08°37'02" West, a distance of 0.18 feet;

North 43°57'58" East, a distance of 150.41 feet to a 1/2" iron rod found for the east corner of said 2.582 acre tract and an interior ell corner of said Lot 1;

North 46°02'02" West, a distance of 295.64 feet to a 1/2" iron rod found in the southwest line of Lot 1C, Block B/5772, SWA West Campus, an addition to the City of Dallas according to the plat recorded in Instrument No. 201700178063, Official Public Records, Dallas County, Texas, for the north corner of said 2.582 acre tract and the westerly north corner of said Lot 1;

THENCE along the common line between said Lot 1 and said Lot 1C, the following bearings and distances:

North 43°41'02" East, a distance of 320.00 feet to a point for the north corner of said Lot 1 and an interior ell corner of said Lot 1C, from which a found aluminum disk stamped "PACHECO KOCH" bears South 88°47'01" West, a distance of 0.45 feet;

South 45°45'36" East, a distance of 661.68 feet to a point, from which a found aluminum disk stamped "PACHECO KOCH SWAWC" bears South 88°47'01" West, a distance of 0.45 feet;

South 44°24'53" West, a distance of 3.57 feet to an 3-1/4" aluminum disk stamped "RLG INC & LEC" set for corner;

South 44°19'07" East, at 41.78 feet passing a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of Lot 1, Block B/5771, Marcus Blake Rogers, an addition to the City of Dallas according to the plat recorded in Instrument No. 201700266509, Official Public Records, Dallas County, Texas and continuing along the common line between said Lot 1, Block A/5771 and said Lot 1, Block B/5771, a total distance of 415.00 feet to a 3-1/4" aluminum disk stamped "RLG INC & LEC" set in the northwest right-of-way line of said Burbank Street, for the easterly corner of said Lot 1, Block A/5771;

THENCE along the common line between said Burbank Street and said Lot 1, the following bearings and distances:

South 44°24'53" West, a distance of 1057.27 feet to a 3-1/4" aluminum disk stamped "RLG INC & LEC" set for corner;

South 89°14'27" West, a distance of 14.19 feet to the POINT OF BEGINNING containing 885,657 square feet or 20.3319 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VICEROY PARTNERS II, L.P., acting by and through its duly authorized agent, Stephen Rogers, does hereby adopt this plat, designating the herein described property as Lot 1R and Lot 2R, Block A/5771, LEC 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 _____, 2024.

VICEROY PARTNERS II, L.P.

By:

