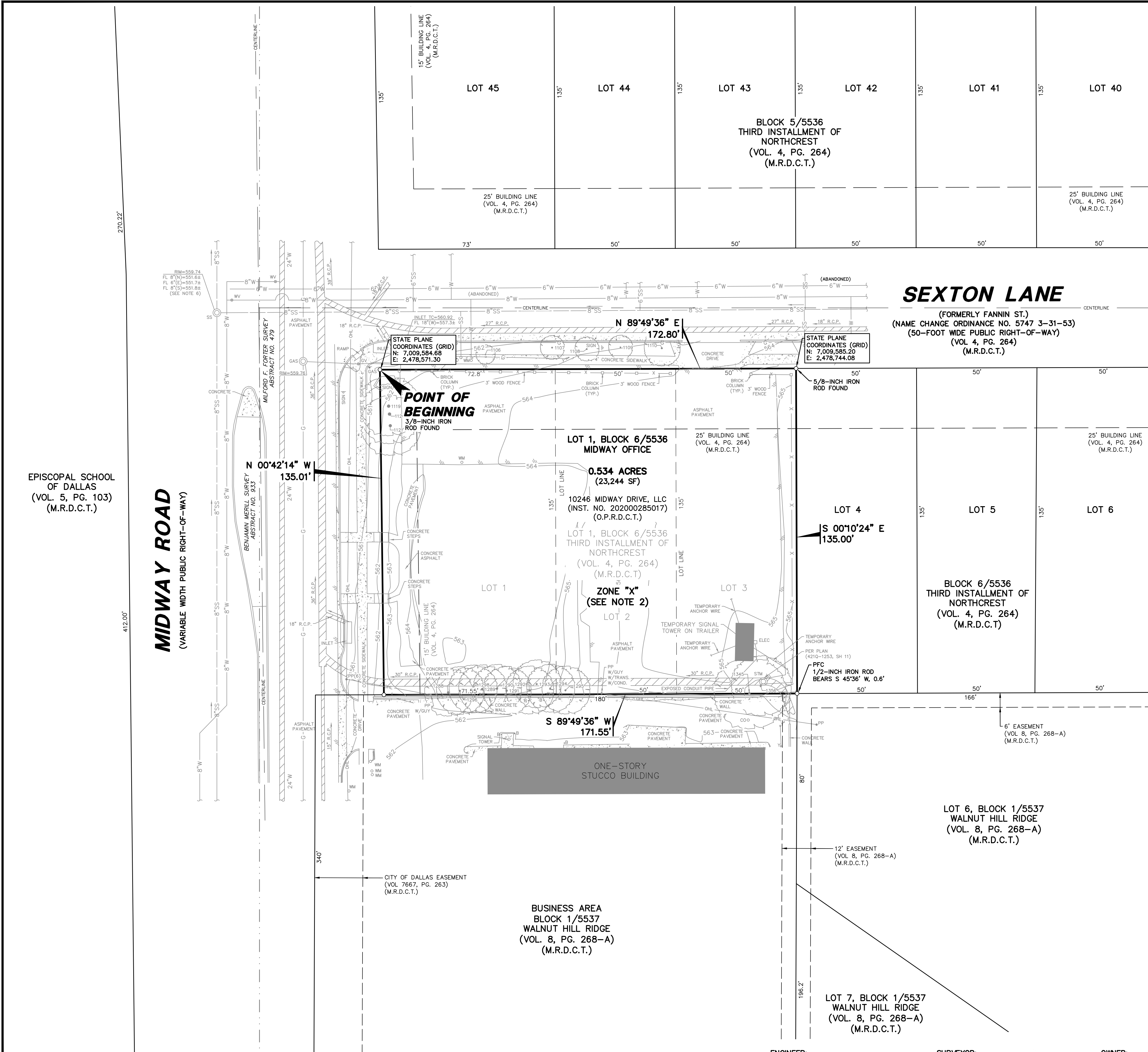
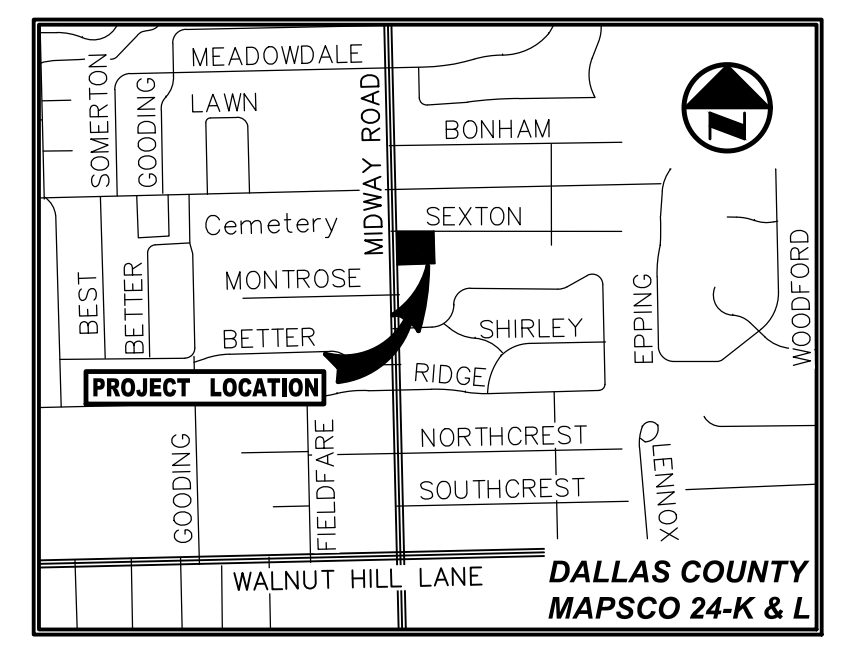


