



**LEGEND**

ROOF DRAIN	MAIL BOX	STORM SEWER VAULT	TRAFFIC SIGNAL
CABLE TV BOX	NEWS STAND	STORM SEWER DRAIN	TRAFFIC SIGNAL
CABLE TV HANDHOLE	PHONE BOOTH	STORM SEWER MANHOLE	TRAFFIC SIGNAL
CABLE TV MANHOLE	SECURITY CAMERA	STORM SEWER MANHOLE	TRAFFIC SIGNAL
CABLE TV MARKER FLAG	TRASH BIN	STORM SEWER MANHOLE	TRAFFIC SIGNAL
CABLE TV MARKER SIGN	SANITARY SEWER BOX	STORM SEWER MANHOLE	TRAFFIC SIGNAL
CABLE TV VAULT	SANITARY SEWER CLEAN OUT	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS MANHOLE	SANITARY SEWER MANHOLE	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG	STORM SEWER MANHOLE	TRAFFIC SIGNAL
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN	STORM SEWER MANHOLE	TRAFFIC SIGNAL
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK	STORM SEWER VAULT	TRAFFIC SIGNAL
FLOW DIRECTION	SANITARY SEWER VAULT	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC BOX	STORM SEWER BOX	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC MARKER FLAG	STORM SEWER MANHOLE	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE	STORM SEWER VAULT	TRAFFIC SIGNAL
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG	STORM SEWER VAULT	TRAFFIC SIGNAL
FUEL TANK	STORM SEWER MARKER SIGN	STORM SEWER VAULT	TRAFFIC SIGNAL
GAS BOX	TRAFFIC BARRIER	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS HANDHOLE	TRAFFIC COLLAR	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS MANHOLE	TRAFFIC BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS MARKER FLAG	CROSS WALK SIGNAL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS SIGN	TRAFFIC MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS TANK	TRAFFIC MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS VAULT	TRAFFIC CAMERA	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS VALVE	TRAFFIC SENSOR	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GAS WELL	TRAFFIC SIGNAL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE HANDHOLE	UNIDENTIFIED BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MARKER FLAG	UNIDENTIFIED MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE MARKER SIGN	UNIDENTIFIED MARKER	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TELEPHONE VAULT	UNIDENTIFIED MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE BOX	UNIDENTIFIED PIPE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE HANDHOLE	UNIDENTIFIED TANK	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE MANHOLE	UNIDENTIFIED VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE MARKER SIGN	TREE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE VAULT	WATER BOX	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PIPELINE VALVE	WATER HAND HOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC BOX	FIRE DEPT CONNECTION	TRAFFIC SIGNAL	TRAFFIC SIGNAL
FLOOD LIGHT	FIRE HYDRANT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GUY ANCHOR	WATER METER	TRAFFIC SIGNAL	TRAFFIC SIGNAL
GUY ANCHOR POLE	WATER MANHOLE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MANHOLE	WATER MARKER FLAG	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MARKER FLAG	WATER MARKER SIGN	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC METER	WATER TANK	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MANHOLE	WATER VAULT	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MARKER SIGN	WATER VALVE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC MARKER SIGN	AIR RELEASE VALVE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
UTILITY POLE	WATER WELL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC SWITCH	IRFC IRON ROD WITH "KHA" CAP SET	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC TRANSFORMER	IRFC IRON ROD WITH CAP FOUND	TRAFFIC SIGNAL	TRAFFIC SIGNAL
ELECTRIC VAULT	PKS PK NAIL SET	TRAFFIC SIGNAL	TRAFFIC SIGNAL
HANDICAPPED PARKING	PKP PK NAIL FOUND	TRAFFIC SIGNAL	TRAFFIC SIGNAL
PARKING METER	RF IRON ROD FOUND	TRAFFIC SIGNAL	TRAFFIC SIGNAL
RAILROAD BOX	XS "X" CUT IN CONCRETE SET	TRAFFIC SIGNAL	TRAFFIC SIGNAL
RAILROAD HANDHOLE	XS "X" CUT IN CONCRETE FOUND	TRAFFIC SIGNAL	TRAFFIC SIGNAL
RAILROAD SIGN	P.O.B. POINT OF BEGINNING	TRAFFIC SIGNAL	TRAFFIC SIGNAL
RAILROAD SIGN	P.O.C. POINT OF COMMENCING	TRAFFIC SIGNAL	TRAFFIC SIGNAL
RAILROAD VAULT		TRAFFIC SIGNAL	TRAFFIC SIGNAL
SIGN		TRAFFIC SIGNAL	TRAFFIC SIGNAL
MARQUEE/BILLBOARD		TRAFFIC SIGNAL	TRAFFIC SIGNAL
AC UNIT		TRAFFIC SIGNAL	TRAFFIC SIGNAL
BASKET BALL GOAL		TRAFFIC SIGNAL	TRAFFIC SIGNAL
BORER LOCATION		TRAFFIC SIGNAL	TRAFFIC SIGNAL
FLAG POLE		TRAFFIC SIGNAL	TRAFFIC SIGNAL
GOAL POST		TRAFFIC SIGNAL	TRAFFIC SIGNAL
GREASE TRAP		TRAFFIC SIGNAL	TRAFFIC SIGNAL
IRRIGATION VALVE		TRAFFIC SIGNAL	TRAFFIC SIGNAL

