CITY PLAN COMMISSION **THURSDAY, MAY 16, 2024**

FILE NUMBER: S234-110 **SENIOR PLANNER:** Hema Sharma

LOCATION: Wheatland Road, west of Lancaster Road

DATE FILED: April 17, 2024 **ZONING:** TH-2(A), MF-2(A), MF-3(A), CR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 154.221-acres

APPLICANT/OWNER: VM Fund I, LLC; Arthur Santa-Maria

REQUEST: An application to create 571-residential lots ranging in size from 0.049 acre (2,118 square feet) to 0.272 acre (11,868 square feet), one 17.432-acre commercial lot, one 21.245-acre commercial lot, 33 common areas and to dedicate a right-of-way from a 154.221-acre tract of land in City Blocks 6886, 7605, 7609, 7611 and 7612 on property located on Wheatland Road, west of Lancaster Road.

SUBDIVISION HISTORY:

1. S234-109 is a request south of the present request to create three lots ranging in size from 0.058-acre to 1.886-acre from a 2.744-acre tract of land in City Block 7609 and to dedicate a right-of-way on property located on Wheatland Road, west of Lancaster Road. The request is scheduled for City Plan Commission hearing on May 16, 2024.

2. S234-108 is a request south of the present request to create one 6.522-acre lot and one 9.032-acre lot from a 22.956-acre tract of land and to dedicate a right-of-way in City Block 7609 on property located on Wheatland Road, west of Lancaster Road. The request is scheduled for City Plan Commission hearing on May 16, 2024.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

Although this request is residential in nature, the lots are being created from tracts of land that have never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

The request is to create 571 residential lots ranging in size from 0.049 acre (2,118 square feet) to 0.272 acre (11,868 square feet), and 33 common areas. The request lies in a TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and a maximum unit density of 9 per acre.

The request also creates one 17.432-acre commercial lot and one 21.245-acre commercial lot for future development. The request lies in a MF-2(A) Multifamily District, MF-3(A) Multifamily District and CR Community Retail District. MF-2(A) Multifamily District which has a minimum lot area requirement of 1,000 square feet for single family

structures and 6,000 square feet for duplex structures. MF-3(A) which has a minimum lot area requirement of 6,000 square feet for residential use. Minimum lot area for multifamily structures depends on number of bedrooms for both MF-2(A) and MF-3(A).

Staff finds the request complies the requirement of TH-2(A) Townhouse District, MF-2(A) Multifamily District, MF-3(A) Multifamily District, CR Community Retail District and the request will create its own lot pattern and thus complies with the requirements of Section 51A-8.503 and; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 573 and 33 Common Area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Wheatland Road. *Section 51A 8.602(c)*

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of All Internal Street and Wheatland and Entrances. Section 51A 8.602(d)(1)

17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of all Internal Alleys & Streets. *Section 51A-8.602(e)*

19. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

21. On the final plat, determine the 100-year water surface elevation across this addition.

22. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

23. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*

25. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

26. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.

29. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

30. On the final plat, show distances/width across all adjoining right-of-way

31. On the final plat, show recording information on all existing easements within 150 feet of the property.

32. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

33. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

34. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

35. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

36. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

37. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

Street Name / GIS, Lot & Block Conditions:

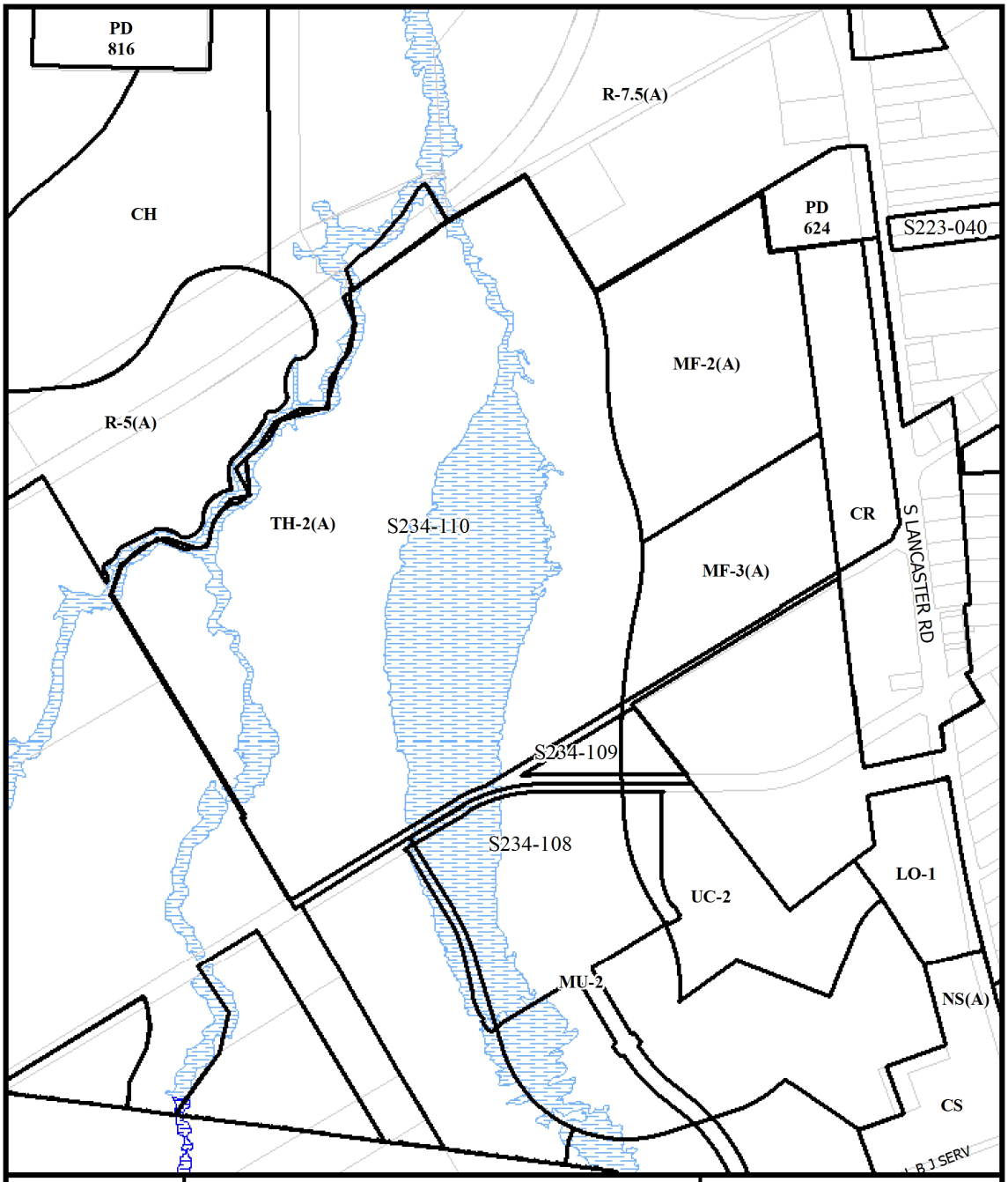
38. On the final plat, change “E. Wheatland Road” to “Wheatland Road”.

39. On the final plat, change “S. Lancaster Road” to “Lancaster Road”.

40. Prior to final plat, contact Addressing Team for appropriate names for proposed Row's for new subdivision.

41. On the final plat, add correct Lot and Block information to plat document.

42. On the final plat, identify the property as City Block A/7611 through V/7611.



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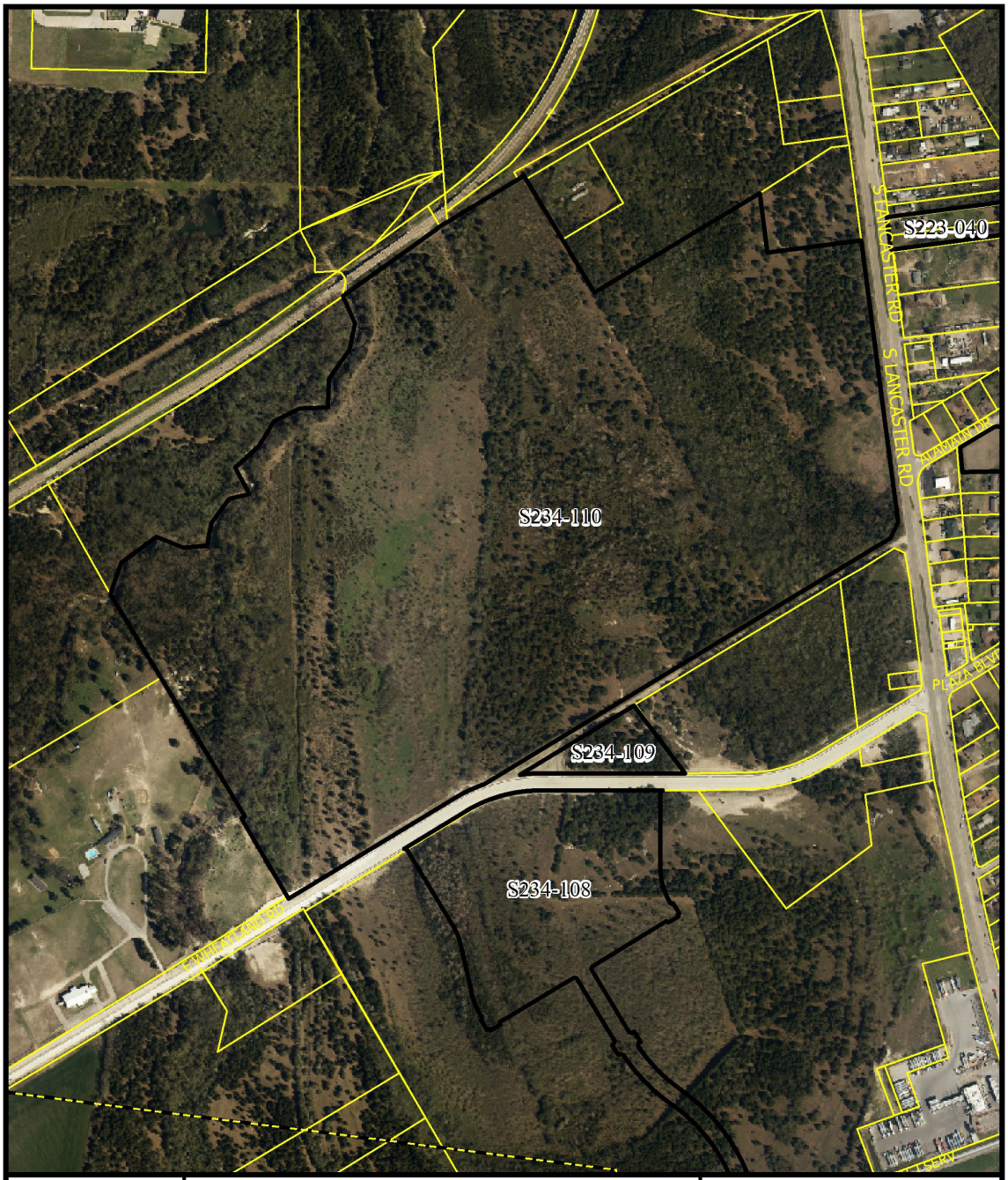
ZONING MAP

Area of Request

Recent History

Case no: S234-110

Date: 4/26/2024



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AERIAL MAP

Area of Request

Recent History

Case no: S234-110

Date: 4/26/2024

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. 1277, the H. Casey Survey, Abstract No. 307, the S.C. Atterbury Survey, Abstract No. 14 and the M.L. Swing Survey, Abstract No. 1422, City of Dallas, Dallas County, Texas, and being all of a called 157.221 acre tract of land described as Tract III: University Hills Parcel E in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the northerly right-of-way line of Wheatland Road for the southerly corner of said Parcel E, common to the easterly corner of a called 89.346 acre tract of land described in the deed to R.K.C.J., LLC, recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas;

THENCE North 30°25'52" West, with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 432.68 feet to a railroad spike found for corner;

THENCE North 62°55'26" East, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 17.96 feet to a railroad spike found for corner;

THENCE North 31°11'58" West, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract and the northeasterly line of a called 23.875 acre tract of land described in the deed to Hickory Pointe, LLC, recorded in Instrument No. 20220235268, said official Public Records, passing a 1/2-inch iron rod found for reference on the south side of Five Mile Creek at a distance of 1,153.27 feet, continuing on said course with the northeasterly line of said 23.875 acre tract, a total distance of 1,205.27 feet to a point in said creek for the westerly corner of said Parcel E, common to a southerly corner of a called 202.64 acre tract of land described in the deed to the State of Texas, recorded in Volume 2001230, Page 2058, said Deed Records;

THENCE in said Five Mile Creek with the northwesterly line of said Parcel E and the southeasterly line of said Parcel E and a southeasterly line of said 202.64 acre tract, the following courses:

1. North 18°55'32" East, a distance of 154.49 feet to a point;
2. North 53°45'32" East, a distance of 203.00 feet to a point;
3. South 68°23'28" East, a distance of 133.72 feet to a point;
4. North 86°01'32" East, a distance of 111.50 feet to a point;
5. North 10°47'32" East, a distance of 107.15 feet to a point;
6. North 35°38'32" East, a distance of 141.00 feet to a point;
7. North 78°19'32" East, a distance of 97.05 feet to a point;
8. North 28°28'28" West, a distance of 140.57 feet to a point;
9. North 47°07'32" East, a distance of 150.88 feet to a point;
10. North 31°11'32" East, a distance of 130.56 feet to a to a point;
11. North 63°34'02" East, a distance of 134.95 feet to a point;
12. North 87°41'02" East, a distance of 129.10 feet to a point;
13. North 3°13'02" East, a distance of 132.20 feet to a point;
14. North 34°51'02" East, a distance of 164.10 feet to a point;
15. North 11°51'02" East, a distance of 124.70 feet to a point;
16. North 23°47'58" West, a distance of 139.58 feet to a point in the southeasterly right-of-way line of Dallas Area Rapid Transit, for a northwesterly corner of said Parcel E, common to a southeasterly corner of a called 11.4083 acre tract of land described as Parcel No. SOC3-14-1 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600067604, said Official Public Records, common to the southerly corner of a called 1.1784 acre tract of land described as Parcel No. SOC3-12 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201300362049, said Official Public Records;

