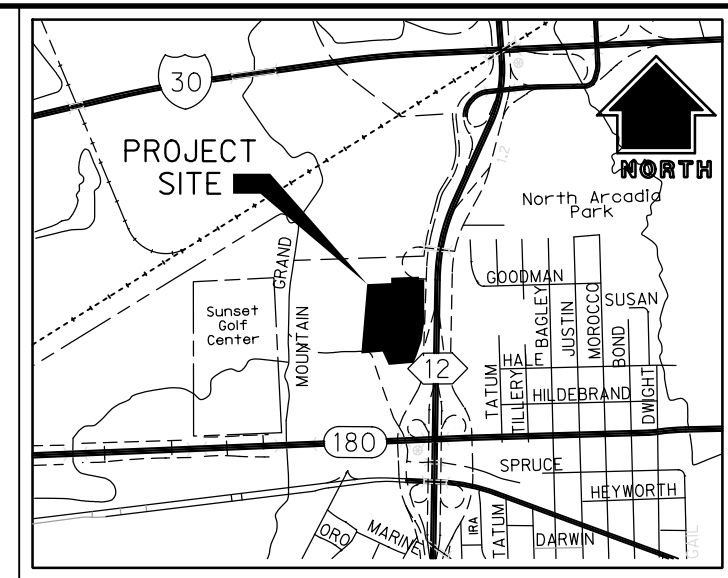
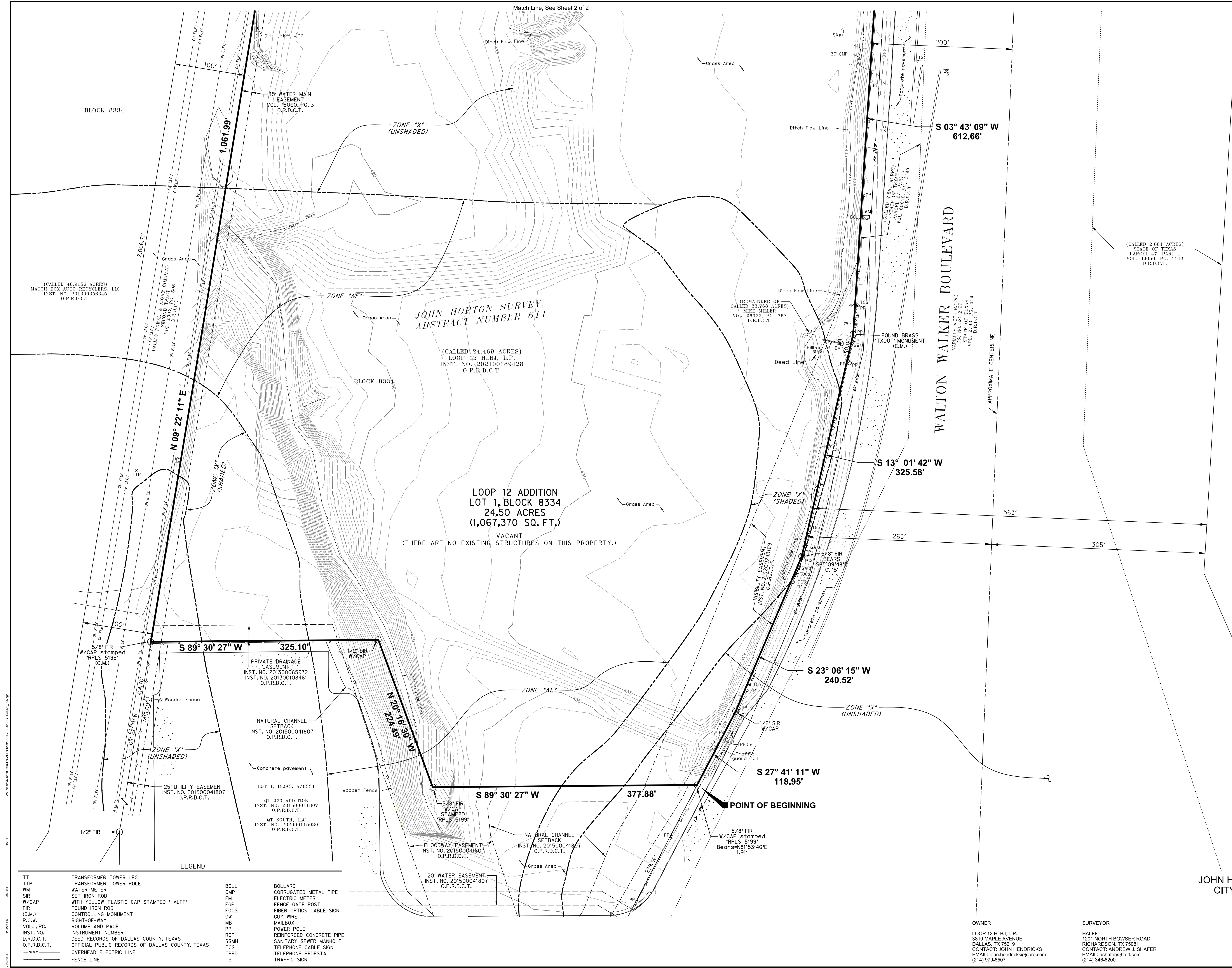
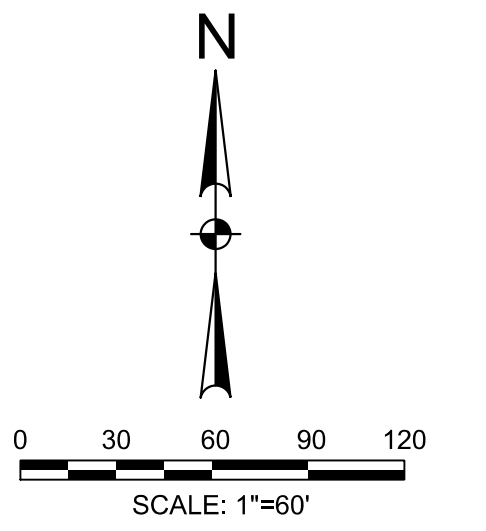