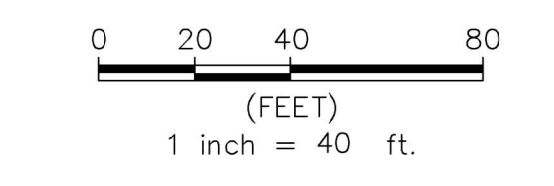
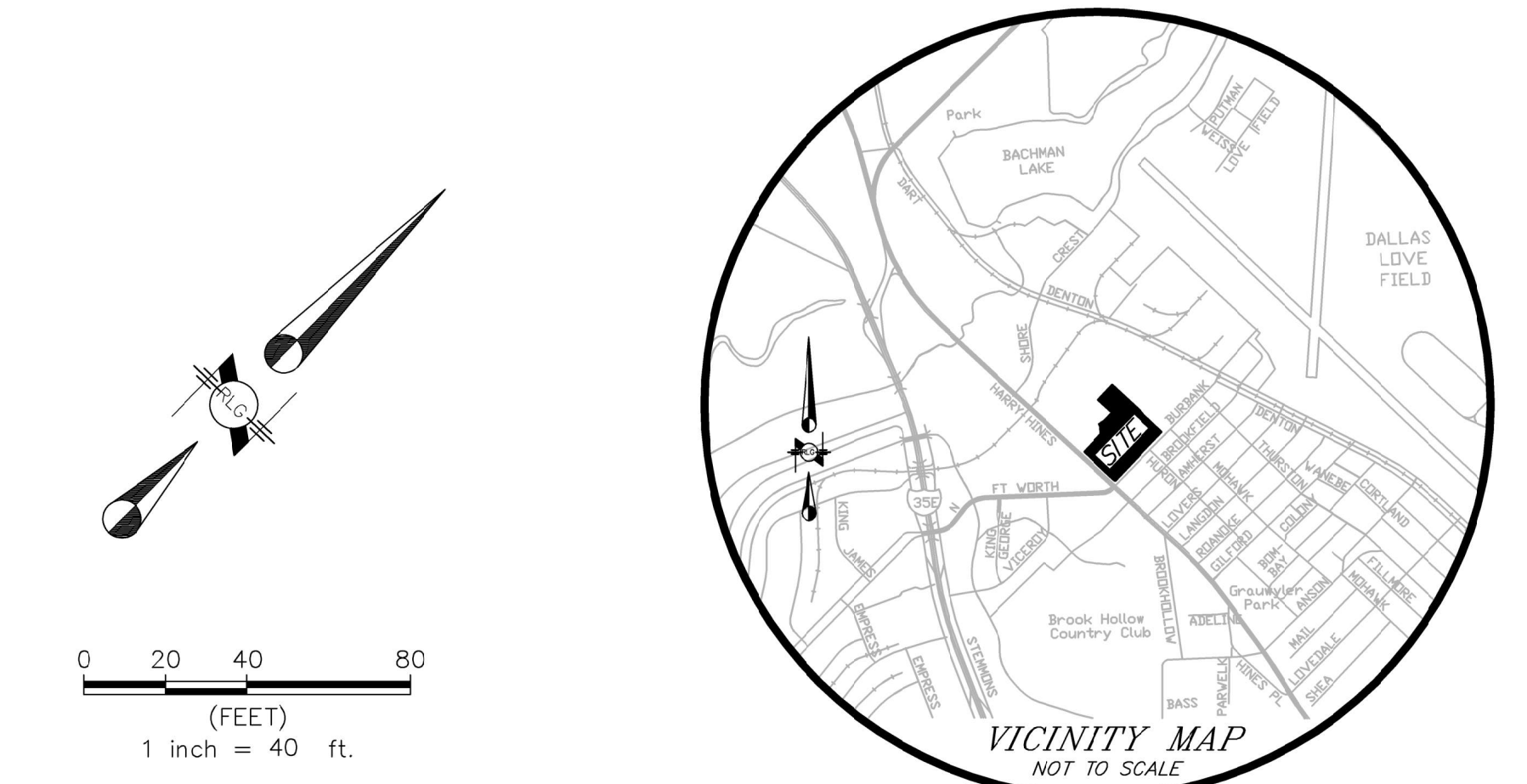
Stephen Rogers
Asset Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Rogers, 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 stated.