THENCE continuing with the northwesterly line of said Parcel E, the following courses:

1. North 54°24'09" East, with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod found for reference on the easterly side of said Five Mile Creek at a distance of 102.55 feet, continuing on said course, a total distance of 537.89 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner;
2. North 32°44'33" West, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, a distance of 1.62 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner;
3. North 58°51'17" East, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for the easterly corner of said Parcel No. SOC3-12, common to the southerly corner of a called 0.2797 acre tract of land described as Parcel SOC3-13 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600064231, said official Public Records, at a distance of 10.30 feet, continuing on said course, with the southeasterly line of said Parcel No. SOC3-13 part of the way of a total distance of 471.29 feet to a 1/2-inch iron rod found for the northerly corner of said Parcel E;

THENCE South 31°06'31" East, with a northeasterly line of said Parcel E, a distance of 633.96 feet to a 1/2-inch iron rod with a cap stamped 'RPLS 6677" set (hereinafter referred to as capped iron rod set) for a re-entrant corner of said Parcel E, common to the southerly corner of a called 14.39 acre tract of land described in the deed to Proton Properties LLC, recorded in Instrument No. 201200086020, said Official Public Records,

THENCE North 58°58'11" East, with a northwesterly line of said Parcel E and the southeasterly line of said 14.39 acre tract, a distance of 894.60 feet to a 1/2-inch iron rod found with a cap stamped "TIPTON ENG" found for a northeasterly corner of said Parcel E, common to the northwest corner of a called 3.733 acre tract of land described in the deed to the City of Dallas, recorded in Instrument No. 201700163600, said Official Public Records;

THENCE South 07°25'35" East, with an easterly line of said Parcel E and the westerly line of said 3.733 acre tract, a distance of 276.87 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found for a re-entrant corner of said Parcel E, common to the southwest corner of said 3.733 acre tract;

THENCE North 82°34'23" East, with a northerly line of said Parcel E and the southerly line of said 3.733 acre tract, a distance of 438.99 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found in the westerly right-of-way line of S. Lancaster Road for the easternmost northeast corner of said Parcel E, common to the southeast corner of said called 3.733 acre tract;

THENCE South 07°25'36" East, with the westerly right-of-way line of said S. Lancaster Road and an easterly line of said Parcel E, a distance of 1,318.09 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said S. Lancaster Road and the northerly right-of-way line of E. Wheatland Road;

THENCE South 25°45'54" West, with said corner clip and a southeasterly line of said Parcel E, a distance of 83.74 feet to a 1/2-inch iron rod found for the south end of said corner clip;

THENCE with the northerly right-of-way line of said E. Wheatland Road and the southeasterly line of said Parcel E, the following courses:

1. South 58°55'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner;
2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner;
3. South 58°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at intersection of the northerly right-of-way line of E. Wheatland Road and Wheatland Road and at the beginning of a non-tangential curve to the left;
4. With said curve having a radius of 740.00 feet, a delta angle of 11°33'21", an arc length of 149.25 feet, a chord bearing of South 64°34'24" West and chord distance of 149.00 feet to a capped iron rod set at the end of said curve;
5. South 58°47'44" West, a distance of 899.34 feet to the POINT OF BEGINNING and enclosing 157.219 acres (6,848,446 square feet) of land, more or less.

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

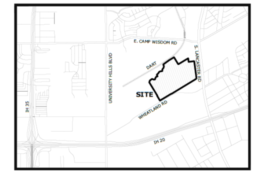
FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGEND / ABBREVIATIONS

- ADJOINING TRACT/DEED LINE
- BOUNDARY LINE
- ABSTRACT LINE
- FEMA LINE
- LOT LINE
- PLAT RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE

GRAPHIC SCALE
0' 100' 200' 400'
1" = 200'



VICINITY MAP
(NOT TO SCALE)

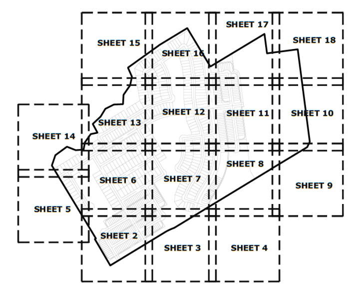
(FOR SPRG use only)
Reviewed by: ______
Date: ______
SPRG No. ______

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N18°55'32"E	154.49'
L2	N53°45'32"E	203.00'
L3	S68°23'28"E	133.72'
L4	N86°01'32"E	111.50'
L5	N10°47'32"E	107.15'
L6	N35°38'32"E	141.00'
L7	N78°19'32"E	97.05'
L8	N28°28'28"W	140.57'
L9	N47°07'32"E	150.88'
L10	N31°11'32"E	130.56'
L11	N63°34'02"E	134.95'
L12	N87°41'02"E	129.10'
L13	N03°13'02"E	132.20'
L14	N34°51'02"E	164.10'
L15	N11°51'02"E	124.70'
L16	N23°47'58"W	139.58'
L17	N32°44'33"W	1.62'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	149.25'	740.00'	11°33'21"	S64°34'24"W	149.00'



KEYMAP
N.T.S.

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

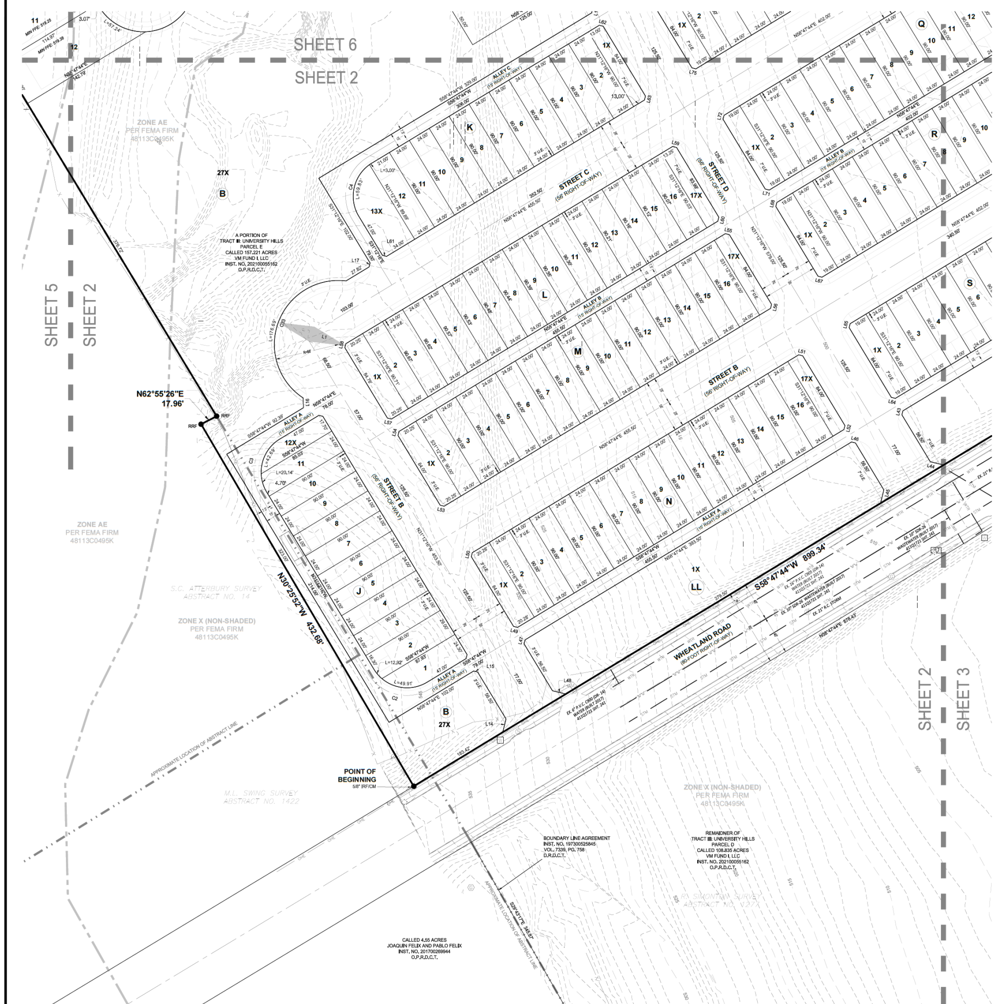
SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. ______

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1"=300'	DATE: 03/29/2024	SHEET: 1 OF 20



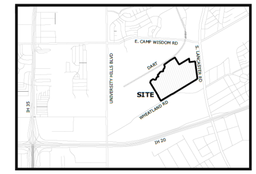
LEGEND / ABBREVIATIONS

ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
FEMA FLOOD LINE
BUILDING LINE
ABSTRACT LINE
GRAVEL
ASPHALT
WIRE FENCE
CHAINLINK FENCE
WATER PIPELINE
STORM WATER PIPELINE
SEWER WATER PIPELINE
OVERHEAD ELEC LINE
MONUMENT FOUND
CAPPED IRON ROD SET
IRON PIPE FOUND
CONCRETE MONUMENT FOUND
GUY WIRE
POWER POLE
UNDERGROUND GAS MARKER
GAS RISER
STREET NAME CHANGE

STORM MANHOLE
SANITARY MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT
IRRIGATION CONTROL VALVE
LIGHTPOLE
SIGN
VAULT
MAILBOX

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING

GRAPHIC SCALE
0' 25' 50' 100'
1" = 50'



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

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FLOOD STATEMENT

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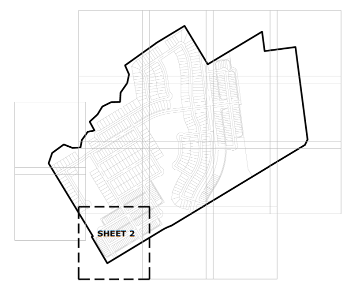

KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
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LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. ________

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

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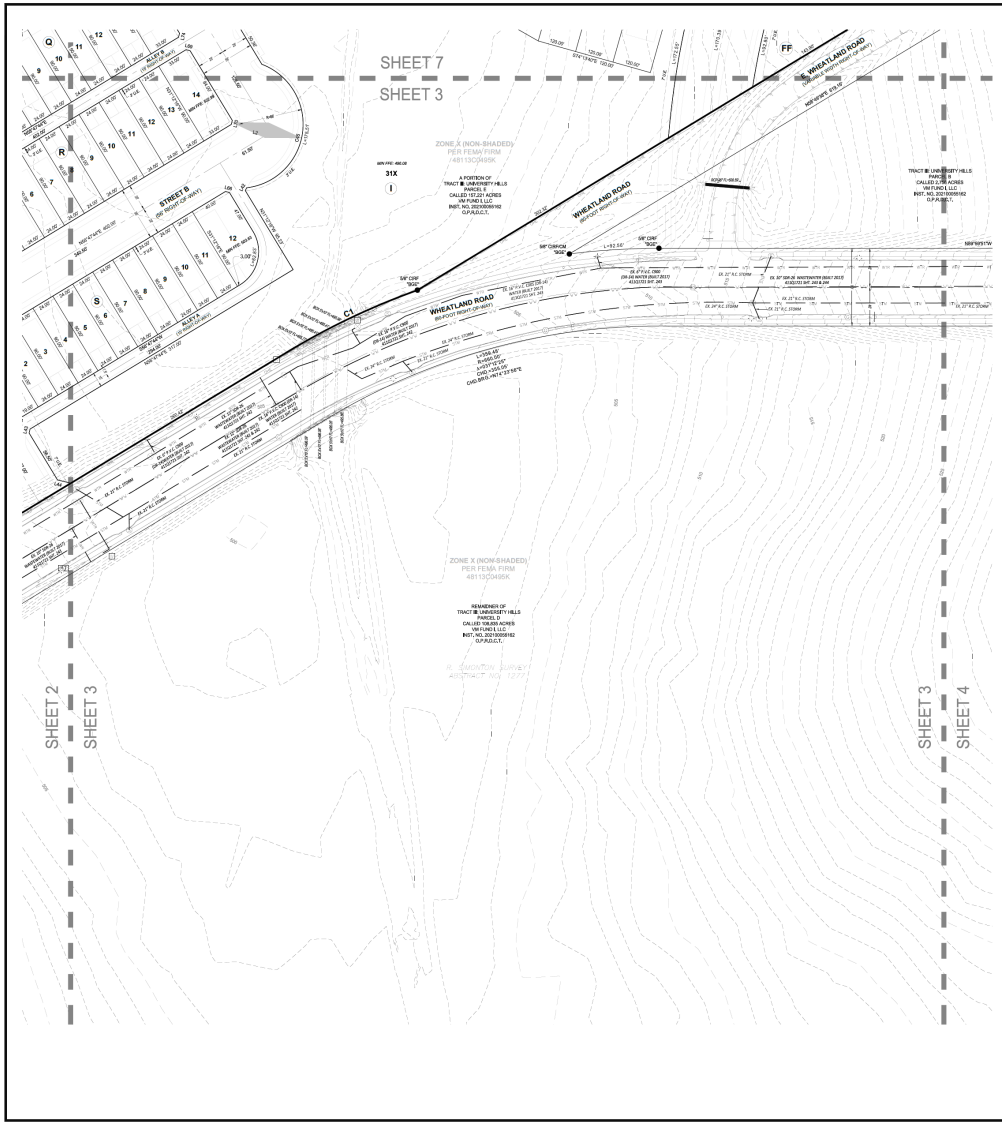
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/29/2024	SHEET: 2 OF 20



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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	SEWER WATER PIPELINE	IRF	IRON ROD FOUND
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	UNDERGROUND GAS MARKER	POB	POINT OF BEGINNING
	GAS METER		
	STREET NAME CHANGE		

GRAPHIC SCALE
0 25' 50' 100'
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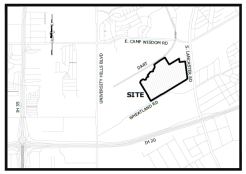

VICINITY MAP
(NOT TO SCALE)

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6. See Sheet 20 for Plat Notes.