Match Line, See Sheet 2 of 2



LOCATION MAP NOT TO SCALE



BLOCK 8334

ZONE "X" (UNSHADED)

JOHN HORTON SURVEY, ABSTRACT NUMBER 611

(CALLED 24.469 ACRES) LOOP 12 HBL, L.P. INST. NO. 202100189428 O.P.R.D.C.T.

LOOP 12 ADDITION LOT 1, BLOCK 8334 24.50 ACRES (1,067,370 SQ. FT.) VACANT (THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.)

WALTON WALKER BOULEVARD

PRELIMINARY PLAT LOOP 12 ADDITION LOT 1, BLOCK 8334 24.50 ACRES TRACT SITUATED IN THE JOHN HORTON SURVEY, ABSTRACT NUMBER 611 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-170 CITY ENGINEER PLAN FILE NO. _____

LEGEND

TT	TRANSFORMER TOWER LEG	BOLL	BOLLARD
TTP	TRANSFORMER TOWER POLE	CMP	CORRUGATED METAL PIPE
WM	WATER METER	EM	ELECTRIC METER
SIR	SET IRON ROD	FGP	FENCE GATE POST
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALF"	FOCS	FIBER OPTICS CABLE SIGN
FIR	FOUND IRON ROD	GW	GUY WIRE
(C.M.)	CONTROLLING MONUMENT	MB	MAILBOX
R.O.W.	RIGHT-OF-WAY	PP	POWER POLE
VOL., PG.	VOLUME AND PAGE	PCP	REINFORCED CONCRETE PIPE
INST. NO.	INSTRUMENT NUMBER	SSMH	SANITARY SEWER MANHOLE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	TCS	TELEPHONE CABLE SIGN
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	TPED	TELEPHONE PEDESTAL
OH ELEC	OVERHEAD ELECTRIC LINE	TS	TRAFFIC SIGN
---	FENCE LINE		

OWNER
LOOP 12 HBL, L.P.
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: JOHN HENDRICKS
EMAIL: john.hendricks@cbre.com
(214) 979-6507

SURVEYOR
HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDREW J. SHAFER
EMAIL: ashaffer@halff.com
(214) 346-6200

TBPELS FIRM NO. 10028930
1201 NORTH BOWSER ROAD, RICHARDSON, TX 75081 (214) 346-6200
SCALE: 1"=60' AVO. 37428.005 JULY, 2024

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING a 24.50 acre (1,067,370 square feet) tract of land situated in the John Horton Survey, Abstract Number 611, City of Dallas, Dallas County, Texas, and being all of a called 24.469 acre tract of land within the Correction Special Warranty Deed to Loop 12 HLB, L.P., as recorded in Instrument Number 202100189428 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 24.469 acre tract and the northeast corner of Lot 1, Block A/8334 of QT 970 Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201500041807, O.P.R.D.C.T., said corner being on the west right-of-way line of Walton Walker Boulevard (also known as Loop 12) (a variable width right-of-way) from which a 1/2-inch found iron rod with red plastic cap stamped "RPLS 5199" bears North 81 degrees 53 minutes 46 seconds East, a distance of 1.91 feet;

