

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS **PARK CENTRAL EQUITIES, LP**, is the owner of a tract of land situated in the Maria Josefa Sanchez Survey, Abstract No. 1272, and being a portion of Lot 1, Block A/7735, Liquid Paper Addition, an addition to the City of Dallas according to the Plat recorded in Volume 76021, Page 2270, Deed Records, Dallas County, Texas, and being a portion of Lot 2, Block A/7735, Park Central on the Lake II, an addition to the City of Dallas according to the Plat recorded in Volume 86159, Page 1542 of said Deed Records, and being that same tract of land described in the called 3.249 acre tract of land to Park Central Equities, LP, according to the Special Warranty Deed recorded in Instrument No. 201100209901, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Park Central Drive, for the northwest corner of Lot 1A, Block B/7736, Forest Plaza Addition, an addition according to the Plat recorded in Volume 95137, Page 1945, of said Deed Records, and being the beginning of a curve to the left with a radius of 720.00 feet, a central angle of 05°07'35", and a chord bearing and distance of North 13°04'50" West, 64.40 feet;

THENCE with said east right-of-way line of Park Central Drive, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 64.42 feet to a mag nail found for corner at the beginning of a reverse curve to the right with a radius of 460.00 feet, a central angle of 22°35'49", and a chord bearing and distance of North 04°20'23" West, 181.25 feet;
 In a northwesterly direction, with said reverse curve to the right, an arc distance of 181.42 feet to a 1/2" iron rod with illegible plastic cap found for corner;
 North 06°57'32" East, a distance of 275.76 feet to a 1/2" iron rod found for corner;

THENCE South 86°03'35" East, departing said east right-of-way line of Park Central Drive and with the north line of said Lot 1, Block A/7735, distance of 274.28 feet to a 1/2" iron rod found for the northeast corner of said Lot 1, and being the northwest corner of Lot 2B, Park Central on the Lake II, an addition to the City of Dallas, according to the Plat recorded in Instrument No. 20240012698, Official Public Records, Dallas County, Texas;

THENCE South 03°48'33" West, with the east line of said Lot 1, Block A/7735 and the west line of said Lot 2B, a distance of 497.62 feet to a 5/8" iron rod with plastic cap stamped "REALSEARCH RPLS 5696" found for the southwest corner of said Lot 2B, in the north line of aforementioned Lot 1A, Block B/7736;

THENCE South 89°48'33" West, with the north line of said Lot 1A, Block B/7736, a distance of 245.77 feet to the **POINT OF BEGINNING** and containing 141,506 square feet or 3.249 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PARK CENTRAL EQUITIES, LP**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **WESTVIEW PARK CENTRAL** 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 _____, 20____.
 By: **PARK CENTRAL EQUITIES, LP**

Name: _____
 Title: _____

STATE OF _____ §
 COUNTY OF _____ §

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 _____, 20____.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, William J. Johnson, 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 Regulations.

Dated this the _____ day of _____, 20____.

William J. Johnson Date
 Registered Professional Land Surveyor No. 5426
 Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, TX 75226
 Ph. 469-718-8849
 bill.johnson@kimley-horn.com

