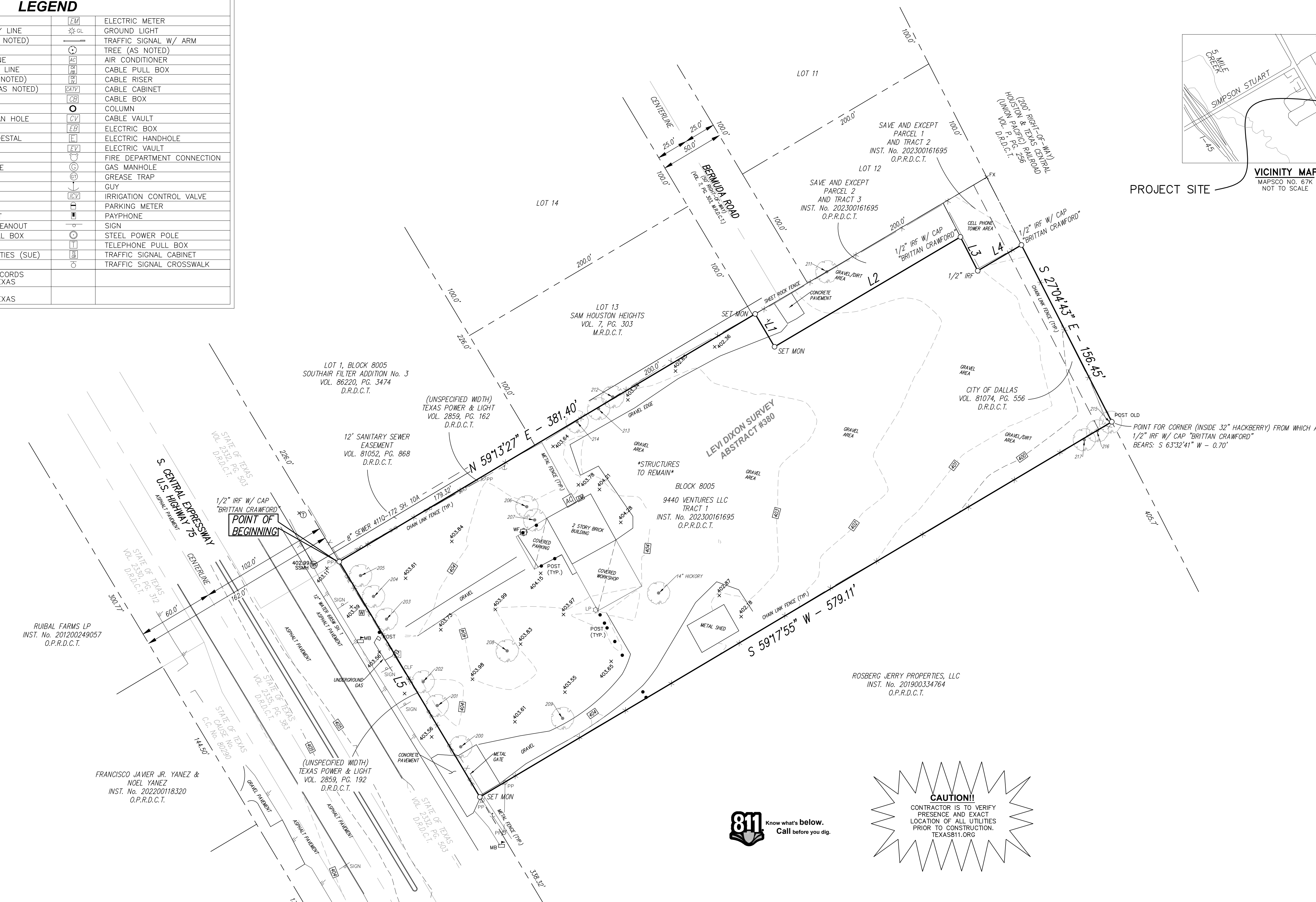
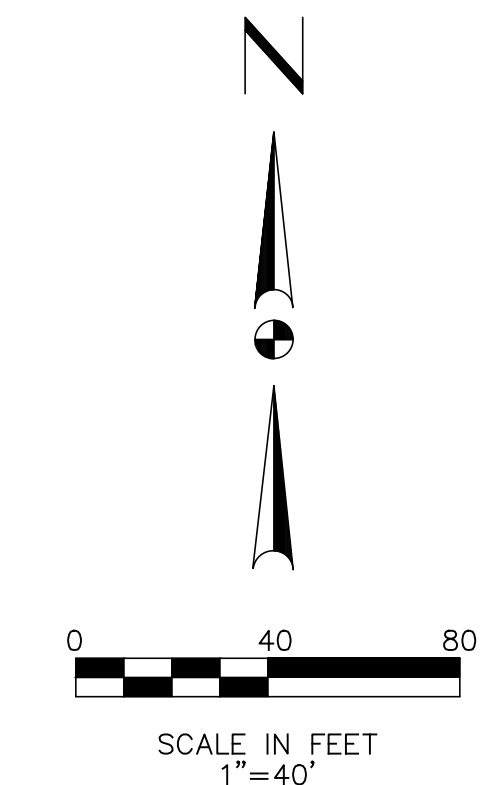
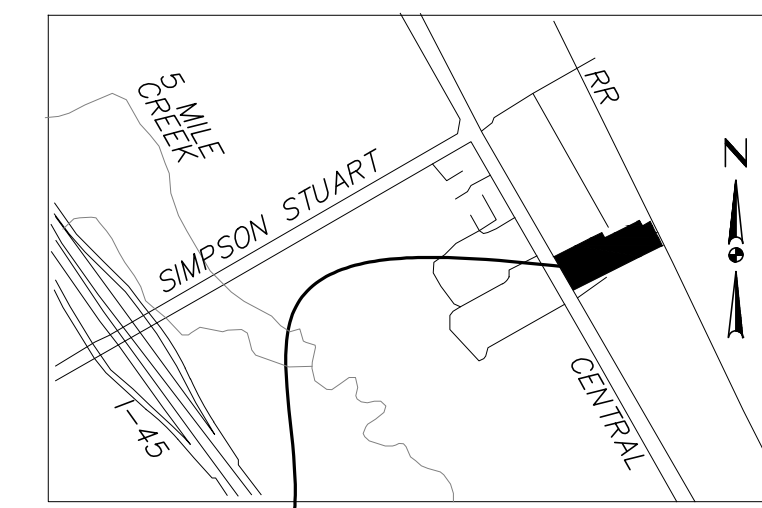