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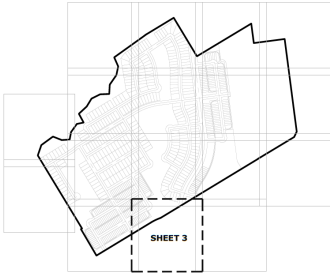

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UNIVERSITY HILLS ADDITION

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CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

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Farmers Branch, TX, 75234

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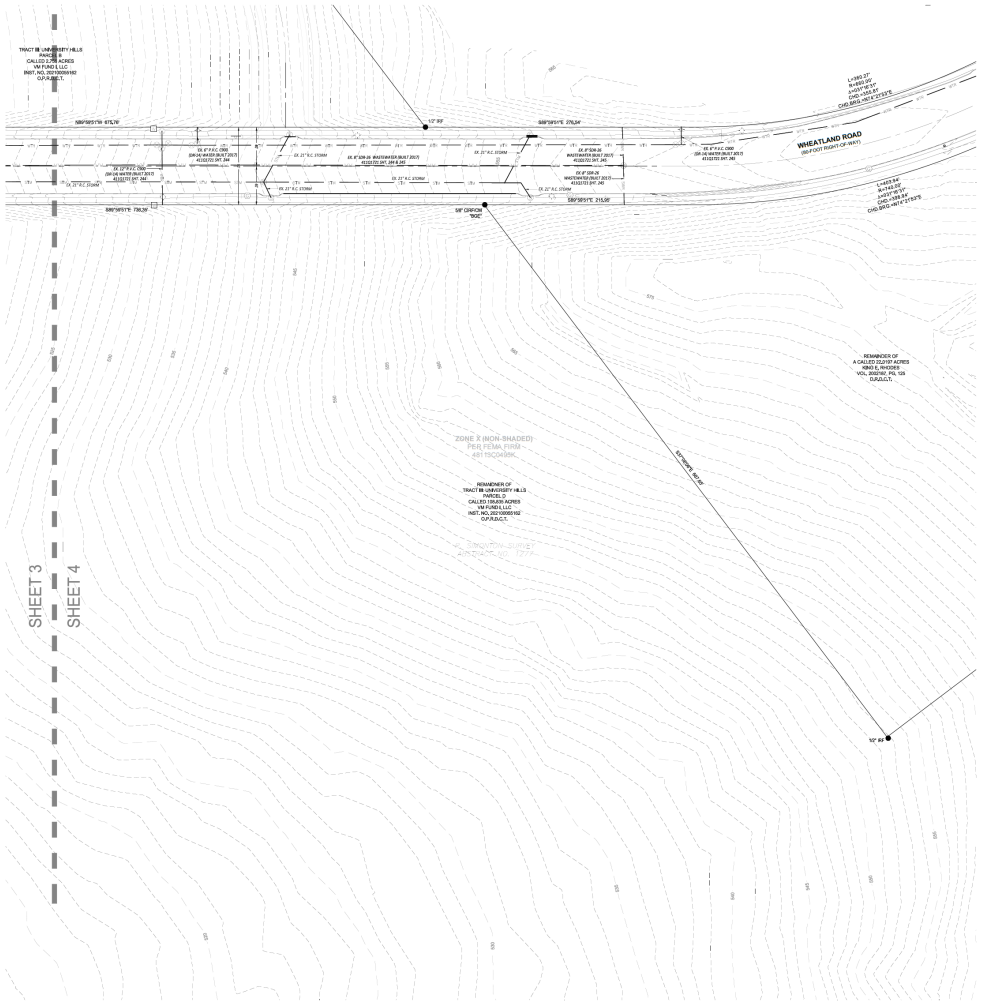
TBPE # F-20823

PROJECT NO: 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/20/2024	SHEET: 3 OF 20

S234-110

23(j)

City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

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	CHAIN LINK FENCE		MAILBOX
(T)	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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(SW)	SEWER WATER PIPELINE	D.R.D.C.T.	DALLAS COUNTY, TEXAS
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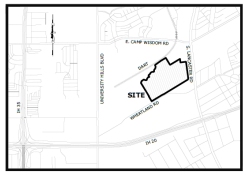
	UNDERGROUND GAS MARKER	CM	CONTROLLING MONUMENT
	GAS RISER	POB	POINT OF BEGINNING
	STREET NAME CHANGE		

GRAPHIC SCALE

0' 30' 60' 180'

1" = 30'



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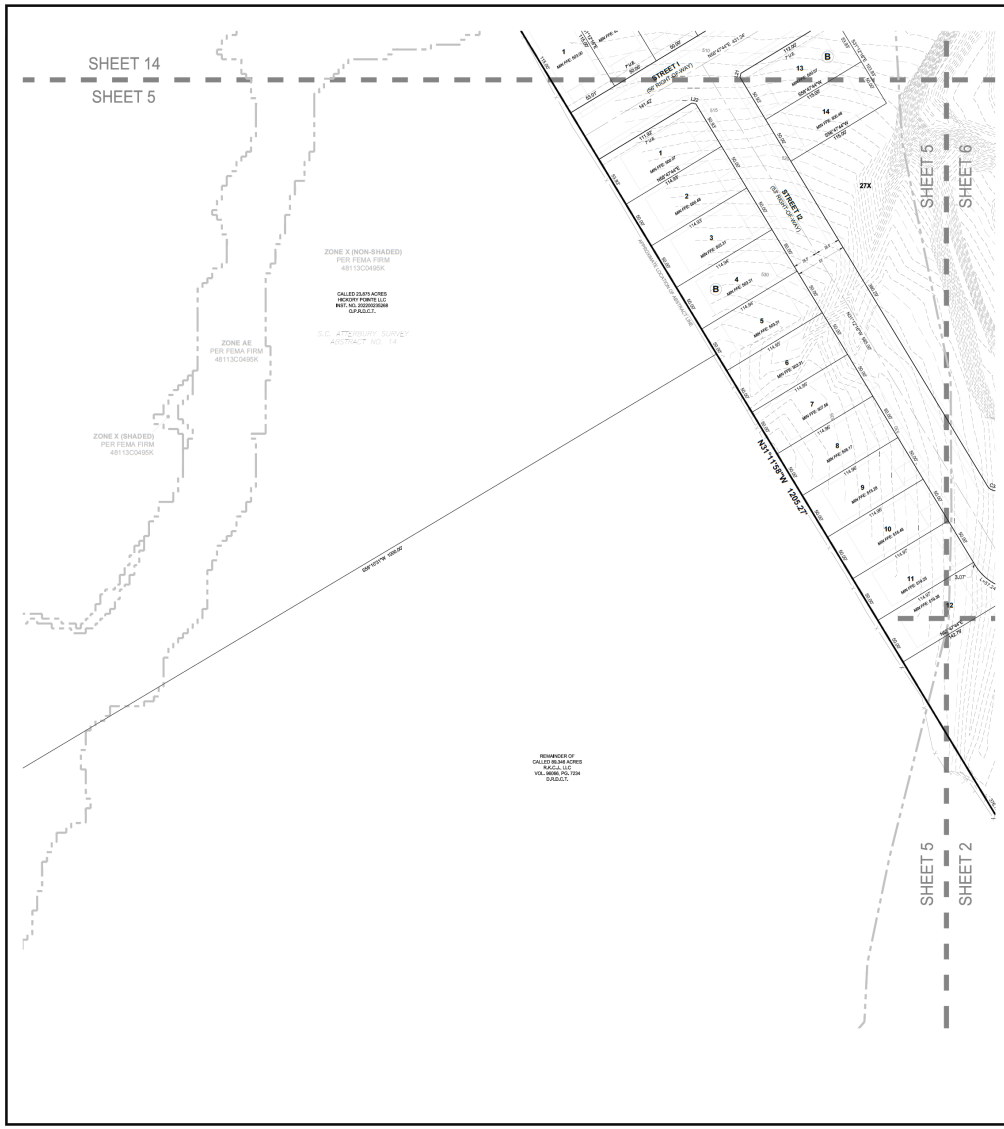
PROJECT NO: 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET: 4 OF 20

S234-110

23(k)

City Plan Commission Date: 05/16/2024



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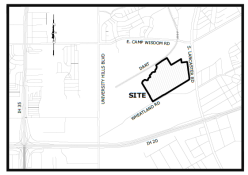

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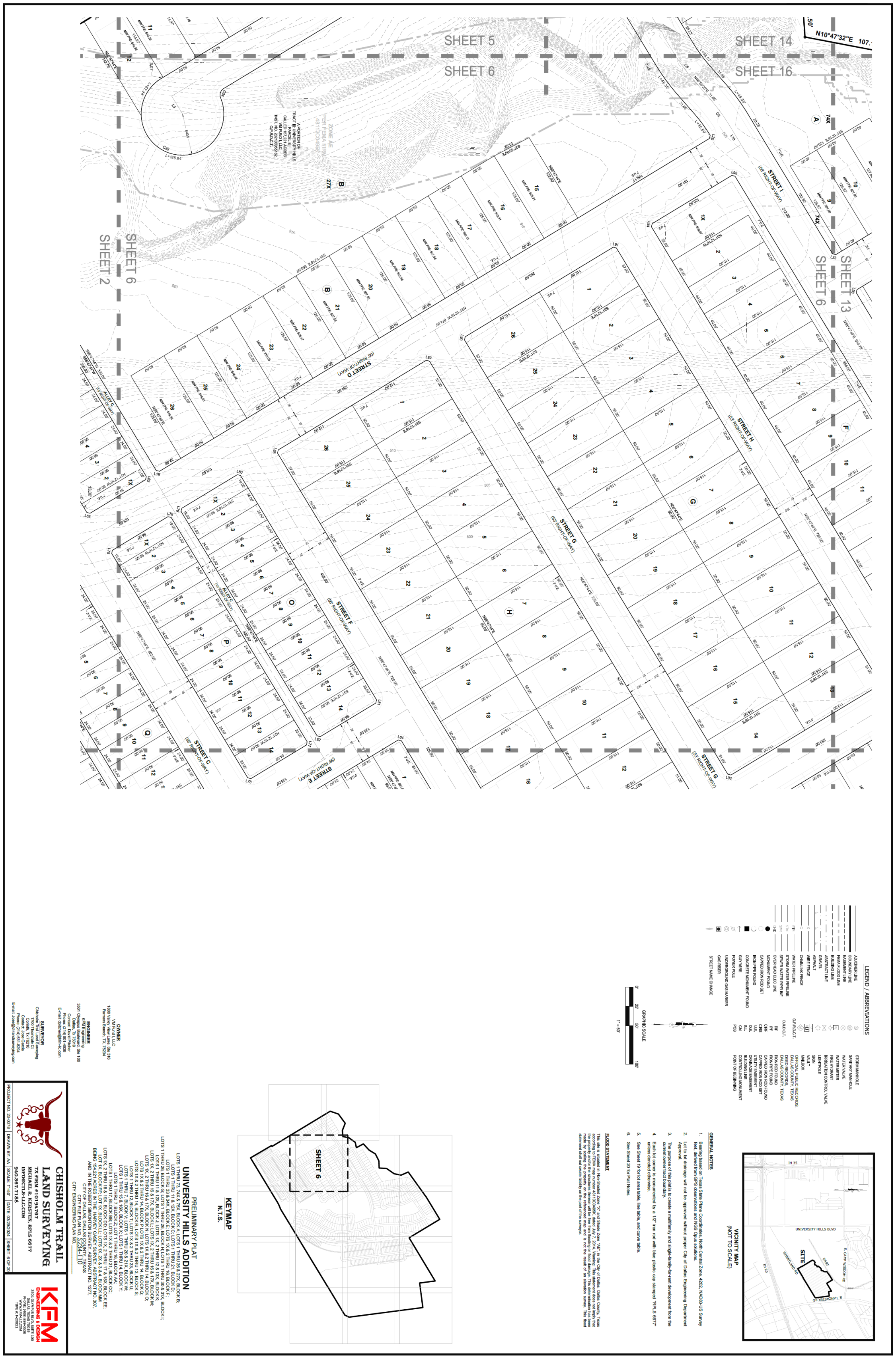
PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 05/29/2024	SHEET: 5 OF 20

S234-110

23(I)