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

STATE OF TEXAS §
 COUNTY OF DALLAS §

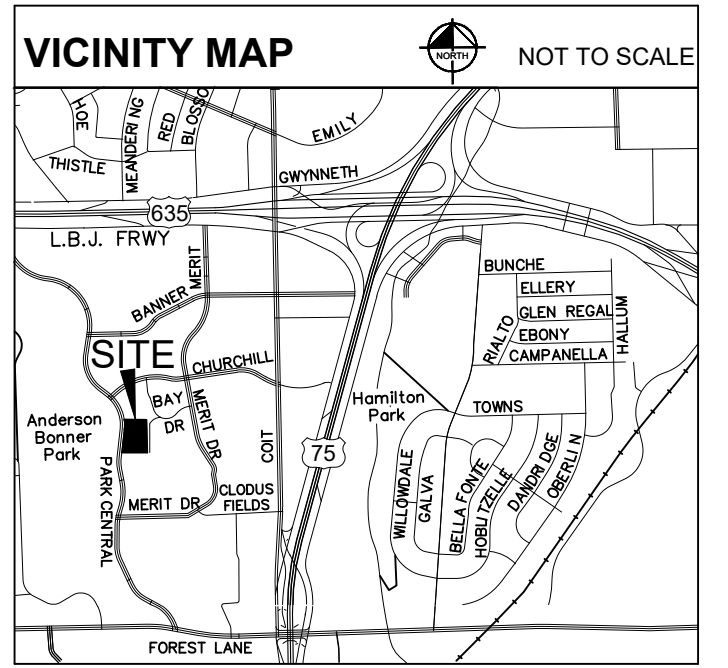
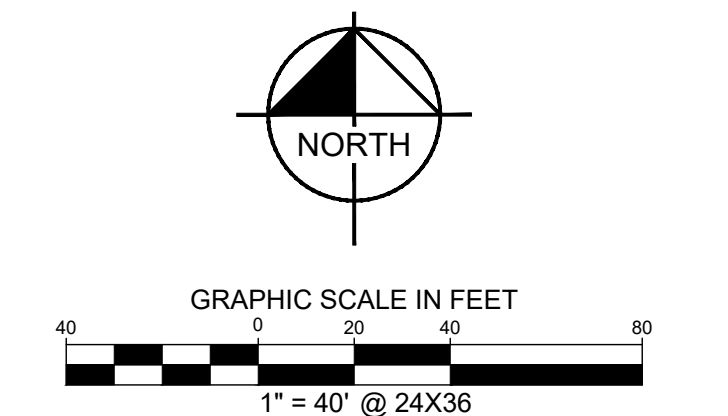
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared William J. Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from a previously platted lot and the remainder of a previously platted lot.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All existing improvements to be removed.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.



- LEGEND**
- VOL. = VOLUME
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - C.M. = CONTROLLING MONUMENT
 - INST. NO. = INSTRUMENT NUMBER
 - IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - MNF = MAG-NAIL FOUND WITH WASHER STAMPED "KHA"
 - SQ. FT. = SQUARE FEET
 - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PLACE COUNTY
 RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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

**PRELIMINARY PLAT
 WESTVIEW PARK CENTRAL
 LOT 1R, BLOCK A/7735**

BEING A REPLAT OF LOT 1, BLOCK A/7735
 LIQUID PAPER ADDITION &
 PART OF LOT 2, BLOCK A/7735,
 PARK CENTRAL ON THE LAKE II
 AND BEING 3.249 ACRES OUT OF THE
 MARIA JOSEFA SANCHEZ SURVEY
 ABSTRACT NO. 1272
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO: PLAT-26-000143
 WASTEWATER NO. _____
 PAVING AND DRAINAGE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMW	LDVWJJ	May, 2026	061340301	1 OF 1

OWNER/APPLICANT:
 PARK CENTRAL EQUITIES, LP
 12306 PARK CENTRAL DRIVE
 DALLAS, TEXAS 75251
 PHONE: 972-852-9210
 CONTACT: ALLEN HINCKLEY, CGM
 ALLEN@YORKSHIRE-US.COM

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-453-1500
 CONTACT: RYAN, WASSENBERG
 RYAN.WASSENBERG@KIMLEY-HORN.COM

SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: WILLIAM J. JOHNSON
 BILL.JOHNSON@KIMLEY-HORN.COM

DWG NAME: K:\D\01_SURVEY\08_134001-PARK CENTRAL APPTS DALLAS\08_134001-PARK CENTRAL APPTS DALLAS.dwg PLOTTED BY: WARMACK, DAVID 25/06/2026 8:55 AM LAST SAVED: 5/26/2026 8:54 AM