**GENERAL NOTES:**

- The purpose of this plat is to create two lots from previously platted lot.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1983 (2011).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All buildings to be removed.
- Billboards within plat boundary will be removed.

**LINE TYPE LEGEND**

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

**PRELIMINARY PLAT  
KERA ADDITION  
LOTS 1A AND 2A, BLOCK 3/932**

BEING A REPLAT LOT 1, BLOCK 3/932,  
KERA/KDTN FACILITY, BEING A PART OF CITY BLOCK 932  
AND BEING 3.7378 ACRES OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-014  
WASTE WATER NO. \_\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_\_

**OWNER:** NORTH TEXAS PUBLIC BROADCASTING, INC.  
3000 HARRY HINES BLVD.,  
DALLAS, TEXAS 75201  
CONTACT: CHRISTOPHER WAGLEY  
PHONE: 214-740-9377  
EMAIL: CWAGLEY@KERA.COM

**ENGINEER:** KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
DALLAS, TEXAS 75240  
CONTACT: JUDD MULLINIX, P.E.  
PHONE: 972-770-1300  
EMAIL: Judd.Mullinix@kimley-horn.com

**SURVEYOR:** KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: J. ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
EMAIL: andy.dobbs@kimley-horn.com

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	Nov. 2023	063215208	1 OF 2

DWG NAME: KCDAL\_SURVEY\063215208-KERADEN KERA HARRY HINES WOLF DALLAS PRELIMINARY PLAT DATED 11/09/2023 1:37 PM LAST SAVED 11/09/2023 1:36 PM

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS NORTH TEXAS PUBLIC BROADCASTING, INC., is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of Lot 1, Block 3/932, KERA/KDTN FACILITY, recorded in Volume 95168, Page 4957, Deed Records, Dallas County, Texas, and being part of a tract of land described in Special Warranty Deed to North Texas Public Broadcasting, Inc., recorded in Volume 94070, Page 2997 of said Deed Records, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" found for the south corner of said Lot 1, at the intersection of the northwest right-of-way line of Wolf Street (a variable width right-of-way) and the northeast right-of-way line of Harry Hines Boulevard (U.S. Hwy 77, a variable width right-of-way);

**THENCE** with said northeast right-of-way line of Harry Hines Boulevard and the southwest line of said Lot 1, the following courses and distances:

North 37°33'40" West, a distance of 347.98 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found for corner;  
North 39°10'50" West, a distance of 130.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner and being the beginning of a tangent curve to the left with a radius of 3,889.83 feet, a central angle of 03°49'43", and a chord bearing and distance of North 41°05'42" West, 259.88 feet;  
In a northwesterly direction, with said tangent curve to the left, an arc distance of 259.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 17°19'04" West, a distance of 45.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and being the beginning of a non-tangent curve to the left with a radius of 3,909.83 feet, a central angle of 04°42'04", and a chord bearing and distance of North 45°57'45" West, 320.71 feet;  
In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 320.80 feet to a 1" iron pipe found for the northwest corner of said Lot 1 and being in the southeast right-of-way of Katy Trail (a variable width right-of-way) and being the beginning of a non-tangent curve to the right with a radius of 961.51 feet, a central angle of 08°15'28", and a chord bearing and distance of North 34°28'19" East, 138.46 feet;

**THENCE** with the northwest line of said Lot 1 and said southeast right-of-way line of Katy Trail, in a northeasterly direction, with said non-tangent curve to the right, an arc distance of 138.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 1, at the intersection of said southeast right-of-way line of Katy Trail and the south right-of-way line of Dallas North Tollway (McKinnon Street, a variable width right-of-way);

**THENCE** with the northeast lines of said Lot 1 and said south right-of-way line of Dallas North Tollway, the following courses and distances:

South 64°16'32" East, a distance of 82.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;  
North 44°08'39" West, a distance of 8.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;  
South 73°55'06" East, a distance of 126.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the intersection of said south right-of-way line of Dallas North Tollway and said northwest right-of-way line of Jack Street and being the beginning of a non-tangent curve to the left with a radius of 35.00 feet, a central angle of 86°05'11", and a chord bearing and distance of South 15°29'42" West, 47.78 feet;

**THENCE** with said northwest right-of-way line of Jack Street, the following courses and distances:

In a southerly direction, with said non-tangent curve to the left, an arc distance of 52.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and being the beginning of a reverse curve to the right with a radius of 15.00 feet, a central angle of 72°33'31", and a chord bearing and distance of South 08°43'51" West, 17.75 feet;  
In a southwesterly direction, with said reverse curve to the right, an arc distance of 19.00 feet to a "X" cut in concrete found for corner;  
South 45°00'37" West, a distance of 57.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for an inner ell corner in the northeast line of said Lot 1, at the intersection of the northwest right-of-way line of Jack Street (a variable width right-of-way) and the southwest right-of-way line of N. Harwood Street (a variable width right-of-way);

**THENCE** with said southwest right-of-way line of N. Harwood Street, South 43°55'00" East, a distance of 897.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the north end of a right-of-way corner clip of said southwest right-of-way line of N. Harwood Street and said northwest right-of-way line of Wolf Street;

**THENCE** with said corner clip, South 00°29'30" West, a distance of 14.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the south end of said corner clip;

**THENCE** with said northwest right-of-way line of Wolf Street, South 44°54'00" West, a distance of 175.28 feet to the **POINT OF BEGINNING** and containing 162,816 square feet or 3.7378 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **NORTH TEXAS PUBLIC BROADCASTING, INC.**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **KERA 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 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: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

I, J.Andy Dobbs, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**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

J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300  
andy.dobbs@kimley-horn.com

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 J. Andy Dobbs 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

PLACE COUNTY  
RECORDING LABEL HERE

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**CERTIFICATE OF APPROVAL**  
I, Tony Shiddid, 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. 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  
KERA ADDITION  
LOTS 1A AND 2A, BLOCK 3/932**  
BEING A REPLAT LOT 1, BLOCK 3/932,  
KERA/KDTN FACILITY, BEING A PART OF CITY BLOCK 932  
AND BEING 3.7378 ACRES OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
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3000 HARRY HINES BLVD.,  
DALLAS, TEXAS 75201  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	LDV	JAD	Nov. 2023	063215208	2 OF 2

DWG NAME: KCDL\_SURVEY063215208-KAZEN KERA HARRY HINES WOLF DALLAS\_PP-CADDWG PLOTTED BY VALDEZ LEONARDO 11/6/2023 1:37 PM LAST SAVED 11/6/2023 1:36 PM