City Plan Commission Date: 05/16/2024


SHEET 5
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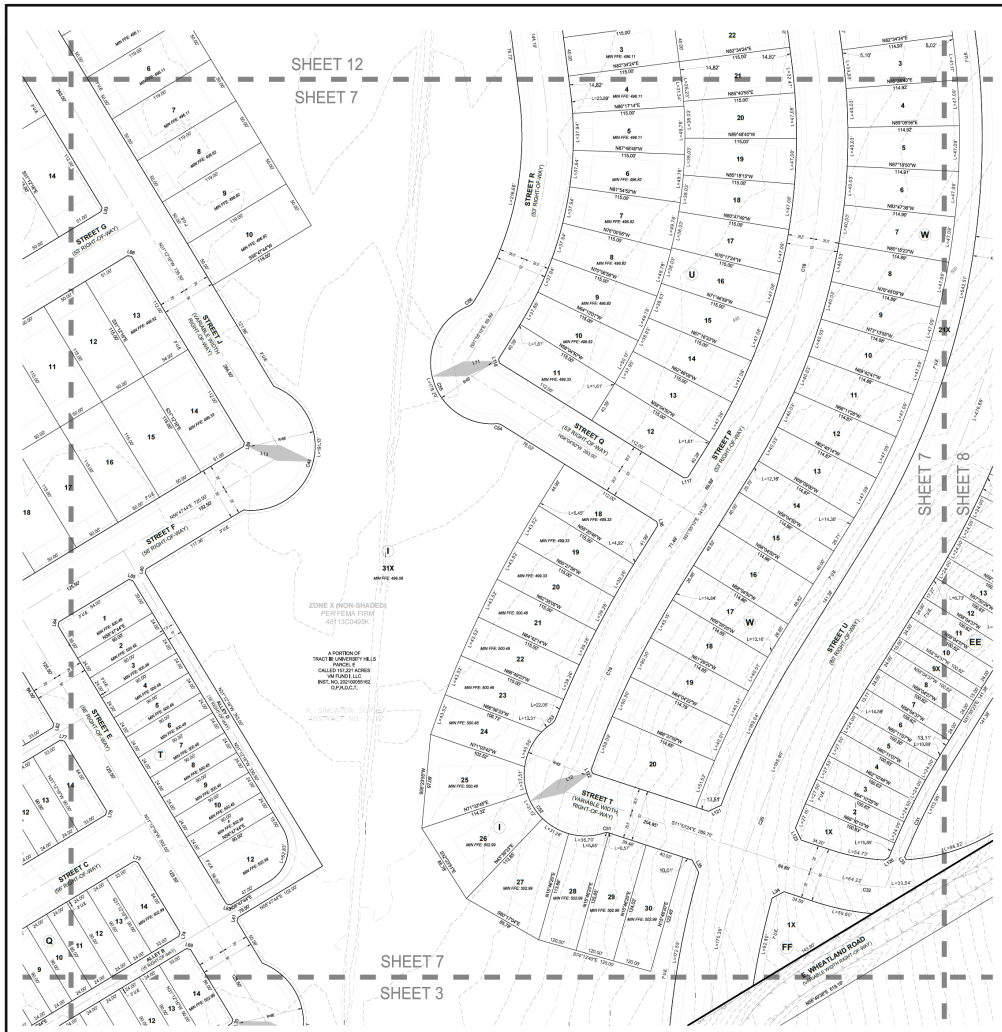

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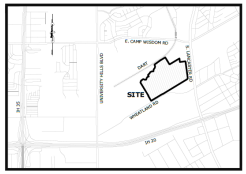
0 20 50' 100'

1" = 50'



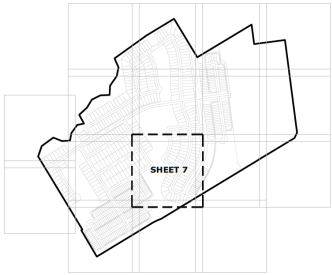
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 11 & 12X, BLOCK G; LOTS 1 THRU 11 & 12X, BLOCK H; LOTS 1X, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 16 & 18X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Fund I LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Fitcher
Phone: (214) 801-4686
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Riverdale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 501-8294
E-mail: Jose@chisholmtrailsurveying.com

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194707
MICHAEL R. KEISTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7168

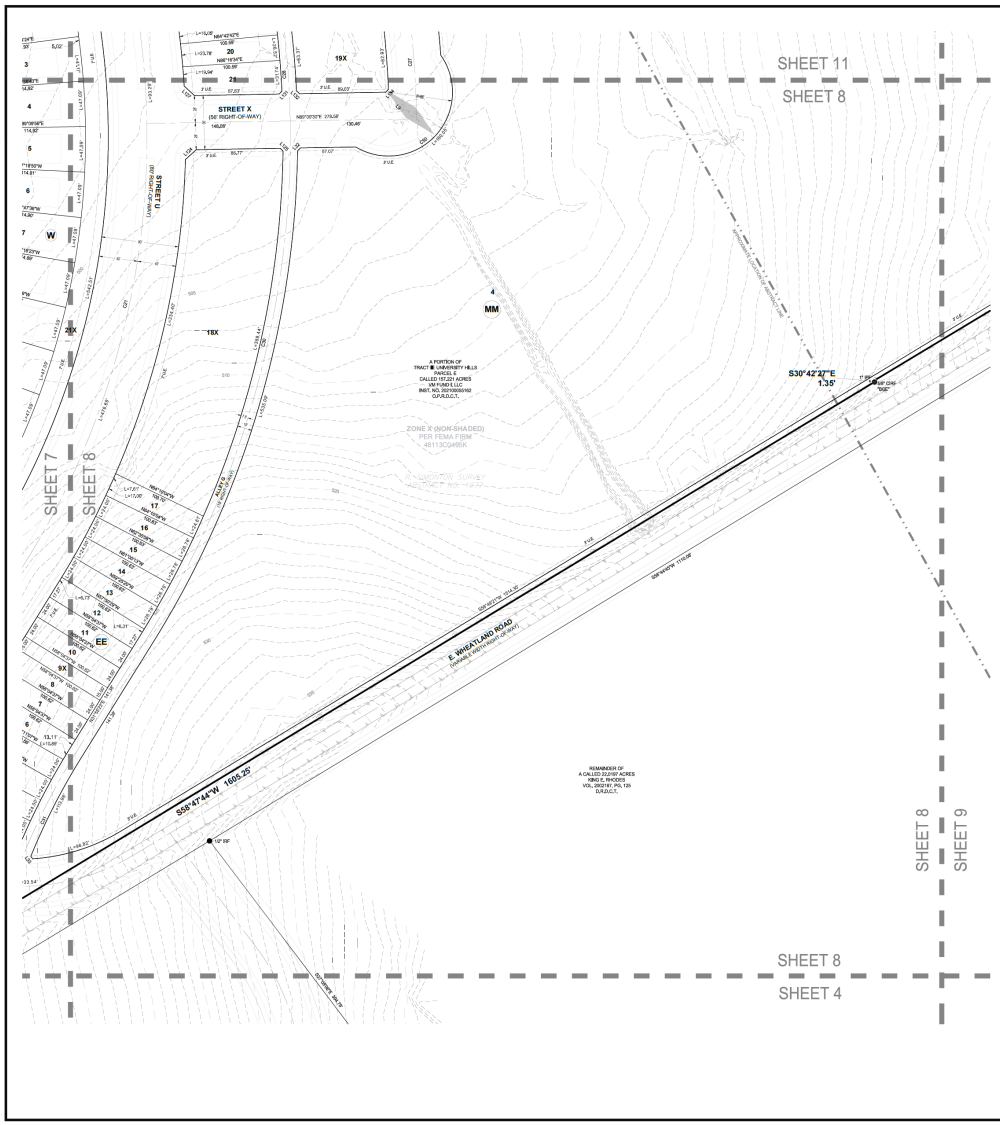
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 499-0238
WWW.KFMINC.COM
TBPE # F-10523

PROJECT NO. 23-0076	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/29/2024	SHEET: 7 OF 20

S234-110

23(n)

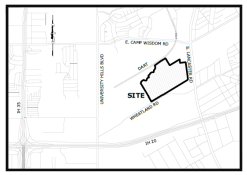
City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

ADJOINER LINE		STORM MANHOLE	
BOUNDARY LINE		SANITARY MANHOLE	
EASEMENT LINE		WATER VALVE	
FEMA FLOOD LINE		WATER METER	
BUILDING LINE		FIRE HYDRANT	
ABSTRACT LINE		IRRIGATION CONTROL VALVE	
GRAVEL		LIGHTPOLE	
ASPHALT		SIGN	
WIRE FENCE		VAULT	
CHAINLINK FENCE		MAILBOX	
WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
STORM WATER PIPELINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	
SEWER WATER PIPELINE	IRF	IRON ROD FOUND	
OVERHEAD ELEC LINE	IRFF	IRON PIPE FOUND	
MONUMENT FOUND	CRF	CAPPED IRON ROD FOUND	
CAPPED IRON ROD SET	CIRS	CAPPED IRON ROD SET	
IRON PIPE FOUND	U.E.	UTILITY EASEMENT	
CONCRETE MONUMENT FOUND	D.E.	DRAINAGE EASEMENT	
GUY WIRE	B.L.	BUILDING LINE	
POWER POLE	CM	CONTROLLING MONUMENT	
UNDERGROUND GAS MARKER	POB	POINT OF BEGINNING	
GAS RISER			
STREET NAME CHANGE			

GRAPHIC SCALE
0 20' 50' 100'
1" = 50'



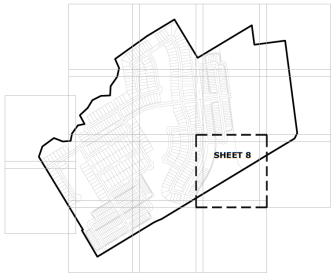
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0485K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 73, 744 & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 28, BLOCK G; LOTS 1 THRU 28, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 18 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 29 & 27A, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 16 & 18X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM FUND II LLC
1800 Valley View Lane, Ste 310
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Texas 75019
Contact: Jim Phillips
Phone: (214) 501-4905
E-mail: jdphillips@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Riverdale Ct
Corinth, Tx 75210
Contact: Jose Garcia
Phone: (214) 551-8264
E-mail: Jose@ctlandsurveying.com

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7168

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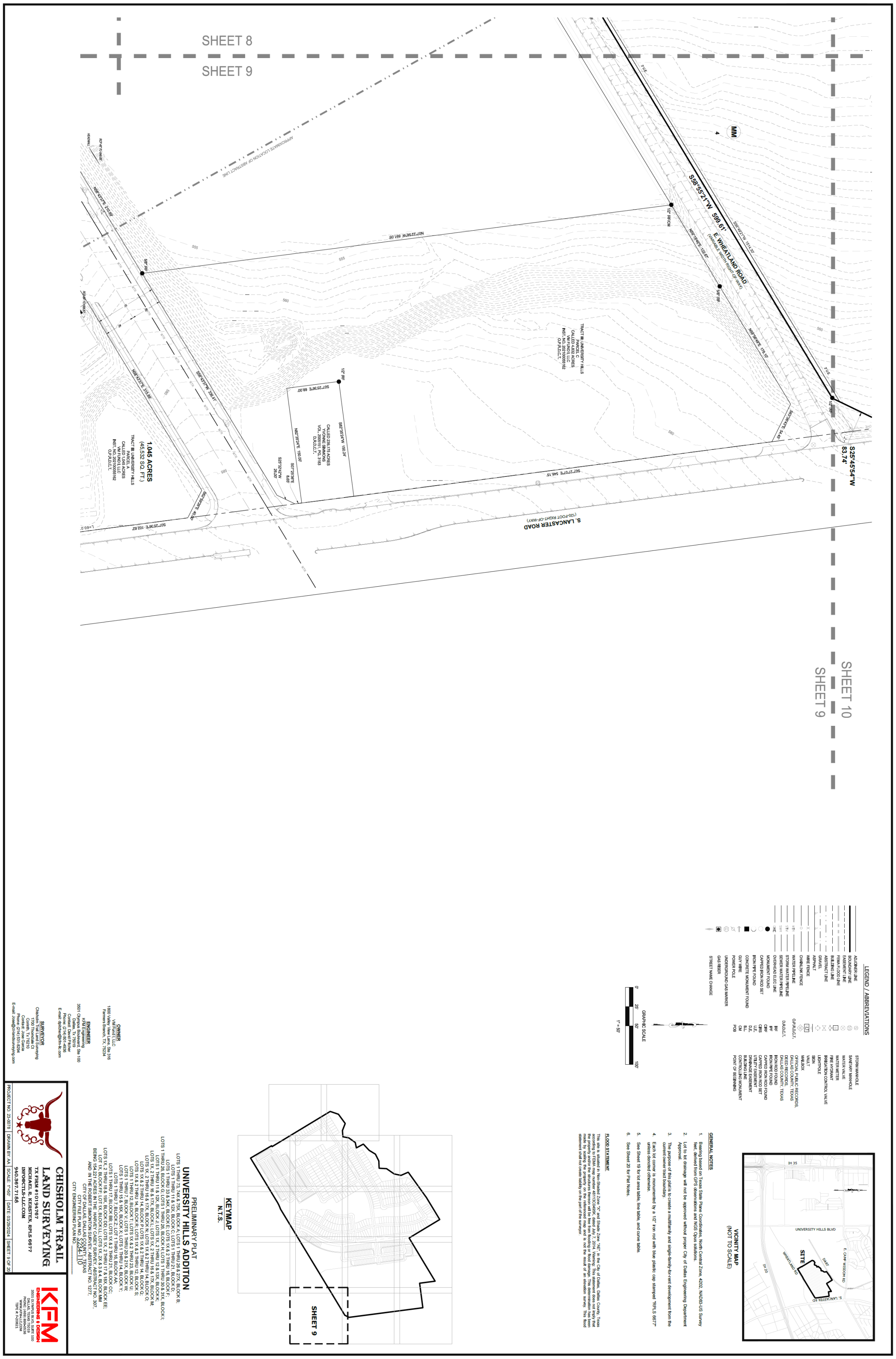
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: 214.501.4905
WWW.KFMLLC.COM
TBPE # F-20803