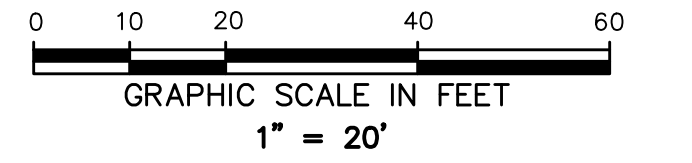
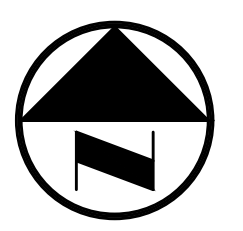
J:\MNS\VAISCERA... CAD\DWG\SURVEY_CSD\0050833_00_PP.DWG



POINT NO.	DESCRIPTION
1106	5" MULTI-TRUNK CREPE MYRTLE
1107	7" MULTI-TRUNK CREPE MYRTLE
1108	7" MULTI-TRUNK CREPE MYRTLE
1109	6" MULTI-TRUNK CREPE MYRTLE
1110	8" MULTI-TRUNK CREPE MYRTLE
1119	15" MULTI-TRUNK CREPE MYRTLE
1120	15" MULTI-TRUNK CREPE MYRTLE
1121	14" MULTI-TRUNK CREPE MYRTLE
1288	10" MULTI-TRUNK CREPE MYRTLE
1289	10" MULTI-TRUNK CREPE MYRTLE
1290	10" MULTI-TRUNK CREPE MYRTLE
1291	10" MULTI-TRUNK CREPE MYRTLE
1292	8" MULTI-TRUNK CREPE MYRTLE
1293	8" MULTI-TRUNK CREPE MYRTLE
1294	8" MULTI-TRUNK CREPE MYRTLE
1295	8" MULTI-TRUNK CREPE MYRTLE
1296	8" MULTI-TRUNK CREPE MYRTLE
1298	8" MULTI-TRUNK CREPE MYRTLE
1345	11" HACKBERRY
1356	8" HACKBERRY



VICINITY MAP (NOT TO SCALE)



LEGEND

- B BOLLARD
- CL CLEANOUT
- ELEC ELECTRIC BOX
- UG UG GAS MARKER
- GM GAS MANHOLE
- GV GAS VALVE
- GA GAS VALVE
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- TR TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- PM PAINT MARK YELLOW
- (M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY, TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- INST. INSTRUMENT NO. NUMBER
- PROPERTY LINE
- SETBACK LINE
- SURVEY ABSTRACT LINE
- FENCE
- OH OVERHEAD UTILITY LINE
- UG UNDERGROUND GAS LINE
- EX EXPOSED CONDUIT LINE
- SD STORM DRAIN LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- 61.5 EXIST CONTOUR

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to combine three lots into one lot.
- Coordinates shown hereon area based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

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. RELEASED 3/6/24.