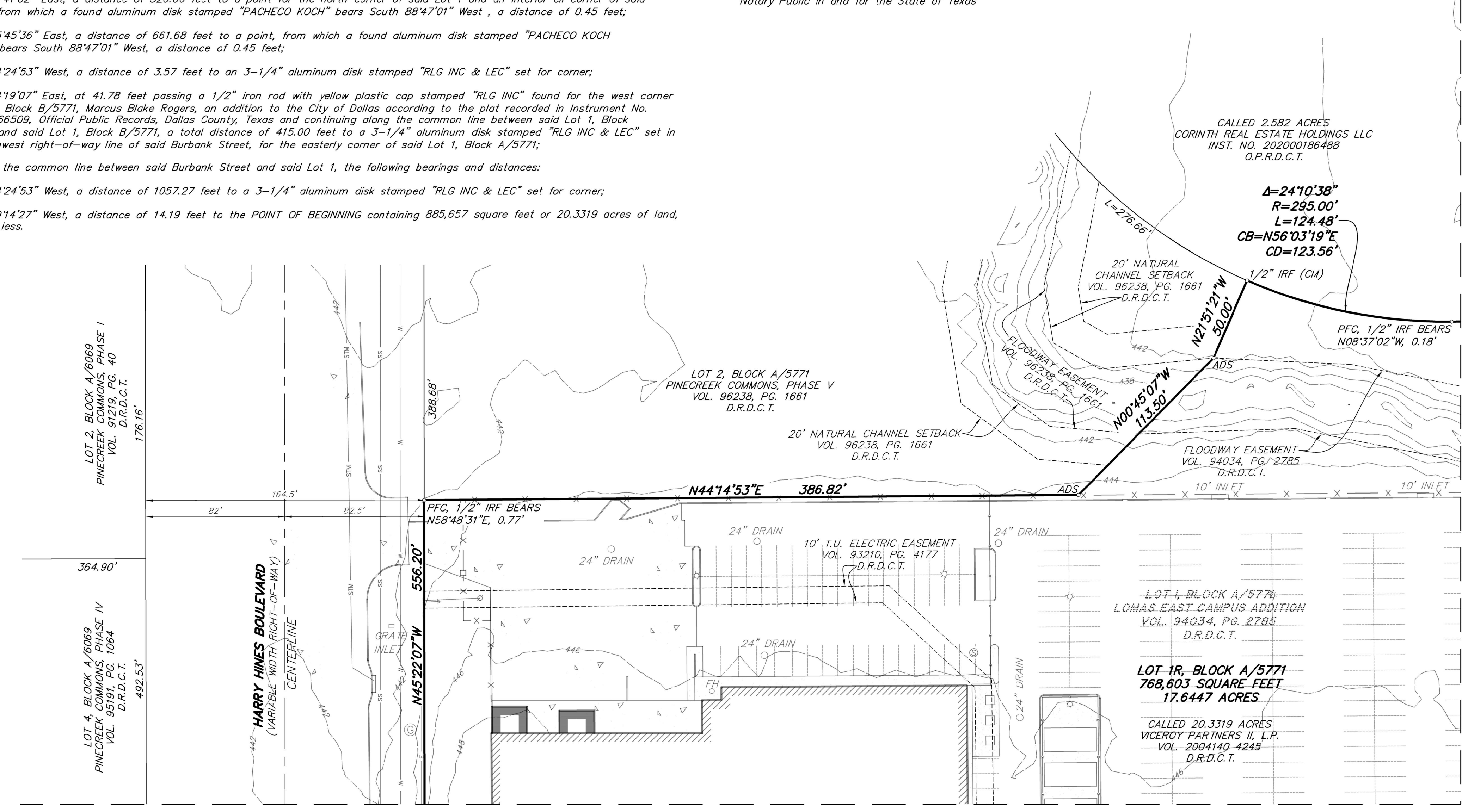
GIVEN under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas



GENERAL NOTES:

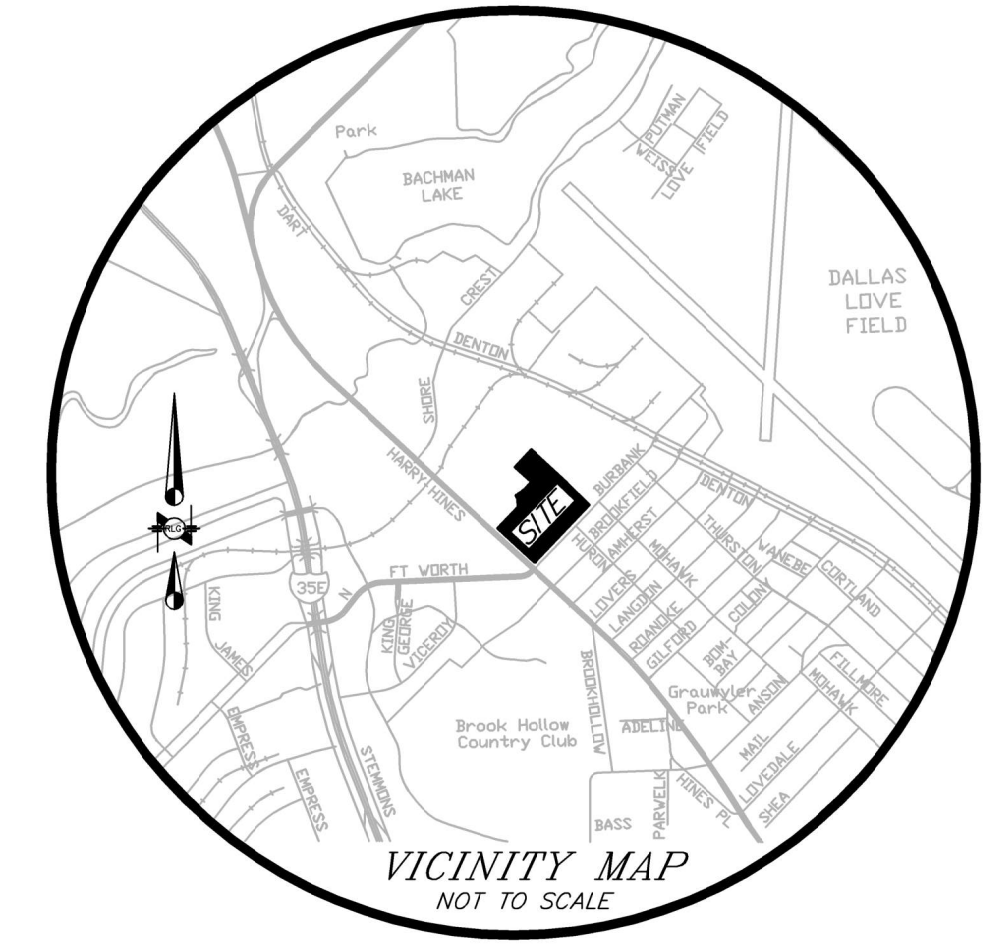
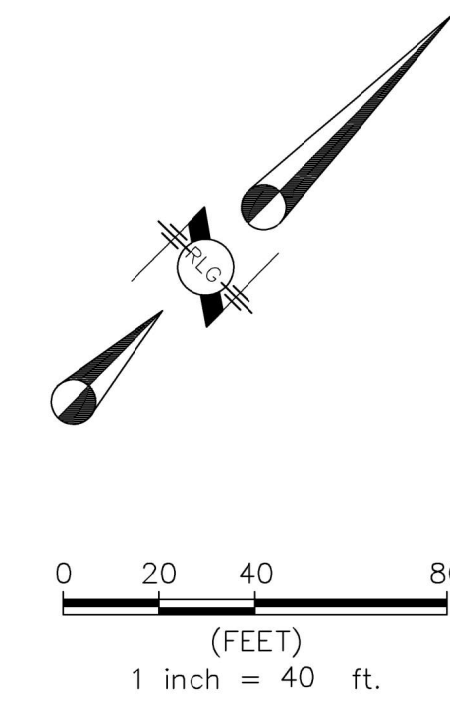
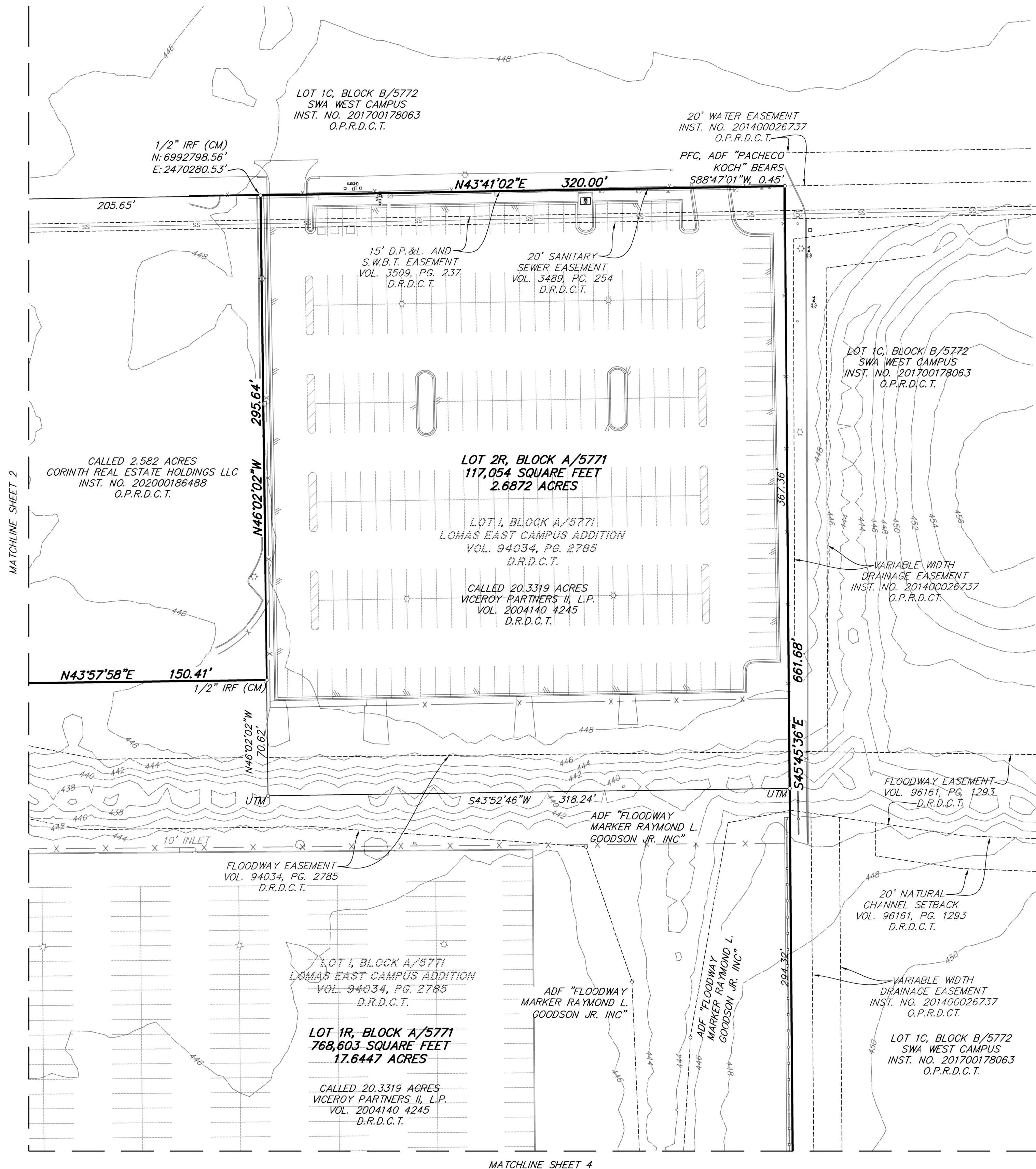
- 1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. STRUCTURES TO REMAIN.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.