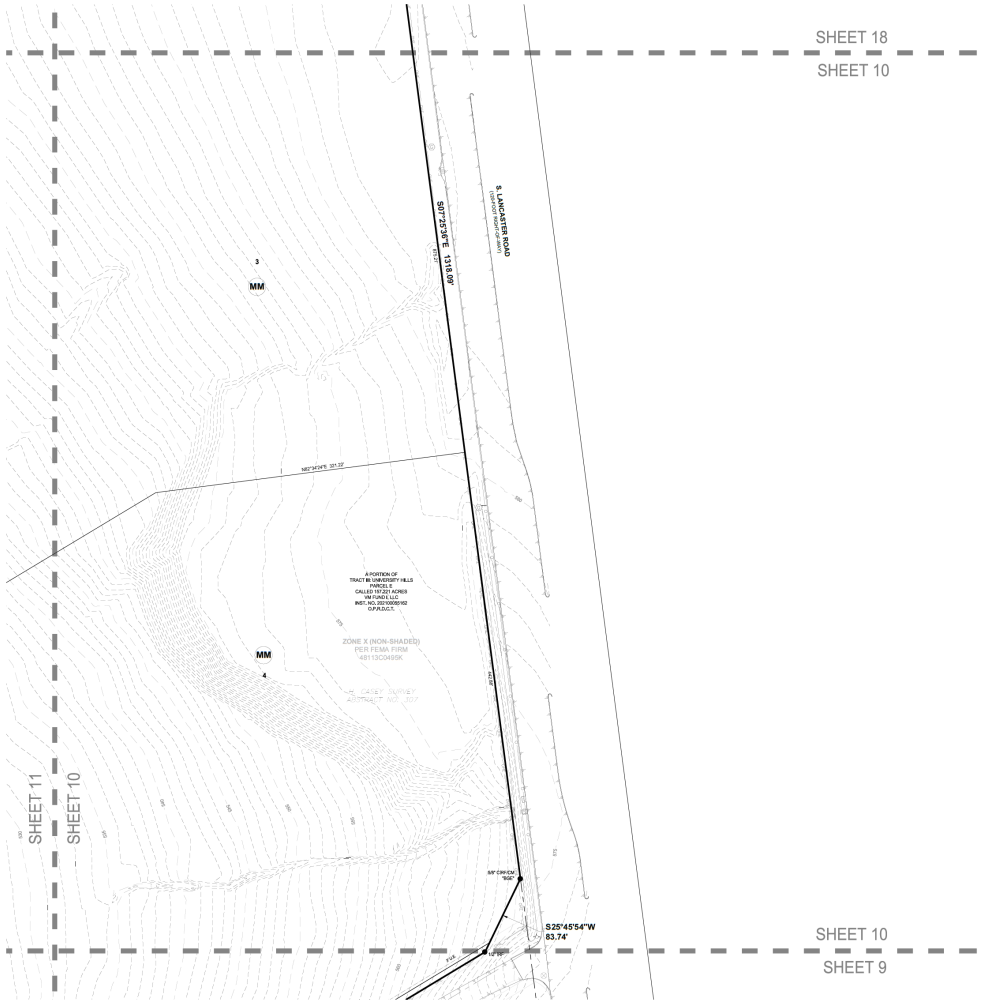
PROJECT NO: 23-0070	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET: 8 OF 30

S234-110

23(o)

City Plan Commission Date: 05/16/2024

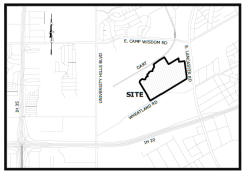

SHEET 8
SHEET 9
SHEET 10
SHEET 9



LEGEND / ABBREVIATIONS

ADJOINER LINE		STORM MANHOLE	
BOUNDARY LINE		SANITARY MANHOLE	
EASEMENT LINE		WATER VALVE	
FIRM FLOOD LINE		WATER METER	
BUILDING LINE		FIRE HYDRANT	
ABSTRACT LINE		IRRIGATION CONTROL VALVE	
GRAVEL		LIGHTPOLE	
ASPHALT		BENCH	
WIRE FENCE		VAULT	
CHAINLINK FENCE		MAILBOX	
WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
STORM WATER PIPELINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	
SEWER WATER PIPELINE			
OVERHEAD ELEC LINE	IRF	IRON ROD FOUND	
MONUMENT FOUND	IPF	IRON PIPE FOUND	
CAPPED IRON ROD SET	CIRF	CAPPED IRON ROD FOUND	
IRON PIPE FOUND	CIRS	CAPPED IRON ROD SET	
CONCRETE MONUMENT FOUND	U.E.	UTILITY EASEMENT	
GUY WIRE	D.E.	DRAINAGE EASEMENT	
POWER POLE	B.L.	BUILDING LINE	
UNDERGROUND GAS MARKER	CM	CONTROLLING MONUMENT	
GAS RISER	POB	POINT OF BEGINNING	
STREET NAME CHANGE			

GRAPHIC SCALE
0' 25' 50' 100'
1" = 50'



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
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4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

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KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 11 & 12X, BLOCK G; LOTS 1 THRU 11 & 12X, BLOCK H; LOTS 1 THRU 7, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 28 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARNEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT BIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Fund I LLC
1800 Valley View Lane, Ste 315
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Coppell, TX 75019
Contact: David Fitcher
Phone: (214) 801-4686
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Joan Ott
Phone: (940) 591-8294
E-mail: Joan@chisholmtrailsurveying.com

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL E. KEESTER, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7165

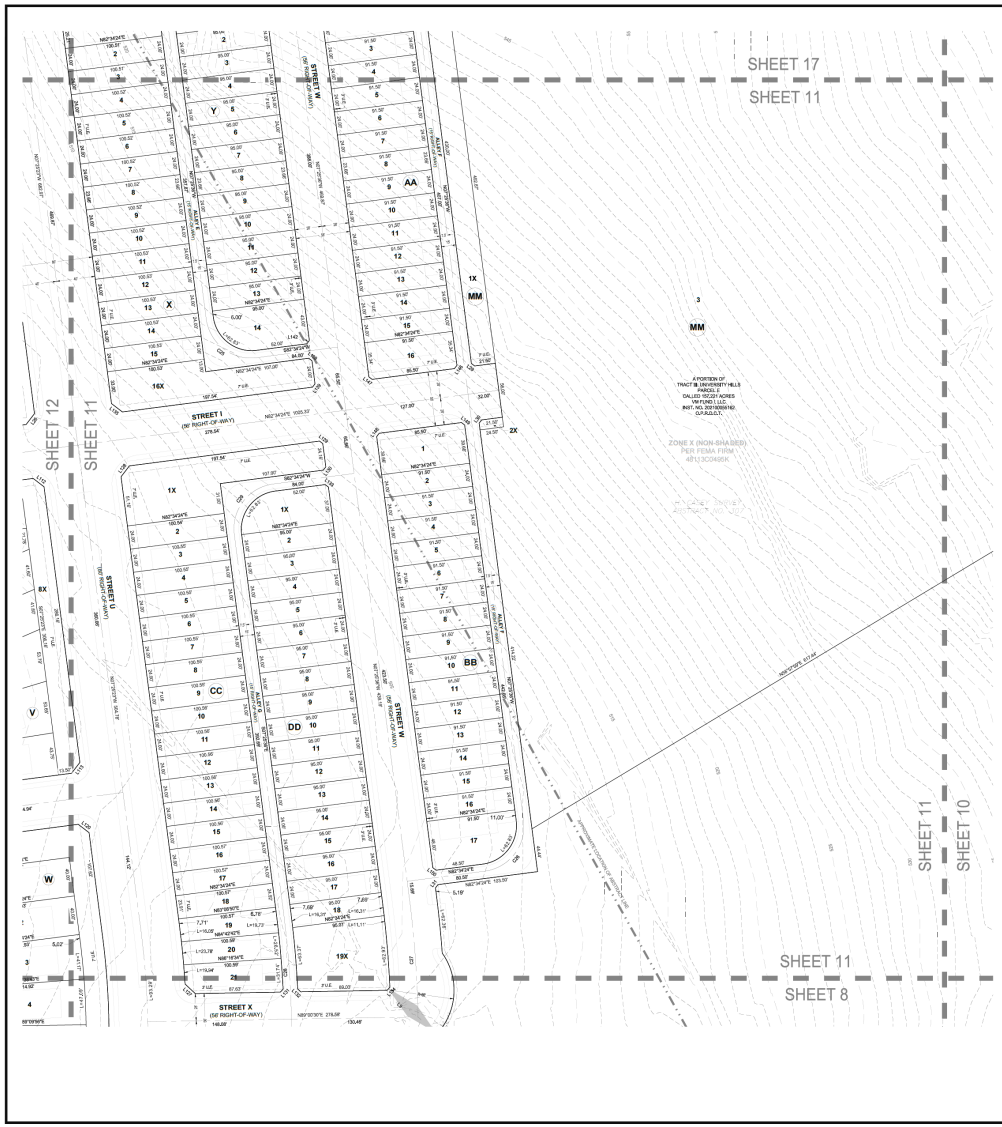
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
COPPELL, TEXAS 75019
PHONE: (469) 499-0200
WWW.KFMALLC.COM
TBPE # F-20022

PROJECT NO. 23-0075	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/25/2024	SHEET: 10 OF 20

S234-110

23(q)

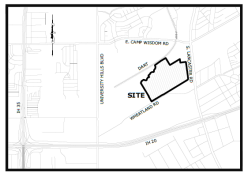
City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	STORM WATER PIPELINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
	SEWER WATER PIPELINE	IRF	IRON ROD FOUND
	OVERHEAD ELEC LINE	IPF	IRON PIPE FOUND
	MONUMENT FOUND	CIRF	CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET	CIRS	CAPPED IRON ROD SET
	IRON PIPE FOUND	U.E.	UTILITY EASEMENT
	CONCRETE MONUMENT FOUND	D.E.	DRAINAGE EASEMENT
	GUY WIRE	B.L.	BUILDING LINE
	POWER POLE	CM	CONTROLLING MONUMENT
	UNDERGROUND GAS MARKER	POB	POINT OF BEGINNING
	GAS RISER		
	STREET NAME CHANGE		

GRAPHIC SCALE
0' 25' 50' 100'
1" = 50'



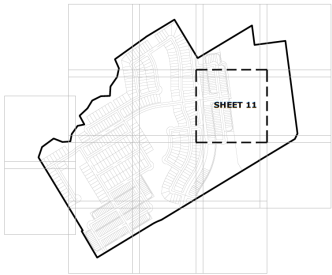
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "C" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0465K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 13, 14A & 15X, BLOCK A; LOTS 1 THRU 28 & 27X, BLOCK B;
LOTS 1 THRU 11, 12A, BLOCK C; LOTS 1 THRU 12, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 13, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.231 ACRES OF LAND, SITUATED IN THE J. ABSTRACT NO. 307,
AND IN THE ROBERT EMORY/TOM CURLEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 315
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympia Boulevard, Ste 100
Dallas, Tx 75219
Contact: David Fletcher
Phone: (214) 801-4686
E-mail: dpfletcher@kfm-tk.com

SURVEYOR
Chisholm Trail Land Surveying
1790 Riverside Cl
Denton, TX 76205
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: jose@chisholmsurveying.com

CHISHOLM TRAIL
LAND SURVEYING
TX FIRM #10194707
MICHAEL R. KEIRSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

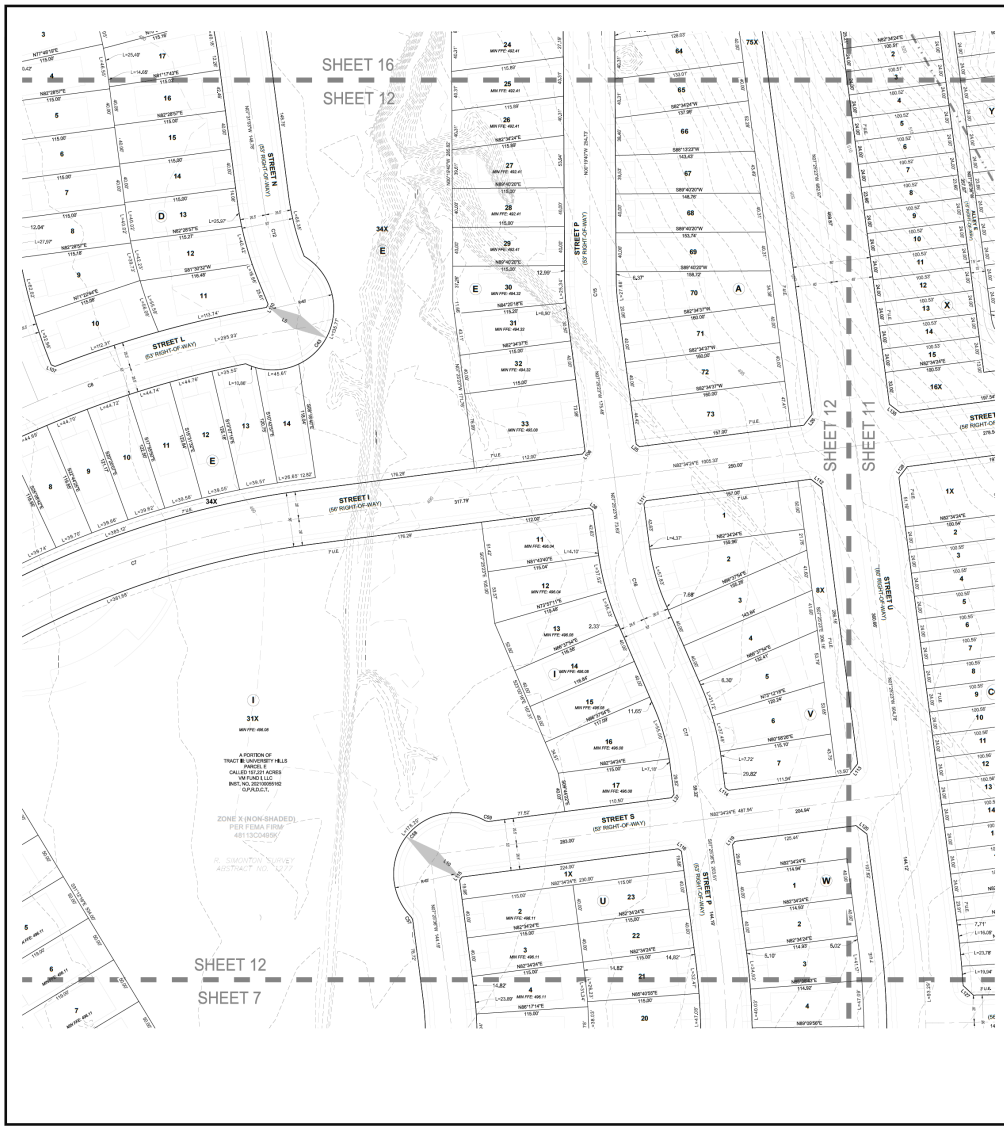
KFM
ENGINEERING & DESIGN
3501 OLYMPIA BLVD, SUITE 100
DALLAS, TEXAS 75219
PHONE: (469) 899-6200
WWW.KFMALLC.COM
TBPE # F-10821

