

LEGEND

= INDICATES A DRAINAGE EASEMENT

= INDICATES A SANITARY SEWER EASEMENT

= INDICATES A UTILITY EASEMENT

= INDICATES A BUILDING LINE

= INDICATES "X" CUT IN CONCRETE; FOUND

XCS = INDICATES "X" CUT IN CONCRETE SET

IRS

= INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

= INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

ENGINEERING

BPELS ENGINEERING #F-11039, SURVEYING #10193890 1600 WEST 7TH STREET, SUITE 200

FORT WORTH, TEXAS 76102

= INDICATES A CONTROLLING MONUMENT

= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

= PLAT RECORDS, TARRANT COUNTY, TEXAS

- - UTILITY POLE

 - GUY WIRE
 - LIGHT POLE **EM** ELECTRIC METER
 - E ELECTRIC BOX

 - GAS VALVE
 - GM GAS METER
 - MATER VALVE
 - WM WATER METER
 - IRRIGATION CONTROL VALVE

SANITARY SEWER MANHOLE

SD STORM DRAIN MANHOLE

BOLLARD

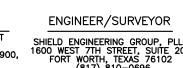
MAILBOX

→ SIGN

SANITARY SEWER CLEANOUT







OWNER'S DEDICATION:

STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS WB PHASE II RETAIL VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM P. CARDER SURVEY, ABSTRACT NUMBER 282, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. BEING THE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, DOCUMENT NUMBER 201300105258, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO WB PHASE II RETAIL VENTURES, LLC, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TRAVIS (O.P.R.D.C.T.) BEGINNING AT A X-CUT AND MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET (XCS) BEING THE COMMON SOUTHWEST CORNER OF SAID WB PHASE II TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO R.E. DUNBAR LIMITED PARTNERSHIP, AND RECORDED IN DOCUMENT NUMBER 202000173600, O.P.R.T.C.T., AND BEING IN THE EAST RIGHT-OF-WAY LINE OF GREENVILLE AVENUE (A 100 FOOT RIGHT-OF-WAY), FROM WHICH A X-CUT FOUND, BEING THE SOUTHWEST CORNER OF SAID R.E. DUNBAR TRACT, BEARS SOUTH 00°52'00" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°52'00" WEST, WITH THE COMMON WEST LINE OF SAID WB PHASE II TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, A DISTANCE OF 75.00 FEET TO AN XCS BEING THE COMMON NORTHWEST CORNER OF SAID WB PHASE II TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO WILLOW BEND RETAIL VENTURES, LP AND RECORDED IN DOCUMENT NUMBER 201600268695, FROM WHICH A X-CUT FOUND, BEING THE NORTHWEST CORNER OF SAID WILLOW BEND TRACT, BEARS NORTH 00°52'00" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89'08'11" EAST, WITH THE COMMON NORTH LINE OF SAID WB PHASE II TRACT AND THE SOUTH LINE OF SAID WILLOW BEND TRACT, A DISTANCE OF 189.19 FEET TO AN XCS BEING THE COMMON NORTHEAST CORNER OF SAID WB PHASE II TRACT AND THE SOUTHEAST CORNER OF SAID WILLOW BEND TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF AN ALLEY WAY (A 12 FOOT RIGHT-OF-WAY);

THENCE SOUTH 00°33'38" EAST, WITH THE COMMON EAST LINE OF SAID WB PHASE II TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY WAY, A DISTANCE OF 75.00 FEET TO AN XCS BEING THE SOUTHEAST CORNER OF SAID WB PHASE II TRACT AND THE NORTHEAST CORNER OF AFOREMENTIONED R.E. DUNBAR TRACT;

THENCE SOUTH 89'08'11" WEST, WITH THE COMMON SOUTH LINE OF SAID WB PHASE II TRACT AND THE NORTH LINE OF AFOREMENTIONED R.E. DUNBAR TRACT, A DISTANCE OF 188.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,174 SQUARE FEET OR 0.325 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

STATE OF TEXAS COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WB PHASE II RETAIL VENTURES, L.L.C., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, CITY BLOCK 5402, GREENVILLE AVENUE PLAZA SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE 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 THE 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 OF 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 IR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER AND MAIN WATEWATER EASEMENTS SHALL ALSO INCLUDE ASDDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENACE OF THE SYSTEMS. ADDITIONAL EASEMTN AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENCAE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WSTEWATER 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 ORDINACES, RULES, REGUALTIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE _____ DAY OF ______, 2025.

WB PHASE II RETAIL VENTURES, L.L.C., A TEXAS LIMITED LIABILTY COMPANY

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL PLAT NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE A DEVELOPABLE LOT.
- 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL
- 3. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
- 4. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
- 5. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
- 6. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
- 7. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF
- 8. ANY UNDERGROUND UTILITIES SHOWN ARE BASED ON CITY OF DALLAS RECORDS AND FOUND SURFACE APPURTENANCES ONLY, AND DO NOT REFLECT ACTUAL SUBSURFACE UTILITY ENGINEERING WORK CONDUCTED BY SHIELD ENGINEERING GROUP, PLLC.

PLACE COUNTY RECORDING LABEL HERE

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 ON THE _____ DAY OF _____AND SAME WAS DULY APPROVED ON THE _____ DAY OF ____ A.D. 20 ____ BY SAID COMMISSION.

VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE IN FEET

CHAIRPERSON OR VICE CHAIRPERSON CITY PLAN COMMISSION DALLAS, TEXAS

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC M. WARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN 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 THE 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.

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 ERIC M. WARD

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION No. 6217

LOT 1, BLOCK 1

PRELIMINARY PLAT OF

ATTEST:

SECRETARY

GREENVILLE AVENUE PLAZA SUBDIVISION

BEING 0.325 ACRES OF LAND IN CITY BLOCK#5402 SITUATED IN THE WILLIAM P. CARDER SURVEY ABSTRACT NO. 282 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE No. S245-176

PRELIMINARY PLAT CASE NUMBER: PLAT-25-000009

MAY, 2025

817-810-0696 DRAWING: 2422001 PPLAT-1.DWG SAVED: 05/30/2025

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THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER PREPARED May, 2025