LEGEND table listing symbols for PROPERTY LINE, EASEMENT LINE, BUILDING, ASPHALT, CONCRETE, FENCE LINE, LIGHT STANDARD, BOLLARD, WATER VALVE, WATER METER, FIRE HYDRANT, STAND PIPE, CLEAN OUT, IRRIGATION BOX, TELEPHONE PEDESTAL, POWER POLE, POWER POLE WITH U/G CONDUIT, GUY WIRE, SIGN, SANITARY SEWER MANHOLE, STORM SEWER MANHOLE, GAS MANHOLE, TELEPHONE MANHOLE, ELECTRIC MANHOLE, FIBER OPTIC MANHOLE, COMMUNICATIONS MANHOLE, ELECTRIC BOX, ELECTRIC METER, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, POST INDICATOR VALVE, OVERHEAD POWER, GAS LINE, SEWER LINE, STORM SEWER LINE, WATER LINE, EXISTING CONTOUR LINE, EXISTING SPOT ELEVATION, 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET, 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "X" FOUND, MAG NAIL SET / FOUND, CHISELED "X" SET / FOUND, PK NAIL SET / FOUND, CONTROLLING MONUMENT, MAP RECORDS, DALLAS COUNTY, TX, DEED RECORDS, DALLAS COUNTY, TX, ORIGINAL PUBLIC RECORDS, DALLAS COUNTY, TX, INSTRUMENT NUMBER, VOLUME, PAGE, AREA, DRAIN & SIZE IN INCHES, ROOF DRAIN, CURB DRAIN, PULL BOX, PULL BOX ELECTRIC, PULL BOX TELEPHONE, PULL BOX FIBER OPTIC, CREEP MARKLE, TREE.