PROJECT NO: 23-0676	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET:11 OF 20

S234-110

23(r)

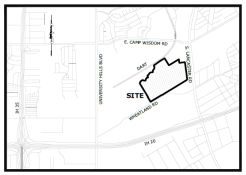
City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		IRON
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	STORM WATER PIPELINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	SEWER WATER PIPELINE	IRF	IRON ROD FOUND
	OVERHEAD ELEC LINE	IPF	IRON PIPE FOUND
	MONUMENT FOUND	CIRF	CAPPED IRON ROD FOUND
	CAPPED IRON ROD SET	CIRS	CAPPED IRON ROD SET
	IRON PIPE FOUND	U.E.	UTILITY EASEMENT
	CONCRETE MONUMENT FOUND	D.E.	DRAINAGE EASEMENT
	GUY WIRE	B.L.	BUILDING LINE
	POWER POLE	CM	CONTROLLING MONUMENT
	UNDERGROUND GAS MARKER	POB	POINT OF BEGINNING
	GAS RISER		
	STREET NAME CHANGE		

GRAPHIC SCALE
0 25' 50' 100'
1" = 50'



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

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FLOOD STATEMENT

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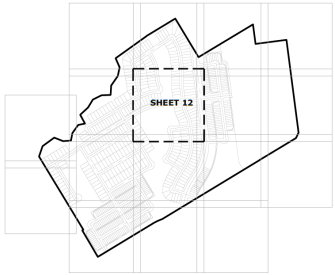

KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

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LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 28, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 13X, BLOCK J; LOTS 1X, 2 THRU 15, & 16X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
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LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
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LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 5X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE: HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Fund I LLC
1900 Valley View Lane, Ste 310
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Fitcher
Phone: (214) 801-4836
E-mail: dpritchett@kfm-llc.com

SURVEYOR
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Contact: Jose Garcia
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CHISHOLM TRAIL
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MICHAEL R. KERSTEN, RPLS 6677
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940.367.7155

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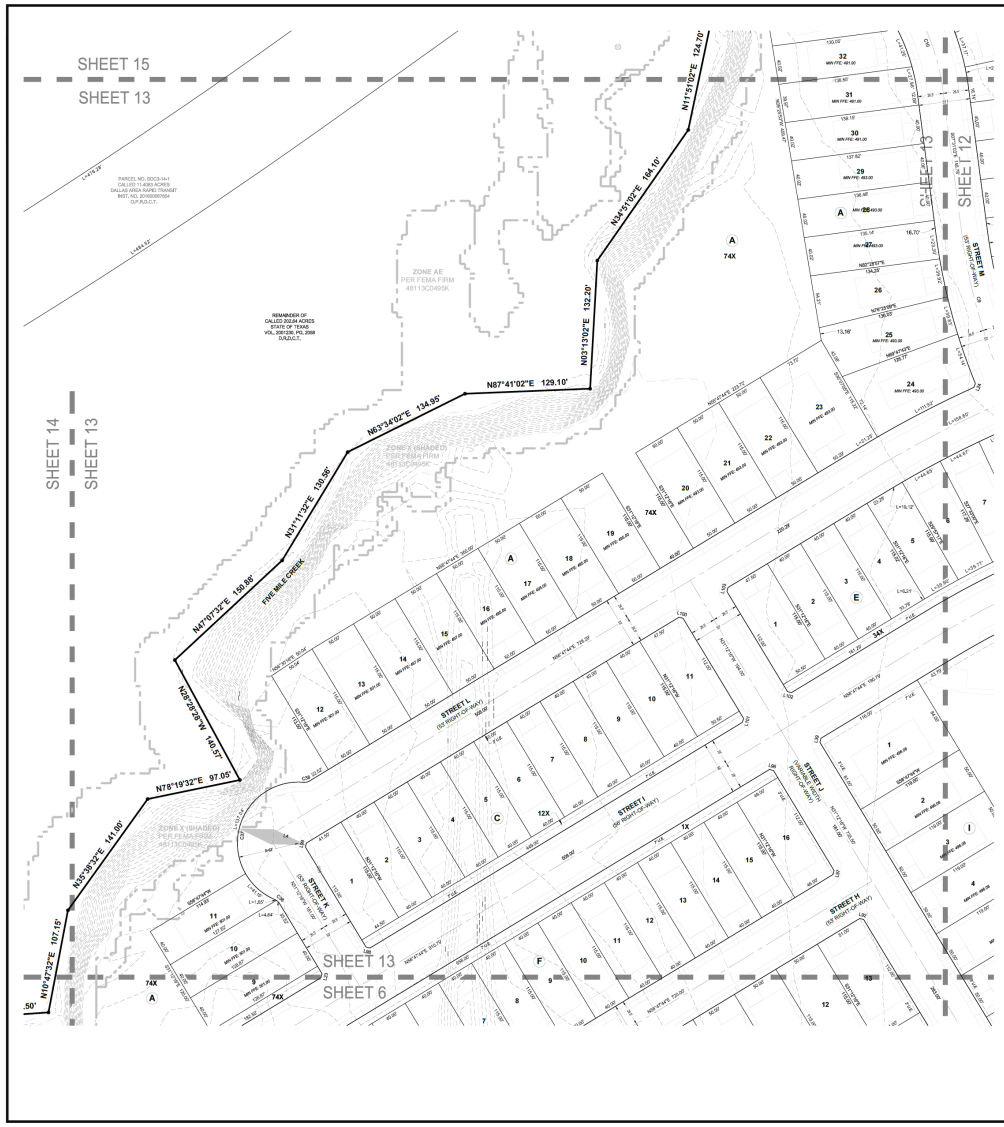
DALLAS, TEXAS 75019
PHONE: (469) 899-0125
WWW.KFMA-LLC.COM
TBPE # F-10056311

PROJECT NO. 23-0073	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET 12 OF 25

S234-110

23(s)

City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
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	STREET NAME CHANGE		

GRAPHIC SCALE
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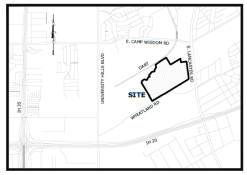

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

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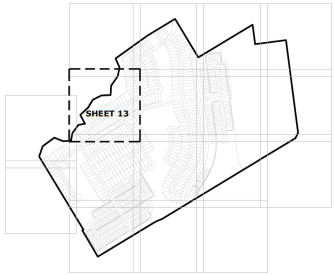

KEYMAP
N.T.S.

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UNIVERSITY HILLS ADDITION

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LOTS 1 THRU 12, BLOCK G; LOTS 1 THRU 12 & 13X, BLOCK H; LOTS 1 THRU 16, BLOCK I;
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Point I LLC
1800 Valley View Lane, Ste 315
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Fitcher
Phone: (214) 801-4686
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1706 Thorndale Ct
Corinth, Tx 76210
Contact: Joan Ott
Phone: (940) 591-8294
E-mail: Joan@chisholmtrailsurveying.com

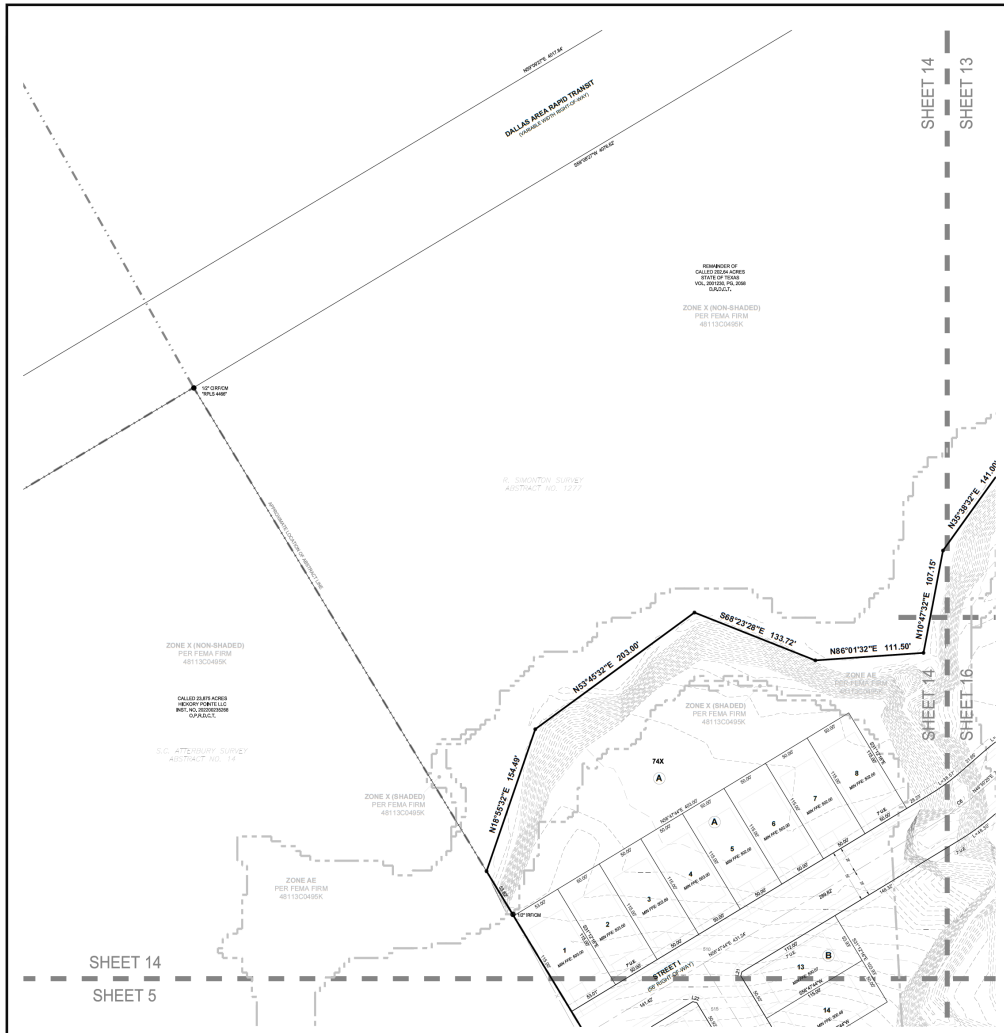
CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL E. KEISTER, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7165

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 499-6230
WWW.KFMHLLC.COM
TBPE # F-20023

PROJECT NO. 23-0075	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET:13 OF 20

S234-110

City Plan Commission Date: 05/16/2024 23(t)



LEGEND / ABBREVIATIONS

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SSW	SEWER WATER PIPELINE		
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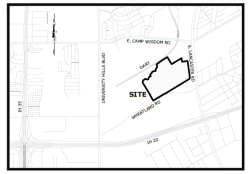
	STREET NAME CHANGE		

GRAPHIC SCALE

0 35' 50' 100'

1" = 50'



VICINITY MAP
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HP Point LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