LEGEND

---	BOUNDARY LINE	EM	ELECTRIC METER
---	ADJOINER BOUNDARY LINE	GL	GROUND LIGHT
---	EASEMENT LINE (AS NOTED)	TS	TRAFFIC SIGNAL W/ ARM
---	WATER LINE	T	TREE (AS NOTED)
---	SANITARY SEWER LINE	AC	AIR CONDITIONER
---	OVERHEAD ELECTRIC LINE	CPB	CABLE PULL BOX
●	SET IRON ROD (AS NOTED)	CR	CABLE RISER
●	FOUND IRON ROD (AS NOTED)	CC	CABLE CABINET
+	GAS VALVE	CB	CABLE BOX
+	FIRE HYDRANT	C	COLUMN
+	SANITARY SEWER MAN HOLE	CV	CABLE VAULT
+	WATER VALVE	EB	ELECTRIC BOX
+	TRAFFIC SIGNAL PEDESTAL	EH	ELECTRIC HANDHOLE
+	WATER METER	EV	ELECTRIC VAULT
+	ELECTRIC PEDESTAL	FDC	FIRE DEPARTMENT CONNECTION
+	TELEPHONE MANHOLE	GM	GAS MANHOLE
+	STORM MAN HOLE	GT	GREASE TRAP
+	LIGHT POLE	G	GUY
+	POWER POLE	ICV	IRRIGATION CONTROL VALVE
+	BENCH MARK	PM	PARKING METER
+	CONTROL MONUMENT	PP	PAYPHONE
+	SANITARY SEWER CLEANOUT	S	SIGN
+	TRAFFIC SIGNAL PULL BOX	SP	STEEL POWER POLE
+	MAILBOX	TPB	TELEPHONE PULL BOX
+	UNDERGROUND UTILITIES (SUE)	TC	TRAFFIC SIGNAL CABINET
+	GAS METER	TCR	TRAFFIC SIGNAL CROSSWALK
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS		
D.R.T.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS		