PRELIMINARY PLAT OF LEC ADDITION LOT 1R & 2R, BLOCK A/5771 REPLAT OF LOMAS EAST CAMPUS ADDITION LOT 1, BLOCK A/5771 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-050 ENGINEERING NO. DP-_____ SCALE: 1" = 40' DATE: 12-10-2024

OWNER: VICEROY PARTNERS II, L.P. SURVEYOR: RAYMOND L. GOODSON JR., INC. 2722 FAIRMOUNT STREET DALLAS, TEXAS 75201 214-999-0060 C/O AMY BARRICKLOW



GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
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LEGEND

.....	PROPERTY LINE	—E—E—	OVERHEAD POWER
.....	EASEMENT LINE	—8"0—8"0—	GAS LINE
.....	BUILDING LINE	—8"0—8"0—	SEWER LINE
.....	ASPHALT	—STM—STM—	STORM SEWER LINE
.....	CONCRETE	—8"W—8"W—	WATER LINE
.....	FENCE LINE	—550—	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
.....	BOLLARD	.....	1/2" IRF (CM)
.....	WATER VALVE	.....	1/2" IRF (CM)
.....	FIRE HYDRANT	.....	1/2" IRF (CM)
.....	STAND PIPE	.....	1/2" IRF (CM)
.....	CLEAN OUT	.....	1/2" IRF (CM)
.....	IRRIGATION BOX	.....	1/2" IRF (CM)
.....	TELEPHONE PEDESTAL	.....	1/2" IRF (CM)
.....	POWDER POLE	.....	1/2" IRF (CM)
.....	POWDER POLE WITH U/G CONDUIT	.....	1/2" IRF (CM)
.....	QUIV WIRE	.....	1/2" IRF (CM)
.....	SIDW	.....	1/2" IRF (CM)
.....	SANITARY SEWER MANHOLE	.....	1/2" IRF (CM)
.....	STORM SEWER MANHOLE	.....	1/2" IRF (CM)
.....	GAS MANHOLE	.....	1/2" IRF (CM)
.....	ROOF DRAIN	.....	1/2" IRF (CM)
.....	TELEPHONE MANHOLE	.....	1/2" IRF (CM)
.....	ELECTRIC MANHOLE	.....	1/2" IRF (CM)
.....	FIBER OPTIC MANHOLE	.....	1/2" IRF (CM)
.....	COMMUNICATIONS MANHOLE	.....	1/2" IRF (CM)
.....	ELECTRIC BOX	.....	1/2" IRF (CM)
.....	ELECTRIC METER	.....	1/2" IRF (CM)
.....	TRAFFIC SIGNAL	.....	1/2" IRF (CM)
.....	TRAFFIC SIGNAL BOX	.....	1/2" IRF (CM)
.....	POST INDICATOR VALVE	.....	1/2" IRF (CM)

PRELIMINARY PLAT
OF
LEC ADDITION
LOT 1R & 2R, BLOCK A/5771
REPLAT
OF
LOMAS EAST CAMPUS ADDITION
LOT 1, BLOCK A/5771
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-050
 ENGINEERING NO. DP-____

SCALE: 1" = 40' DATE: 12-10-2024

OWNER:
 VICEROY PARTNERS II, L.P.
 2722 FAIRMOUNT STREET
 DALLAS, TEXAS 75201
 214-999-0060
 C/O AMY BARRICKLOW

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rlj@rljinc.com
 TX PE REG #P-489
 TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2311.072	E-FILE	2311.072PP	DWG NO.	28,577W	SHEET	3 OF 4
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