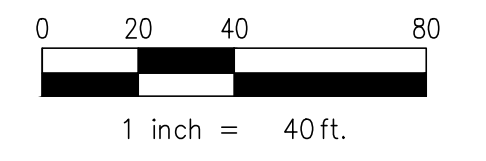
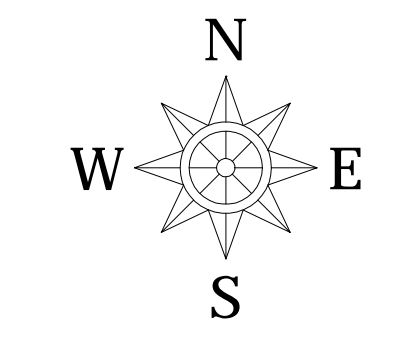


LOCATION MAP  
Not to Scale



LOT 1-A, BLOCK A/7447  
HILLCREST PLAZA ADDITION  
Vol. 80015, Pg. 922  
DRDCT

R=202.00'  
D=77°00'02"  
L=271.47'  
CB=N 38°53'54" W  
CD=251.50'

Lot 1A, Block B/7447  
1.825 Ac.  
(79,517 S.F.)

BUILDING C  
6700 LBJ FREEWAY  
DALLAS, TX  
2 STORY CONCRETE & FRAME BUILDING  
2 BELOW GRADE LEVELS, GARAGE, GARAGE PARKING SPACES=xx, SITE PARKING=xx  
GROUND FLOOR FOOTPRINT 33,400.0 SQ. FT. +/-  
HT. = 47.7 +/-

GROSS AREA  
7.462 ACRES  
(324,612 Sq. Ft.)

Lot 1B, Block B/7447  
3.392 Ac.  
(147,302 S.F.)

LOT 1, BLOCK B/7447  
HILLCREST PLAZA  
(REVISED) ADDITION  
Vol. 79147, Pg. 2903  
DRDCT  
  
(called 7.791 acres)  
6700 LBJ FWY LLC  
Inst. No. 202300079805  
DRDCT

Lot 1C, Block B/7447  
2.245 Ac.  
(97,793 S.F.)

BUILDING D  
6700 LBJ FREEWAY  
DALLAS, TX  
2 STORY CONCRETE & FRAME BUILDING  
2 BELOW GRADE LEVELS, GARAGE, GARAGE PARKING SPACES=161, SITE PARKING=18  
GROUND FLOOR FOOTPRINT 33,190.0 SQ. FT. +/-  
HT. = 47.7 +/-

LOT 3, BLOCK B/7447  
HILLCREST PLAZA  
(REVISED) ADDITION  
Vol. 79147, Pg. 2903  
DRDCT

LOT 1, BLOCK 7448  
OAK CREEK PLAZA ADDITION  
Vol. 82154, Pg. 3353  
DRDCT  
  
(called 7.863 acres)  
6920 LBJ I  
Inst. No. 201800277648  
DRDCT

**LEGEND**

VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
SQ. FT.	SQUARE FOOT
C.M.	CONTROLLING MONUMENT
FIR	FOUND IRON ROD
W/CAP	FOUND/SET MONUMENT W/CAP-AS NOTED

**GENERAL NOTES:**

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506.
2. The purpose of this plat is to divide 1 Lot into 3 Lots.
3. The existing structure will remain.
4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

**PRELIMINARY PLAT  
HILLCREST OAKS**

LOTS 2A, 2B, AND 2C IN CITY BLOCK B/7447  
BEING A REPLAT OF  
LOT 1, BLOCK B/7447 OF HILLCREST PLAZA (REVISED)  
SITUATED IN THE  
THOMAS DYKE SURVEY, ABSTRACT NO. 405 AND THE  
MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1032  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-259

OWNER / APPLICANT  
6700 LBJ FWY LLC  
ATTN: Hamilton Peck  
P.O. Box 535051  
Grand Prairie, TX 75053  
Contact: Jonathan Tooley  
806-346-1276

ENGINEER / SURVEYOR  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Mike Martine

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 7.452 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1032 and the Thomas Dyke Survey, Abstract Number 405, City of Dallas, Dallas County, Texas, being the remainder of a called 7.791 acre tract of land described in a Special Warranty Deed to 6700 LBJ FWY LLC, recorded in Instrument Number 202300076805, of the Official Public Records of Dallas County, Texas (OPRDCT), and the remainder of Lot 1, Block B/7447, of Hillcrest Plaza (Revised) Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 79147, Page 2903, of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the intersection of the east right-of-way line of Hillcrest Plaza Drive, a (56-foot wide right-of-way, recorded in Volume 79147, Page 2903, DRDCT) and the south right of way line of Lyndon B Johnson Freeway, A.K.A. Interstate Highway 635, a (variable width right-of-way, recorded in Volume 332, Page 430, DRDCT and Instrument Number 201200180545, OPRDCT;