THENCE with the south line of said 24.469 acre tract and the north line of said QT 970 addition, the following bearings and distances:

South 89 degrees 30 minutes 27 seconds West, a distance of 377.88 feet to a 5/8-inch found iron rod with red plastic cap stamped "RPLS 5199" for corner;

North 20 degrees 16 minutes 30 seconds West, a distance of 224.49 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner;

THENCE South 89 degrees 30 minutes 27 seconds West, a distance of 325.10 feet to a 5/8-inch found iron rod with red plastic cap stamped "RPLS 5199" for the southwest corner of said 24.469 acre tract and the northwest corner of said QT 970 addition, said corner being on the east line of a tract of land described as "Second Tract" in Warranty Deed to Dallas Power & Light Company (D.P. & L. Co.), as recorded in Volume 2007, Page 606 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 09 degrees 22 minutes 11 seconds East, with the west line of said 24.469 acre tract and the east line of said D.P. & L. Co., a distance of 1,061.99 feet to the northwest corner of said 24.469 acre tract and the southwest corner of a tract of land described in Amended General Warranty Deed to Springful Properties, LLC, as recorded in Instrument Number 201700168916, O.P.R.D.C.T., from which a 1/2-inch found iron rod with a green plastic cap stamped "CROWLEY RPLS 6484" bears South 26 degrees 02 minutes 50 seconds West, a distance of 2.56 feet;

THENCE with the north line of said 24.469 acre tract and the south line of said Springful Properties tract, the following bearings and distances:

South 87 degrees 38 minutes 20 seconds East, a distance of 365.55 feet to a 1-inch found iron pipe in concrete for corner;

North 02 degrees 21 minutes 40 seconds East, a distance of 81.04 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 87 degrees 38 minutes 20 seconds East, a distance of 424.61 feet to a 1/2-inch set iron rod with HALFF cap for the northerly northeast corner of said 24.469 acre tract;

THENCE South 02 degrees 21 minutes 22 seconds West, departing the south line of said Springful Properties tract, and with the north line of said 24.469 acre tract passing at a distance of 2.40 feet a 5/8-inch iron rod with a yellow plastic cap stamped "KSC 2617" and continuing with said north line in all, a total distance of 40.43 feet to a 1/2-inch found iron rod with a green plastic cap stamped "CROWLEY RPLS 6484" for an "el" corner of said 24.469 acre tract;

THENCE South 86 degrees 12 minutes 59 seconds East, with the north line of said 24.469 acre tract, passing at a distance of 79.10 feet a 5/8-inch found iron rod with a yellow plastic cap stamped "KSC 2617", and continuing with said north line of said 24.469 acre tract, in all a total distance of 79.66 feet to a 1/2-inch set iron rod with HALFF cap for corner on the aforementioned west right-of-way of said Walton Walker Boulevard;

THENCE with the east line of said 24.469 acre tract and the west right-of-way line of said Walton Walker Boulevard, the following bearings and distances:

South 03 degrees 43 minutes 09 seconds West, a distance of 612.66 feet to a found brass "TXDOT" monument for corner;

South 13 degrees 01 minute 42 seconds West, a distance of 325.58 feet to a corner, from which a 5/8-inch found iron rod bears South 85 degrees 09 minutes 48 seconds East, a distance of 0.75 of a foot;

South 23 degrees 06 minutes 15 seconds West, a distance of 240.52 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 27 degrees 41 minutes 11 seconds West, a distance of 118.95 feet to the POINT OF BEGINNING AND CONTAINING 1,067,370 square feet or 24.50 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Loop 12 HLB, L.P., acting by and through its duly authorized agent, does hereby dedicate this plat designating the herein above described property as LOOP 12 ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use 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 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.

Loop 12 HLB, L.P.

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 ___ 2024.

Notary Public in and for the State of Texas

My commission expires:

Table with 3 columns: No., BEARING, DISTANCE. Rows include L1 and L2 with bearings and distances.

SURVEYOR'S STATEMENT:

I, Andrew J. Shafer, 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. 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 ___ day of ___ 2024.