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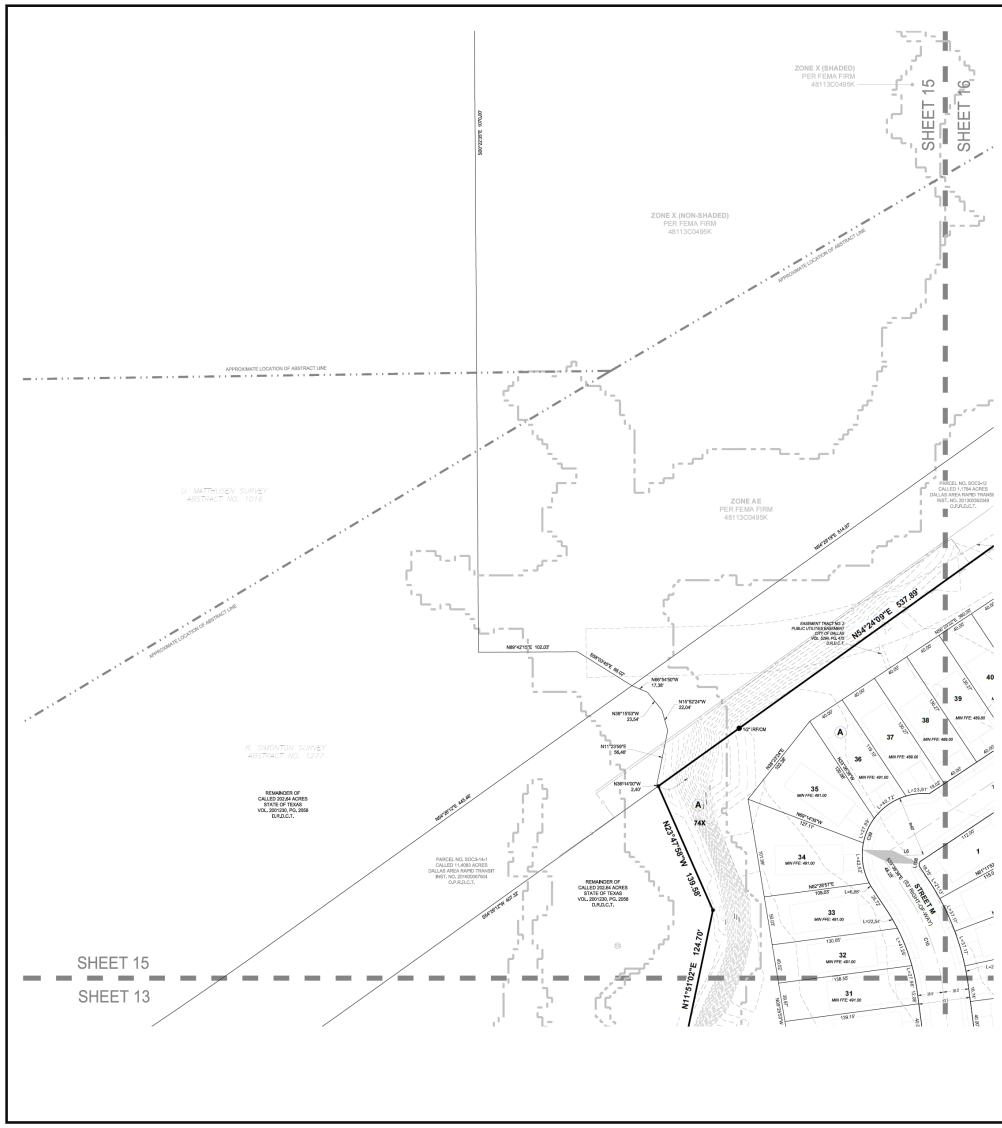
PROJECT NO. 23-0075	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/28/2024	SHEET 14 OF 20

S234-110

City Plan Commission Date: 05/16/2024 23(u)



LEGEND / ABBREVIATIONS

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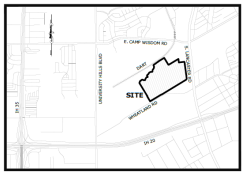

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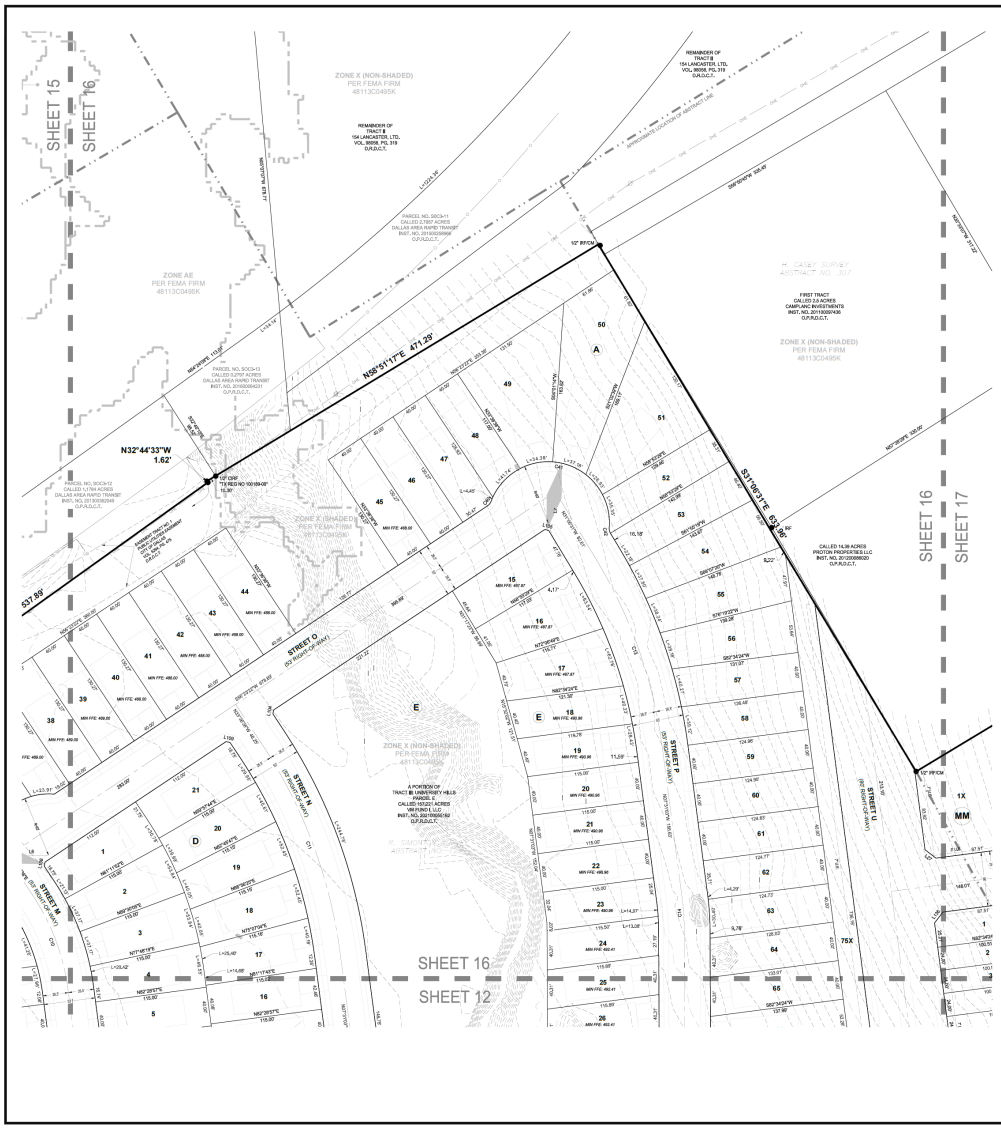
P:972.690.8900/214
WWW.KFMLLC.COM
TBPE # F-10821

PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/29/2024	SHEET 15 OF 20

S234-110

23(v)

City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

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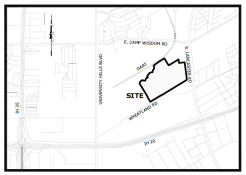
	WIRE FENCE		VAULT
	CHAINLINK FENCE		MAILBOX
WT	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SW	STORM WATER PIPELINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
SW	SEWER WATER PIPELINE		
HC	OVERHEAD ELEC LINE	IRF	IRON ROD FOUND
	MONUMENT FOUND	IPF	IRON PIPE FOUND
	CAPPED IRON ROD SET	CIRF	CAPPED IRON ROD FOUND
	IRON PIPE FOUND	CIRS	CAPPED IRON ROD SET
	CONCRETE MONUMENT FOUND	U.E.	UTILITY EASEMENT
	GUY WIRE	D.E.	DRAINAGE EASEMENT
	POWER POLE	B.L.	BUILDING LINE
	UNDERGROUND GAS MARKER	CM	CONTROLLING MONUMENT
	GAS RISER	POB	POINT OF BEGINNING
	STREET NAME CHANGE		

GRAPHIC SCALE
0' 20' 50' 100'
1" = 50'



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
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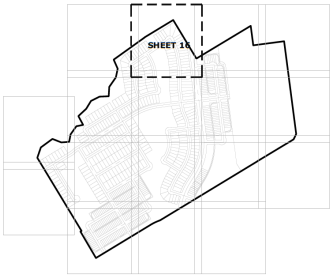
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" and Shade Zone "AE", in the City of Dallas, Dallas County, Texas according to FEMA map number 48113C0495K, dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 29 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 18, BLOCK E; LOTS 1 THRU 17, BLOCK F; LOTS 1 THRU 28, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 34 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CABEY SURVEY, ABSTRACT NO. 307, AND IN THE ROBERT SMORTON SURVEY, ABSTRACT NO. 1277, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Rural I, LLC
1600 Valley View Lane, Ste 310
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Blvd, Ste 100
Dallas, TX 75019
Contact: David Fletcher
Phone: (214) 501-4026
E-mail: dfletcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Cl
Corinth, TX 76210
Contact: Jose Sandoval
Phone: (214) 531-6294
E-mail: Jose@ctlandsurveying.com

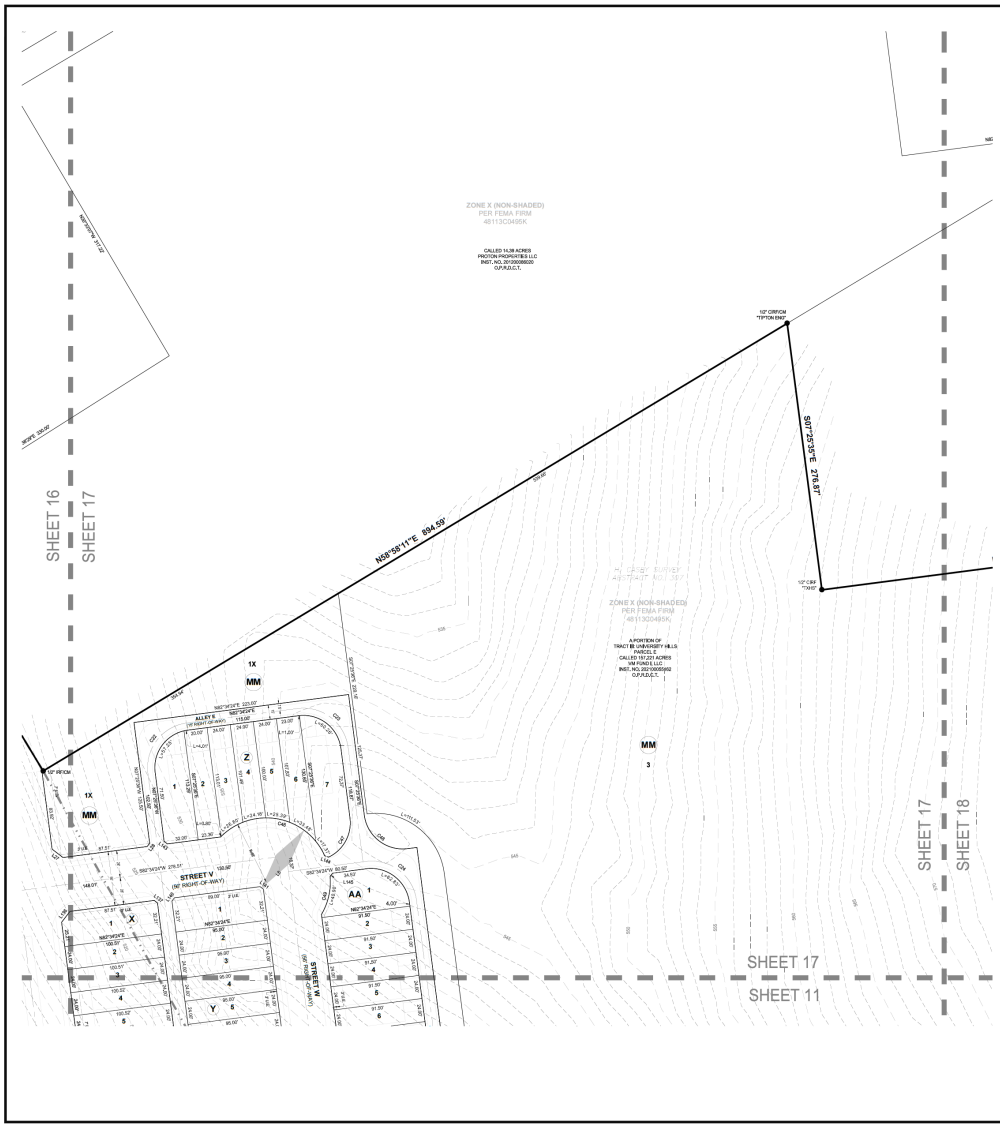
CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL S. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7168

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 499-6230
WWW.KFMLLC.COM
TBPE # F-20823

PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/28/2024	SHEET 16 OF 20

S234-110

City Plan Commission Date: 05/16/2024 23(w)



LEGEND / ABBREVIATIONS

	ADJOINER LINE		STORM MANHOLE
	BOUNDARY LINE		SANITARY MANHOLE
	EASEMENT LINE		WATER VALVE
	FEMA FLOOD LINE		WATER METER
	BUILDING LINE		FIRE HYDRANT
	ABSTRACT LINE		IRRIGATION CONTROL VALVE
	GRAVEL		LIGHTPOLE
	ASPHALT		SIGN
	WIRE FENCE		VAULT
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	WATER PIPELINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	STORM WATER PIPELINE		DEED RECORDS, DALLAS COUNTY, TEXAS
	SEWER WATER PIPELINE	D.R.D.C.T.	
	OVERHEAD ELEC LINE	IRF	IRON ROD FOUND
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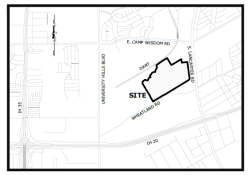
	POWER POLE	B.L.	BUILDING LINE
	UNDERGROUND GAS MARKER	CM	CONTROLLING MONUMENT
	GAS RISER	POB	POINT OF BEGINNING
	STREET NAME CHANGE		

GRAPHIC SCALE

0' 25' 50' 100'

1" = 50'



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

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5. See Sheet 19 for lot area table, line table, and curve table.
6. See Sheet 20 for Plat Notes.

