



LEGEND	
1. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS	
2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS	
3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
4. IRF - IRON ROD FOUND	
5. INST. NO. - INSTRUMENT NUMBER	
6. VOL. - VOLUME	
7. PG. - PAGE	
8. IRS - 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP	
11. IPF - IRON PIPE FOUND	
12. RCIRF - 1/2" IRON ROD WITH RED PLASTIC CAP FOUND	

LINETYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	OVERHEAD SERVICE LINE
—	STORM LINE
—	SEWER LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE
—	WOOD FENCE
—	CONTOUR LINE

- GENERAL NOTES:
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 Kinematic (RTK) Methods.
 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 projection.
 3. Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 4. Purpose of plat - To create 2 lots from an existing lot.
 5. No trees on site.
 6. Existing structures to remain.

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		MAIL BOX
	POWER POLE		GREASE TRAP
	DOWN GUY		HANDRAIL
	S.S. MANHOLE		CABLE PEDESTAL
	CLEAN OUT		VAULT
			STORM DRAIN MANHOLE
			HANDICAP SPACE
			SIGN
			LIGHT POLE
			JUNCTION BOX
			CONCRETE
			BOLLARD
			COVERED AREA
			A/C PAD

PRELIMINARY PLAT
VILLAGE II SHOPPING CENTER ON
SAMUELL BOULEVARD REVISED
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.: 24-0502	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 06/20/2025	www.peisersurveying.com	1
FIELD DATE: 02/08/2025		OF
SCALE: 1" = 40'		2
FIELD: A.R.M.	1612 HART STREET, SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	
DRAWN: J.B.W.	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	

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

STATE OF TEXAS
COUNTY OF DALLAS

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

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.

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
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 OF _____, 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

I, Tony Shiddis, Chairperson or Brant 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

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
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12700 HILLCREST ROAD
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DRAWN: J.B.W.	SUITE 201	BOUNDARIES			
CHECKED: T.R.M.	1807 LAKE, TEXAS 76092	TOPOGRAPHY			
	787-481-1806 (O)	ORANGE		2	
tmankin@peisersurveying.com		FIRM NO: 100999-00	Member Since 1977		