NO.	SIZE	SPECIES
200	40IN	PECAN
201	32IN	PECAN
202	26IN	PECAN
203	26IN	PECAN
204	24IN	PECAN
205	24IN	PECAN
206	20IN	PECAN
207	40IN	PECAN
208	32IN	PECAN
209	28IN	PECAN
211	8IN	HACKBERRY
212	48IN	PECAN TWIN
213	10IN	HACKBERRY
214	34IN	PECAN TWIN
215	32IN	HACKBERRY
216	26IN	PECAN
217	14IN	PECAN

LINE	BEARING	DISTANCE
L1	S 30°34'17" E	30.00'
L2	N 59°25'43" E	170.09'
L3	S 27°04'43" E	29.94'
L4	N 59°25'43" E	40.00'
L5	N 30°30'32" W	216.00'

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. TEXAS811.ORG



DALLAS COUNTY:
FLOOD STATEMENT: According to Community Panel No. 48113C0511L, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "AE", area that present a 1% annual chance of flooding.
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. THE STRUCTURES ON THE PROPERTY ARE TO REMAIN.
 3. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
 4. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
 5. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.

SURVEYOR
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

OWNERS
9440 VENTURES LLC
3301 BOTHAM JEAN BOULEVARD
DALLAS, TX 75215
214-728-3007

PRELIMINARY PLAT
CENTRAL VENTURES ADDITION
LOT 1, BLOCK 6005
119,244 S.F. or 2.737 Ac.
BEING PART OF
BLOCK 6005
AND BEING PART OF
INSTRUMENT NO. 202300161695
LEVI DIXON SURVEY, ABSTRACT #380
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S245-045
CITY ENGINEER PLAN FILE NUMBER 311T-XXX

SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS, 75050
PHONE: (214)-412-3122
12-16-2024
SHEET 1 OF 2

D:\Projects\K241040_Goldberg_9440_Central_Survey\dwg\K241040_PP01.dwg

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 9440 VENTURES LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CENTRAL VENTURES ADDITION, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS 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 _____, 2024.

NAME: AGENT FOR 9440 VENTURE LLC

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate
State of Texas
County of Dallas

Whereas 9440 VENTURES LLC, is the Owner of a 119,244 square foot tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas; being part of City Block 8005, being a portion of a tract of land described in Special Warranty Deed to 9440 VENTURES LLC, a Texas limited liability company as shown to be recorded in Document No. 202300161695 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BRITTAN CRAWFORD" (Controlling Monument (CM)) found, being in the northeasterly right-of-way line of S. Central Expressway (U.S. Highway 75) (162-foot right-of-way, dedicated by Volume 2330, Page 312; Volume 2332, Page 503; Volume 2335, Page 383; Cause No. C.C. No. 80290, (Deed Records of Dallas County, Texas (D.R.D.C.T.)), being the south corner of Lot 1, Block 8005, of the SOUTHAIR FILTER ADDITION No. 3, an addition to the city of Dallas, recorded in volume 86220, page 3474 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being the most westerly corner of said Venture tract;

THENCE North 59 degrees 13 minutes 27 seconds East, departing said common corner and along the southeasterly subdivision line of said Lot 1, Block 8005 and the northwesterly line of said ventures tract, a passing distance of 179.32 feet to the most easterly corner of said Lot 1, Block 8005 and the most southerly corner of Lot 13, of SAM HOUSTON HEIGHTS, an addition to the city of Dallas, recorded in volume 7, page 303 of the M.R.D.C.T., having a total distance of 381.40 feet to a three inch aluminum disk stamped "CENTRAL VENTURES ADDITION, RPLS 3664" set, being in the southerly right-of-way line of Bermuda Road (50-foot right-of-way, dedicated by Volume 7, Page 303 (M.R.D.C.T.)), being the most easterly corner of a save and except Parcel 2 and Tract 3 of said Instrument No. 202300161695;