THENCE along the south right of way line of said Lyndon B Johnson Freeway, the following courses and distance:

Easterly along a curve to the right, having a central angle of 02°57'45", a radius of 3,920.27 feet, a chord bearing and distance of N 88°36'58" E, 202.68 feet, an arc length of 202.70 feet to a point for corner at the end of said curve;

S 89°54'09" E, 360.53 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the beginning of a tangent curve to the right, having a central angle of 03°33'49", a radius of 2,771.89 feet, a chord bearing and distance of S 88°07'15" E, 172.37 feet;

Easterly along said curve, an arc length of 172.40 feet to a point for corner within the centerline of Tributary Creek of White Rock Creek and on the westerly line of Lot 1, Block 7448, of Oak Creek Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 82154, Page 3353, DRDCT;

THENCE along the westerly line of Lot 1, Block 7448, leaving the south right of way line of said Lyndon B Johnson Freeway, the following calls and distances as follows:

S 01°05'22" E, 84.53 feet to a point for corner in a said creek;

S 18°00'15" E, 39.54 feet to a point for corner in a said creek;

S 03°28'43" E, 77.45 feet to a point for corner in a said creek;

S 11°45'17" E, 77.34 feet to a point for corner in a said creek;

S 52°10'36" W, 94.10 feet to a point for corner in a said creek;

S 34°18'12" E, 70.11 feet to a point for corner in a said creek;

S 09°23'06" W, 47.46 feet to a point for corner in a said creek;

S 36°06'52" W, 186.83 feet to a point for corner in a said creek;

S 85°34'09" W, 33.66 feet to a point for corner in a said creek;

N 55°10'31" W, 42.34 feet to a point for corner in a said creek;

S 35°05'08" W, 30.25 feet to a point for corner in a said creek;

S 01°03'28" E, 61.83 feet to a point at the southwest corner of said Lot 1, Block 7448, and on the easterly right-of-way line of said Hillcrest Plaza Drive, same being within said creek;

Thence along the easterly right-of-way line of said Hillcrest Plaza Drive, the following courses and distance:

N 73°41'00" W, 22.19 feet to a point for corner in a said creek at the beginning of a tangent curve to the right having a central angle of 53°19'58", a radius of 202.00 feet, a chord bearing and distance of N 47°01'00" W, 181.32 feet;

Northwesterly along said curve, an arc length of 188.03 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 20°21'05" W, 81.09 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 57°05'06", a radius of 257.83 feet, a chord bearing and distance of N 48°52'19" W, 246.39 feet, from which a 1/2 inch iron rod found bears for witness S 12°26'48" E, 0.39 feet;

Northwesterly along said curve, an arc length of 256.88 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 77°23'53" W, 6.35 feet to an X-found in concrete at the beginning of a tangent curve to the right having a central angle of 77°00'02", a radius of 202.00 feet, a chord bearing and distance of N 38°53'54" W, 251.50 feet;

Northwesterly along said curve, an arc length of 271.47 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 00°23'53" W, 89.83 feet to the POINT OF BEGINNING AND CONTAINING 7.452 acres or 324,612 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 6700 LBJ FWY LLC, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as 6700 LBJ, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public forever any streets and alleys 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 and upon 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

6700 LBJ FWY LLC

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 \_\_\_\_\_ 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jimmy Bernau, 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-8.617 (a) (b) (c) (d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of, \_\_\_\_\_, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Jimmy Bernau
Registered Professional Land Surveyor
Texas Registration Number 6902

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 Jimmy Bernau 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 \_\_\_\_\_ 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 of the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same as 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
HILLCREST OAKS
LOTS 2A, 2B, AND 2C IN CITY BLOCK B/7447
BEING A REPLAT OF
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CITY PLAN FILE NO. S223-259

OWNER / APPLICANT
6700 LBJ FWY LLC
Spars Engineering, Inc.
ATTN: Hamilton Peck
P.O. Box 535051
Plano, TX 75053
Grand Prairie, TX 75053
Contact Jonathan Tooley
806-346-1276
ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martine

Printed by: jgddgaww Plot Date: 9/27/2023 3:40 PM
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