Andrew J. Shafer
Texas Registered Professional Land Surveyor No. 5017
TBPELS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

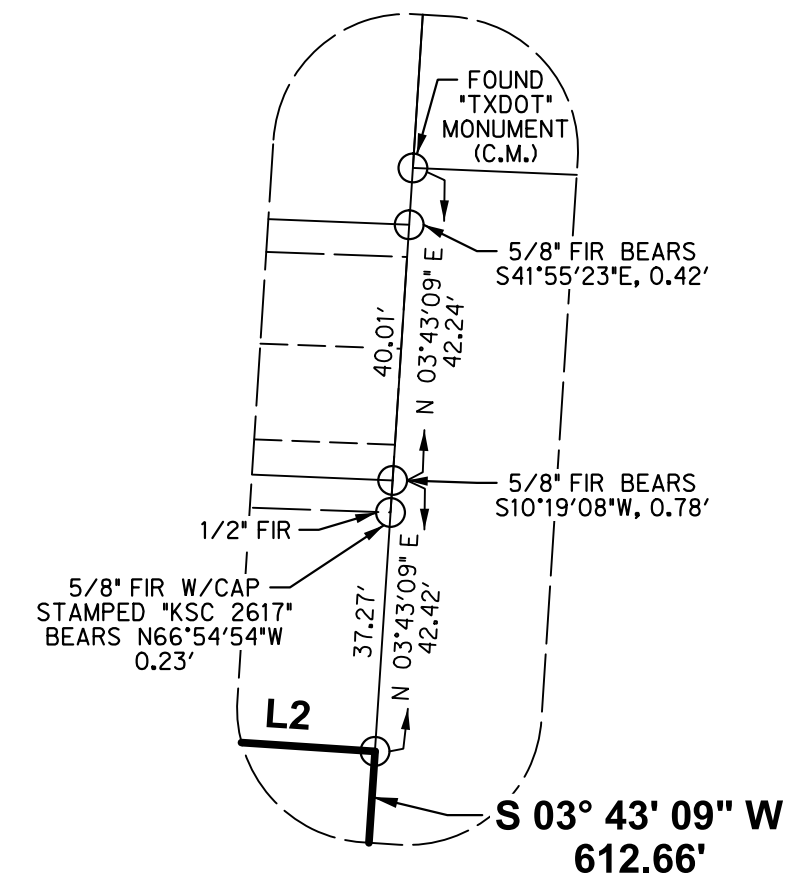
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Andrew J. Shafer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___ 2024.