THENCE departing said common line and along the southerly line of said save and except Parcel 2 and tract 3, also along save and except Parcel 1 and Tract 2 of said Instrument No. 202300161695 and over and across said ventures tract, the following four (4) calls and distances:

- 1) South 30 degrees 34 minutes 17 seconds East, a distance of 30.00 feet to a three inch aluminum disk stamped "CENTRAL VENTURES ADDITION, RPLS 3664" set;
- 2) North 59 degrees 25 minutes 43 seconds East, a distance of 170.09 feet to a 1/2 inch iron rod with cap stamped "BRITTAN CRAWFORD" (CM) found;
- 3) North 27 degrees 04 minutes 43 seconds East, a distance of 29.94 feet to a 1/2 inch iron rod (CM) found;
- 4) North 59 degrees 25 minutes 43 seconds East, a distance of 40.00 feet to a 1/2 inch iron rod with cap stamped "BRITTAN CRAWFORD" (CM) found, being in the northeasterly line of said ventures tract, and being in the southwesterly right-of-way line of said Houston & Texas Central (Union Pacific) Railroad (200-foot right-of-way, dedicated by Volume P, Page 256 (D.R.D.C.T.));

THENCE South 27 degrees 04 minutes 43 seconds East, departing said common corner and along the aforementioned common line, a distance of 156.45 feet to a point for corner (point inside 32 inch hackberry tree), being the most easterly corner of said ventures tract, and being the north corner of a tract of land described in General Warranty Deed with Vendor's Lien to JERRY ROSEBERG PROPERTIES, a Texas limited liability company as shown to be recorded in Document No. 20190033476 of the O.P.R.D.C.T., from which a 1/2 inch iron rod with cap stamped "BRITTAN CRAWFORD" found bears, South 63 degrees 32 minutes 41 seconds West, a distance of 0.70 feet;

THENCE South 59 degrees 17 minutes 55 seconds West, departing said common corner and along the northerly line of said Rosberg tract and the southerly line of said ventures tract, a distance of 579.11 feet to a three inch aluminum disk stamped "CENTRAL VENTURES ADDITION, RPLS 3664" set, being in the northeasterly right-of-way of said US Highway 75, being the westerly corner of said Rosberg tract, and being the southerly corner of said ventures tract;

THENCE North 30 degrees 50 minutes 32 seconds West, along the northeasterly right-of-way line of said US Highway 75, a distance of 216.00 feet to the POINT OF BEGINNING and containing 2.737 acres of land (119,244 square feet) more or less.

SURVEYORS CERTIFICATION:

I, LUIS M. SALCEDO, 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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- 3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
- 4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0511L, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "AE", area that present a 1% annual chance of flooding.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

TREE TABLE

NO.	SIZE	SPECIES
200	40IN	PECAN
201	32IN	PECAN
202	26IN	PECAN
203	26IN	PECAN
204	24IN	PECAN
205	24IN	PECAN
206	20IN	PECAN
207	40IN	PECAN
208	32IN	PECAN
209	28IN	PECAN
211	8IN	HACKBERRY
212	48IN	PECAN TWIN
213	10IN	HACKBERRY
214	34IN	PECAN TWIN
215	32IN	HACKBERRY
216	28IN	PECAN
217	14IN	PECAN

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 THE DAY OF _____, A.D. 2024 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, A.D. 2024 BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST: _____
SECRETARY

PRELIMINARY PLAT

CENTRAL VENTURES ADDITION
LOT 1, BLOCK 6005
119,244 S.F. or 2.737 Ac.

BEING PART OF
BLOCK 6005
AND BEING PART OF
INSTRUMENT NO. 202300161695
LEVI DIXON SURVEY, ABSTRACT #380
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

OWNERS
9440 VENTURES LLC
3301 BOTHAM JEAN BOULEVARD
DALLAS, TX 75215
214-728-3007

CITY PLAN FILE NUMBER S245-045
CITY ENGINEER PLAN FILE NUMBER 311T-XXX

SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122
12-16-2024
SHEET 2 OF 2