

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, TX JAMES APTS 2025, LTD, is the owner a tract of land situated in the Phillip Kimmell Survey, Abstract No. 723, City of Dallas Block 10/8604, City of Dallas, Dallas County, Texas and being all of a 3.775 acre tract of land described in the General Warranty Deed to TX JAMES APTS 2025, LTD, recorded in Instrument No. 202500236273, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found for the northwest corner of said 3.775 acre tract and the northeast corner of Lot 1, Block 7/8604 of Third Section Sugarberry Hill, an addition to the City of Dallas, Texas recorded in Volume 78162, Page 91, Deed Records, Dallas County, Texas and being in the south right-of-way line of Wheatland Road (a 100-foot right-of-way, Volume 76058, Page 1824, Deed Records, Dallas County, Texas);

THENCE North 88°45'10" East along the north line of said 3.775 acre tract and said south right-of-way line, a distance of 427.63 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the northeast corner of said 3.775 acre tract and the northwest corner of a called 1.9621 acre tract designated as "Tract 3" in the Special Warranty Deed to LIDL US Operations, LLC, recorded in Instrument No. 201700239715, Official Public Records, Dallas County, Texas;

THENCE South 01°14'50" East along the east line of said 3.775 acre tract and the west line of said 1.9621 acre tract, a distance of 384.53 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said 3.775 acre tract and the southwest corner of said 1.9621 acre tract in the north line of a 15-foot alley of Fourth Section Sugarberry Hill, recorded in Volume 79104, Page 332, Deed Records, Dallas County, Texas;

THENCE South 88°46'03" West along the south line of said 3.775 acre tract and the north line of said 15-foot alley, a distance of 427.75 feet to a PK nail found for the southwest corner of said 3.775 acre tract and being in the east line of a 15 foot alley of said Third Section Sugarberry Hill;

THENCE North 01°13'49" West along the west line of said 3.775 acre tract and the east line of a 15-foot alley dedicated by said plat recorded in Volume 76162, Page 91, Deed Records, Dallas County, Texas, at a distance of 309.42 passing a 1/2-inch iron rod found for the southeast corner of said Lot 1, Block 7/8604 of Third Section Sugarberry Hill, continuing with the west line of said 3.775 acre tract and the east line of said Lot 1, Block 7/8604, in all a distance of 384.42 feet to the POINT OF BEGINNING and containing a computed area of 164,437 square feet or 3.775 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TX JAMES APTS 2025, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as WHEATLAND MULTIFAMILY, 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 roadway 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 \_\_\_\_\_, 2025.

By: TX JAMES APTS 2025, LTD

Name: Michael Tibbetts

Title:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_ \$

BEFORE ME, the undersigned, a Notary Public in and for said 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 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 the \_\_\_\_ day of \_\_\_\_\_.

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 12/17/2025

David J. De Weirtd  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
dave.deweirtd@kimley-horn.com

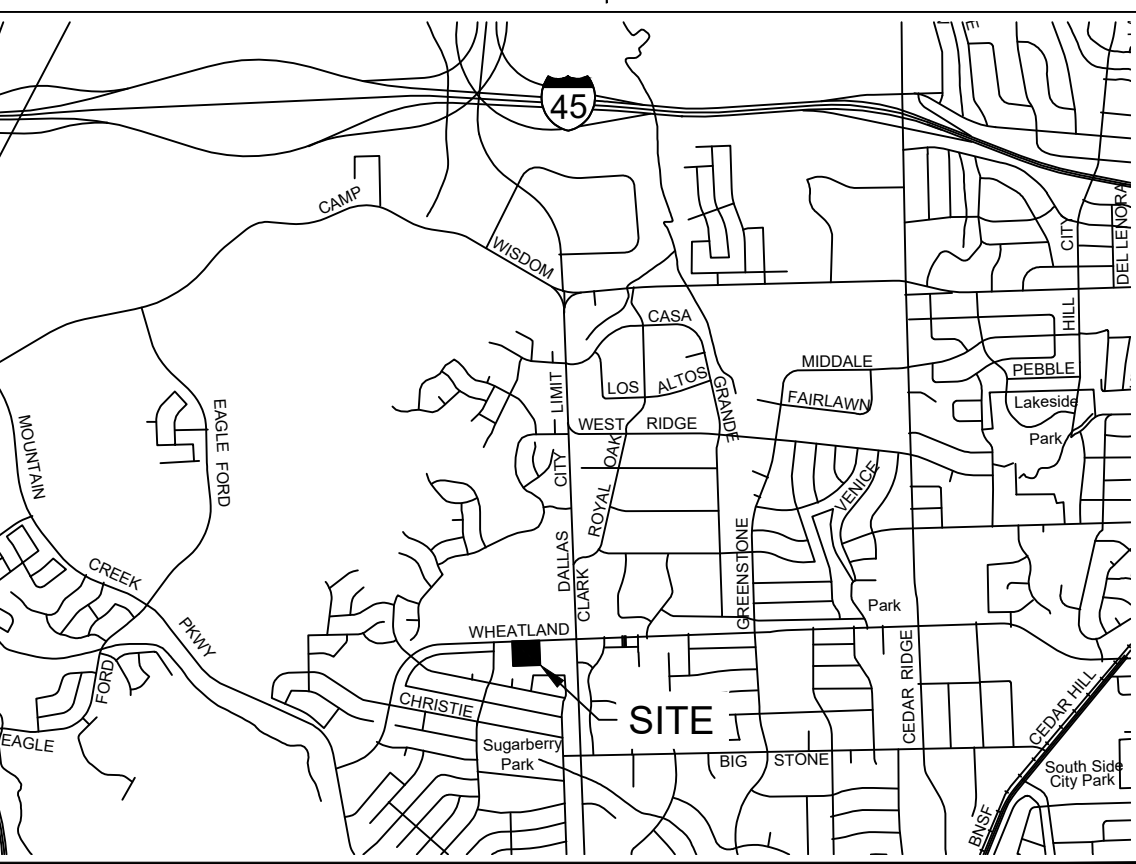
STATE OF TEXAS  
COUNTY OF TARRANT \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtd 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 \_\_\_\_\_.

Notary Public in and for the State of Texas

VICINITY MAP



NOTES

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The coordinates and bearing system shown hereon are based on the Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (Adjustment Realization 2011) on grid coordinate values, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0485L, for Dallas County, Texas and incorporated areas, dated March 21, 2019 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create a lot from unplatted property for future development.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- There are no visible structures on the surveyed property.

LEGEND

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
IRFC = 5/8" IRON ROD W/RED PLASTIC CAP "KHA" FOUND  
IRSC = 5/8" IRON ROD W/RED PLASTIC CAP "KHA" SET  
PKF = PK NAIL FOUND  
VOL = VOLUME  
PG = PAGE  
INST. NO. = INSTRUMENT NUMBER  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
C.M. = CONTROLLING MONUMENT

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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  
WHEATLAND MULTIFAMILY  
LOT 4, BLOCK 10/8604

CITY OF DALLAS BLOCK 10/8604  
BEING A 3.775 ACRES SITUATED IN THE  
PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000172  
ENGINEERING No. \_\_\_\_\_

Kimley»Horn

801 Cherry Street, Unit 11, # 950  
Fort Worth, Texas 76102 FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	VAF	DJD	Dec. 2025	060029701	1 OF 1