



LINETYPE	<u>TABLE</u>
OHU ————————————————————————————————————	BOUNDARY LINE ADJOINER LINE OVERHEAD SERVICE LINE STORM LINE SEWER LINE WATER LINE EASEMENT LINE BUILDING LINE STREET CENTERLINE
////	WOOD FENCE
535' ———	CONTOUR LINE

1. Basis of Bearing — Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time

2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no

			LEG	END			
	GAS METER		FIRE HYDRANT	W	WATER MANHOLE	-	SIGN
•	IRR. CONTROL VALVE	♦	WATER METER	MB	MAIL BOX	0	LIGHT POLE
	TELEPHONE PEDESTAI	_ Š	GAS VALVE	G	GREASE TRAP	J	JUNCTION BOX
>	POWER POLE	w W	WATER VALVE	Θ	HANDRAIL		CONCRETE
	DOWN GUY	\boxtimes	TRANSFORMER PAD	(P)	CABLE PEDESTAL	0	BOLLARD
	S.S. MANHOLE	③	ELECTRIC METER	V	VAULT		COVERED AREA
	CLEAN OUT	(D)	STORM DRAIN MANHOLE	Ġ	HANDICAP SPACE	A/C	A/C PAD

PRELIMINARY PLAT VILLAGE II SHOPPING CENTER ON SAMUELL BOULEVARD REVISED

VILLAGE II SHOPPING CENTER ON SAMUELL BOULEVARD DAVID A. BAGELEY SURVEY, ABSTRACT NO. 65 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. PLAT-25-000066 & S45-217

JOB NO.: DATE:	24-0502 06/20/2025	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
FIELD DATE:	02/08/2025	1612 HART STREET, COMMERCIAL Texas	1
SCALE:	1" = 40'	PMS SUITE 201 SOUTHLAKE, TEXAS 76092 COMMERCIAL RESIDENTIAL BOUNDARIES Society of Professional Surveyors	ΩΓ
FIELD:	A.R.M.	★ LLC/ 817-481-1806 (O) TOPOGRAPHY	OF
DRAWN:	J.B.W.	MORTGAGE	2
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas DW VILLAGE II, LLC is the sole owner of that certain 5.290 acre tract of land situated in the DAVID A. BAGELEY SURVEY, ABSTRACT NO. 65, City of Dallas, Dallas County, Texas, and being all of Lot 22, Block A/6127, VILLAGE II SHOPPING CENTER ON SAMUELL BOULEVARD, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92033, Page 0132, Deed Records, Dallas County, Texas, same being the same property described in Special Warranty Deed conveyed to DW VILLAGE II, LLC, recorded in Instrument Number 202400252164, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for the northeast corner of said Lot 22, same being in the southwest intersection of Samuell Boulevard (a 120 foot right—of—way) and Gallion Drive (a 50 foot right—of—way);

THENCE South 10 deg. 27 min. 09 sec. East, along the common line of said Lot 22 and said Gallion Drive, a distance of 431.18 feet to a 5/8 inch iron rod with red plastic cap found for the southeast corner of said Lot 22, same being the northeast corner of a 20 foot Wide Alley recorded in Volume 50, Page 137, Map Records, Dallas County, Texas;

THENCE South 79 deg. 32 min. 51 sec. West, along the common line of said Lot 22 and said 20 foot Wide Alley, a distance of 525.81 feet to a 1/2 inch iron pipe found for the southwest corner of said Lot 22, same being the southeast corner of Lot 20, Block A/6127, Pearcy Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77205, Page 2306, Deed Records, Dallas County, Texas;

THENCE North 10 deg. 28 min. 26 sec. West, along the common line of said Lot 20, a distance of 439.91 feet to a 1/2 inch iron pipe found for the northwest corner of said Lot 22, same being the northeast corner of said Lot 20, same being in the south right-of-way line of aforesaid Samuell Boulevard;

THENCE along the common line of said Lot 22 and said Samuell Boulevard as follows:

North 79 deg. 32 min. 22 sec. East, a distance of 210.20 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 5670.32 feet, a central angle of 03 deg. 11 min. 33 sec., and a chord bearing and distance of North 81 deg. 08 min. 10 sec. East, 315.90 feet;

Along said curve to the right, an arc distance of 315.94 feet to the POINT OF BEGINNING and containing 230,440 square feet or 5.290 acres of computed land, more or less.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 ŘEPŘEŠEŇTÁTION ÓF THIS SIGNED FINAL PLAT.

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

TIMOTHY R. MANKIN

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF ____ 2025.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER: DW VILLAGE II, LLC 12700 HILLCREST ROAD SUITE 120 DALLAS, TX 75230

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DW VILLAGE II, LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS VILLAGE II SHOPPING CENTER ON SAMUELL BOULEVARD REVISED, 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 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 ____, 2025

DW VILLAGE II, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: DOGWOOD MANAGER 2022, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: _____ BEN APPLEBY, MANAGER

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BEN APPLEBY, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ______, 2025.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

COUNTY RECORDING LABEL FINAL PLAT CERTIFICATE OF APPROVAL , 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 or 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:

PRELIMINARY PLAT
VILLAGE II SHOPPING CENTER ON
SAMUELL BOULEVARD REVISED

Secretary

LOTS 1 & 2, BLOCK A/6127

BEING A REPLAT OF LOT 22, BLOCK A/6127
VILLAGE II SHOPPING CENTER ON SAMUELL BOULEVARD
DAVID A. BAGELEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000066 & S45-217

JOB NO.: DATE:	24-0502 06/20/2025	www.peisersurveying.com	SHEET
FIELD DATE: SCALE:	02/08/2025 1" = 40'	P _{MS} 1612 HART STREET, COMMERCIAL RESIDENTIAL RESIDENTIAL Professional	2
FIELD: DRAWN:	A.R.M. J.B.W.	SOUTHLAKE, TEXAS 76092 817-481-1806 (0) BOUNDARIES TOPOGRAPHY MORTGAGE Surveyors	OF 2
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	