PRELIMINARY PLAT
MIDWAY OFFICE
LOT 1, BLOCK 6/5536

A REPLAT OF LOTS 1, 2 AND 3, BLOCK 6/5536
THIRD INSTALLMENT OF NORTHCREST
MILFORD D. FORTNER SURVEY, ABSTRACT NO. 479,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-075
ENGINEERING NO. XXXX-XXX
SHEET 1 OF 2

Westwood
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY KCH	SCALE 1"=20'	DATE MARCH 2024	JOB NUMBER R0050833.00
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ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS, 75231
PH: (972) 235-3031
CONTACT: TATE BRAUN

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS, 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
FARMER, FUQUA & HUFF P.C.
6125 LUTHER LANE, NO. 250
DALLAS, TEXAS, 75225
PH: (214) 473-8000
CONTACT: STEPHEN FUQUA

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - MIDWAY OFFICE, LOT 1, BLOCK 6/5536

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, 10246 MIDWAY DRIVE, LLC, is the owner of a 0.534 acre (23,244 square foot) tract of land situated in the Milford F. Fortner Survey, Abstract No. 479, City of Dallas, Dallas County, Texas; said tract being all of Lots 1, 2 and 3 Block 6/5536, Third Installment of Northcrest, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 264 in the Map Records of Dallas County, Texas, said tract also being all of that certain tract of land described in General Warranty Deed to 10246 Midway Drive, LLC recorded in Instrument No. 202000285017 in the Official Records of Dallas County, Texas; said 0.534 acre (23,244 square foot) tract being more particularly described as follows:

BEGINNING, at 3/8-inch iron rod found for corner at the southeast intersection of the east right-of-way line of Midway Road (a variable width right-of-way) the south right-of-way line of Sexton Lane (a 50-foot wide right-of-way), said point being the northwest corner of said Lot 1, Block 6/5536;

THENCE, North 89 degrees, 49 minutes, 36 seconds East, departing the said east line of Midway Road and along the said south line of Sexton Lane and the north line of said Lot 1, 2 and 3, block 6/5536, a distance of 172.80 feet to a 5/8-inch iron rod found for corner; said point being the northeast corner of said Lot 3, Block 6/5536 and the northwest corner of Lot 4, Block 6/5536 of said Third Installment of Northcrest;

THENCE, South 00 degrees, 10 minutes, 24 seconds East, departing the said south line of Sexton Lane, along the east line of said Lot 3, Block 6/5536 and the west line of said Lot 4, Block 6/5536, a distance of 135.00 feet to a point for corner; said point being the southeast corner of said Lot 3, Block 6/5536, the southwest corner of said Lot 4, Block 6/5536, the northwest corner of Lot 6, Block 1/5537 and the northeast corner of Business Area Block 1/5537, of Walnut Hill Ridge, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 268-A in said Map Records; from said point a 1/2-inch iron rod found bears North 45 degrees, 36 minutes East, a distance of 0.6 feet;

THENCE, South 89 degrees, 49 minutes, 36 seconds East, along the south line of said Lots 1, 2 and 3, Block 6/5536 and the north line of said Business Area, Block 1/5537, a distance of 171.55 feet to a point for corner; said point being in the said east line of Midway Road and being the southwest corner of said Lot 1, Block 6/5536;

THENCE, North 00 degrees, 42 minutes, 14 seconds West, along the said east line of Midway Road and the west line of said Lot 1, Block 6/5536, a distance of 135.01 feet to the POINT OF BEGINNING;

CONTAINING, 23,244 square feet or 0.534 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 10246 MIDWAY DRIVE, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOT 1, BLOCK 6/5536, MIDWAY OFFICE, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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).

This plat 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.

By: _____

Stephen Fuqua
Litigation Shareholder

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the ____ day of _____, 2024.

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. RELEASED 3/6/24.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266
kyle.harris@westwoodps.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of 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 Plat 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
MIDWAY OFFICE
LOT 1, BLOCK 6/5536
A REPLAT OF LOTS 1, 2 AND 3, BLOCK 6/5536
THIRD INSTALLMENT OF NORTHCREST
MILFORD D. FORTNER SURVEY, ABSTRACT NO. 479,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-075
ENGINEERING NO. XXXX-XXX
SHEET 2 OF 2

Westwood Westwood Professional Services, Inc.		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 westwoodps.com	
DRAWN BY JMC	CHECKED BY KCH	SCALE NONE	DATE MARCH 2024
		TBPELS. ENGINEERING FIRM NO. 11756	JOB NUMBER R0050833.00
		TBPELS SURVEYING FIRM NO. 10074301	

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES, INC.
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DALLAS, TEXAS, 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:

FARMER, FUQUA & HUFF P.C.
6125 LUTHER LANE, NO. 250
DALLAS, TEXAS, 75225
PH: (214) 473-8000
CONTACT: STEPHEN FUQUA

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - MIDWAY OFFICE, LOT 1, BLOCK 6/5536

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