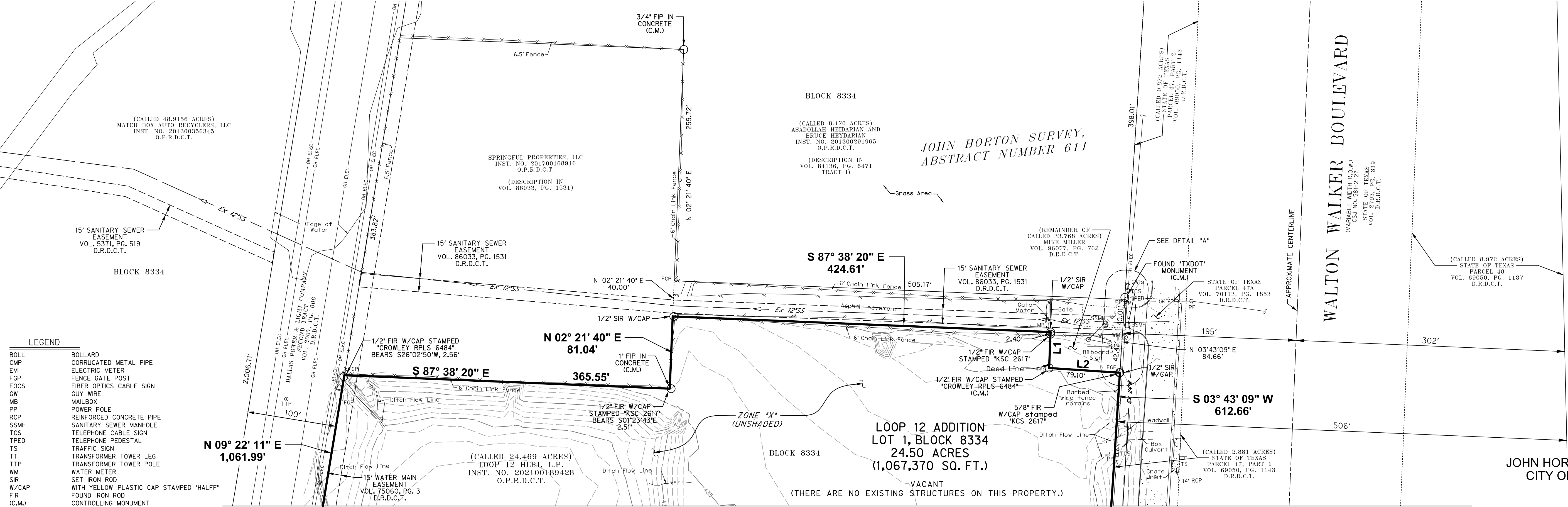
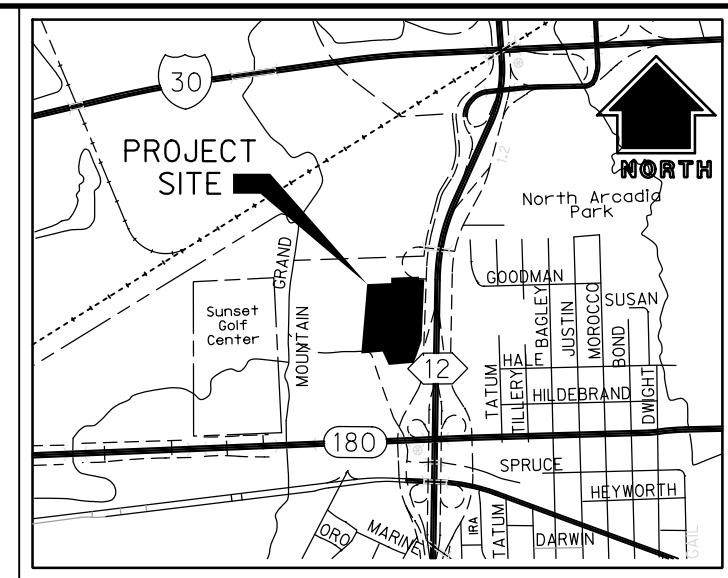
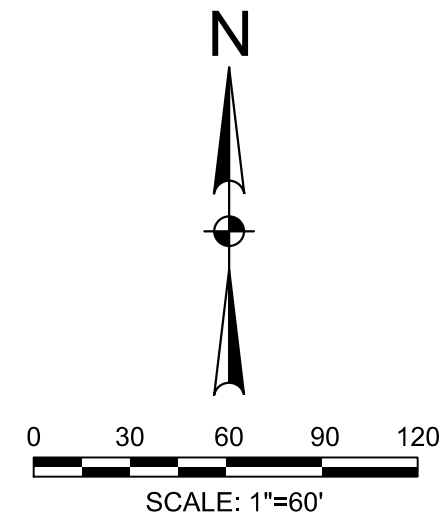
Notary Public in and for the State of Texas

GENERAL NOTES

- 1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. FLOOD STATEMENT: By graphical plotting the subject tract lies within Zone "X" (unshaded), Zone "X" (shaded) and Zone "AE" on the Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas. Map Numbers 48113C0495K and 48113C0635K Dated July 7, 2014, published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone "X" (shaded) is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected from 100-year flood"; Zone "AE" is defined as "Base flood elevations determined." The surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the federal emergency management agency or some other source.
3. The purpose of this plat is to create one lot from an unplatted tract of land.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and subject to fines and/or withholding of utilities and building permits.
5. Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
1. Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.



DETAIL "A"
NOT TO SCALE



LEGEND table listing symbols for BOLLARD, CMP, EM, FCP, FOC, GW, MB, PP, RCP, SSMH, TCS, TPED, TS, TT, TTP, WM, SIR, W/CAP, FIR, (C.M.), R.O.W., VOL., PG., INST. NO., D.R.D.C.T., O.P.R.D.C.T., OH ELEC., and FENCE LINE.

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.
Release date: 07/24/2024
Andrew J. Shafer
RPLS No. 5017
FOR REVIEW & COMMENT

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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 ___ day of ___ A.D. 20___ and by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PRELIMINARY PLAT
LOOP 12 ADDITION
LOT 1, BLOCK 8334
24.50 ACRES TRACT
SITUATED IN THE
JOHN HORTON SURVEY, ABSTRACT NUMBER 611
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-170
CITY ENGINEER PLAN FILE NO. ___

OWNER
LOOP 12 HLB, L.P.
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: JOHN HENDRICKS
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(214) 979-6507
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HALFF
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