FLOOD STATEMENT

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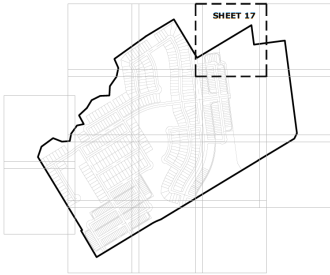

KEYMAP
N.T.S.

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION

LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
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LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 28, BLOCK G; LOTS 1 THRU 28, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 1 & 13X, BLOCK J; LOTS 1X, 2 THRU 7 & 13X, BLOCK K;
LOTS 1 THRU 7 & 13X, BLOCK L; LOTS 1 THRU 7 & 13X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
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LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. _____

OWNER
VM Fund I LLC
1800 Valley View Lane, Ste 310
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019
Contact: David Fitcher
Phone: (214) 801-4836
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 75230
Contact: Jose Garcia
Phone: (214) 551-8294
E-mail: Jose@ctl-landsurveying.com

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
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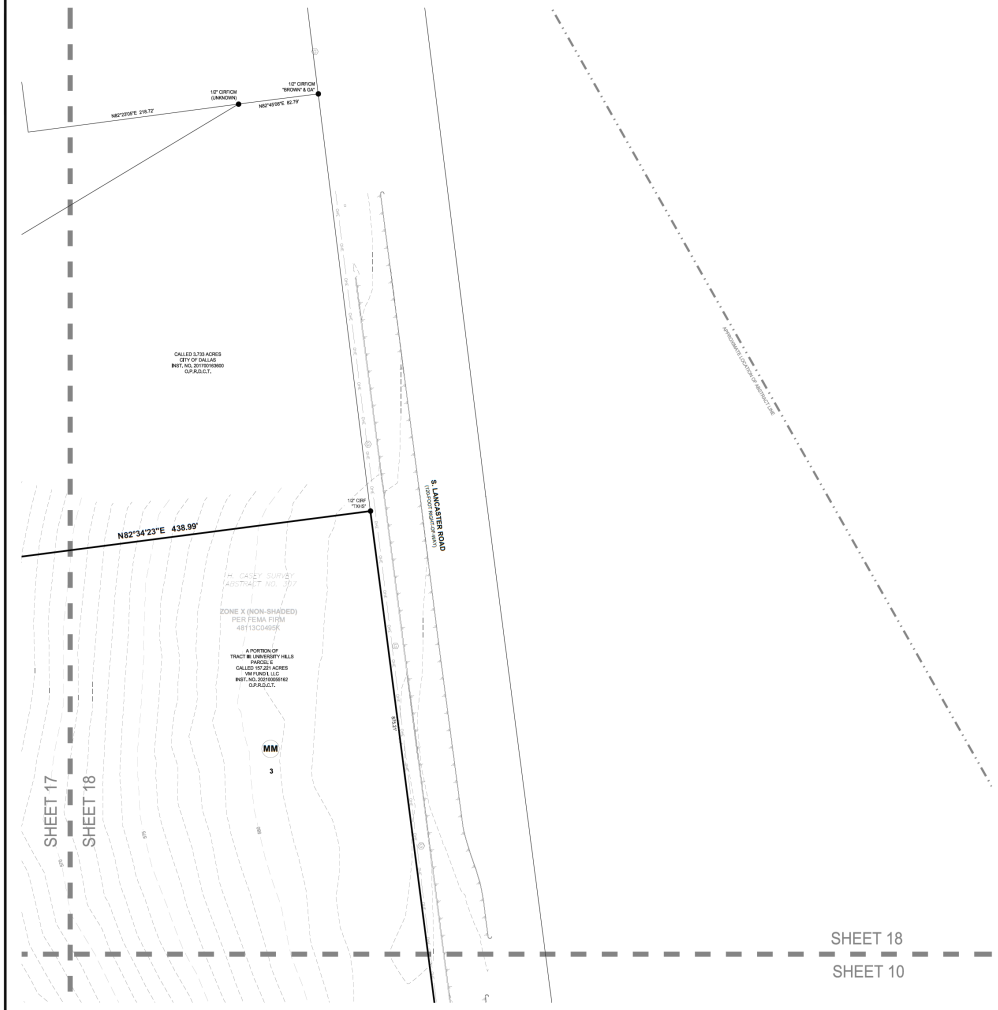
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 800-6029
WWW.KFMLLC.COM
TBPE # F-20821

PROJECT NO. 23-0075	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/28/2024	SHEET 17 OF 30

S234-110

23(x)

City Plan Commission Date: 05/16/2024



LEGEND / ABBREVIATIONS

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CAPPED IRON ROD SET	CIRS	CAPPED IRON ROD SET	
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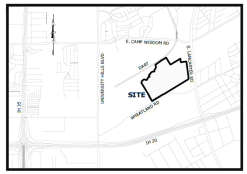

VICINITY MAP
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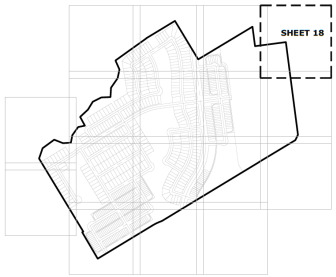

KEYMAP
N.T.S.

PRELIMINARY PLAT

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AND IN THE ROBERT BIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
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KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 499-6200
WWW.KFMHLLC.COM
TBPE # F-20023

PROJECT NO: 23-0075	DRAWN BY: AA	SCALE: 1"=50'	DATE: 03/26/2024	SHEET:18 OF 20

S234-110

23(y)

City Plan Commission Date: 05/16/2024

LOT AREA TABLE

LOT AREA TABLE - BLOCK A

Lot	Acres	Square Feet
1	0.140	6096
2	0.132	5750
3	0.132	5750
4	0.132	5750
5	0.132	5750
6	0.132	5750
7	0.132	5750
8	0.132	5750
9	0.118	5155
10	0.118	5153
11	0.109	4757
12	0.131	5700
13	0.132	5750
14	0.132	5750
15	0.132	5750
16	0.132	5750
17	0.132	5750
18	0.132	5750
19	0.132	5750
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.192	8354
24	0.175	7616
25	0.145	6308
26	0.146	6341
27	0.124	5382
28	0.125	5432
29	0.126	5486
30	0.127	5539
31	0.128	5568
32	0.124	5401
33	0.138	5993
34	0.179	7777
35	0.174	7572
36	0.108	4696
37	0.117	5076
38	0.120	5211
39	0.120	5211
40	0.120	5211
41	0.120	5211
42	0.120	5211
43	0.120	5211
44	0.120	5211
45	0.120	5211
46	0.120	5211
47	0.119	5196
48	0.109	4765
49	0.237	10319
50	0.272	11868
51	0.238	10375
52	0.119	5164
53	0.140	6097
54	0.157	6841
55	0.157	6852
56	0.143	6225
57	0.118	5141
58	0.115	5019
59	0.115	4997
60	0.115	4995
61	0.115	4992
62	0.115	4989
63	0.116	5039
64	0.120	5221
65	0.124	5420
66	0.146	6364
67	0.139	6045
68	0.139	6050
69	0.143	6249
70	0.162	7065
71	0.147	6400
72	0.147	6400
73	0.174	7582
74X	7.199	313574
75X	0.416	18114

LOT AREA TABLE - BLOCK B

Lot	Acres	Square Feet
1	0.142	6193
2	0.132	5747
3	0.132	5747
4	0.132	5747
5	0.132	5747
6	0.132	5747
7	0.132	5748
8	0.132	5748
9	0.132	5748
10	0.132	5748
11	0.132	5749
12	0.141	6125
13	0.142	6197
14	0.132	5750
15	0.144	6290
16	0.143	6250
17	0.143	6250
18	0.143	6250
19	0.143	6250
20	0.143	6250
21	0.143	6250
22	0.143	6250
23	0.143	6250
24	0.143	6250
25	0.143	6250
26	0.143	6250
27X	6.941	302335

LOT AREA TABLE - BLOCK C

Lot	Acres	Square Feet
1	0.117	5113
2	0.216	9409
3	0.106	4600
4	0.106	4600
5	0.106	4600
6	0.106	4600
7	0.106	4600
8	0.106	4600
9	0.106	4600
10	0.106	4600
11	0.133	5803
12X	0.120	5223

LOT AREA TABLE - BLOCK D

Lot	Acres	Square Feet
1	0.126	5483
2	0.120	5233
3	0.120	5233
4	0.110	4813
5	0.106	4600
6	0.106	4600
7	0.106	4600
8	0.106	4602
9	0.134	5851
10	0.145	6324
11	0.133	5793
12	0.109	4751
13	0.106	4602
14	0.106	4600
15	0.106	4600
16	0.109	4746
17	0.122	5318
18	0.122	5319
19	0.122	5319
20	0.113	4922
21	0.127	5529

LOT AREA TABLE - BLOCK E

Lot	Acres	Square Feet
1	0.133	5803
2	0.106	4600
3	0.106	4600
4	0.106	4600
5	0.109	4750
6	0.113	4922
7	0.114	4975
8	0.115	5028
9	0.117	5082
10	0.118	5137
11	0.119	5192
12	0.120	5247
13	0.121	5274
14	0.112	4882
15	0.129	5640
16	0.145	6315
17	0.140	6114
18	0.111	4833
19	0.108	4705
20	0.106	4600
21	0.106	4600
22	0.106	4602
23	0.106	4634
24	0.106	4636
25	0.106	4636
26	0.106	4636
27	0.123	5379
28	0.106	4600
29	0.106	4600
30	0.115	5024
31	0.109	4745
32	0.106	4600
33	0.203	8849
34X	3.321	144666

LOT AREA TABLE - BLOCK F

Lot	Acres	Square Feet
1X	0.320	13947
2	0.106	4600
3	0.106	4600
4	0.106	4600
5	0.106	4600
6	0.106	4600
7	0.106	4600
8	0.106	4600
9	0.106	4600
10	0.106	4600
11	0.106	4600
12	0.106	4600
13	0.106	4600
14	0.106	4600
15	0.106	4600
16	0.129	5631

LOT AREA TABLE - BLOCK G

Lot	Acres	Square Feet
1	0.158	6895
2	0.132	5750
3	0.132	5750
4	0.132	5750
5	0.132	5750
6	0.132	5750
7	0.132	5750
8	0.132	5750
9	0.132	5750
10	0.132	5750
11	0.132	5750
12	0.132	5750
13	0.142	6206
14	0.142	6206
15	0.132	5750
16	0.132	5750
17	0.132	5750
18	0.132	5750
19	0.132	5750
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.158	6895

LOT AREA TABLE - BLOCK H

Lot	Acres	Square Feet
1	0.158	6895
2	0.132	5750
3	0.132	5750
4	0.132	5750
5	0.132	5750
6	0.132	5750
7	0.132	5750
8	0.132	5750
9	0.132	5750
10	0.132	5750
11	0.132	5750
12	0.132	5750
13	0.142	6205
14	0.142	6206
15	0.132	5750
16	0.132	5750
17	0.132	5750
18	0.132	5750
19	0.132	5750
20	0.132	5750
21	0.132	5750
22	0.132	5750
23	0.132	5750
24	0.132	5750
25	0.132	5750
26	0.158	6895

LOT AREA TABLE - BLOCK I

Lot	Acres	Square Feet
1	0.229	9991
2	0.137	5960
3	0.137	5960
4	0.137	5960
5	0.137	5960
6	0.137	5960
7	0.137	5960
8	0.137	5960
9	0.137	5960
10	0.137	5960
11	0.133	5812
12	0.122	5300
13	0.122	5305
14	0.107	4668
15	0.107	4679
16	0.135	5883
17	0.105	4568
18	0.132	5765
19	0.109	4760
20	0.109	4760
21	0.109	4760
22	0.109	4760
23	0.108	4695
24	0.098	4269
25	0.145	6328
26	0.147	6415
27	0.147	6404
28	0.108	4722
29	0.115	4994
30	0.113	4929
31X	11.803	514153

LOT AREA TABLE - BLOCK J

Lot	Acres	Square Feet
1	0.049	2118
2	0.060	2601
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.049	2129
12X	0.035	1546

LOT AREA TABLE - BLOCK K

Lot	Acres	Square Feet
1X	0.033	1431
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13X	0.068	2982

LOT AREA TABLE - BLOCK L

Lot	Acres	Square Feet
1X	0.048	2101
2	0.050	2177
3	0.050	2175
4	0.050	2174
5	0.050	2173
6	0.050	2172
7	0.050	2171
8	0.050	2170
9	0.050	2169
10	0.050	2168
11	0.050	2167
12	0.050	2166
13	0.050	2164
14	0.050	2163
15	0.050	2162
16	0.050	2161
17X	0.033	1454

LOT AREA TABLE - BLOCK M

Lot	Acres	Square Feet
1X	0.048	2084
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.050	2160
15	0.050	2160
16	0.050	2160
17X	0.033	1454

LOT AREA TABLE - BLOCK N

Lot	Acres	Square Feet
1X	0.048	2086
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.050	2160
15	0.050	2160
16	0.050	2160
17X	0.033	1451

LOT AREA TABLE - BLOCK O

Lot	Acres	Square Feet
1X	0.045	1971
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.074	3231

LOT AREA TABLE - BLOCK P

Lot	Acres	Square Feet
1X	0.045	1971
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.074	3231

LOT AREA TABLE - BLOCK Q

Lot	Acres	Square Feet
1X	0.045	1971
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.074	3231

LOT AREA TABLE - BLOCK R

Lot	Acres	Square Feet
1X	0.045	1971
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.050	2160
13	0.050	2160
14	0.074	3231

LOT AREA TABLE - BLOCK S

Lot	Acres	Square Feet
1X	0.045	1971
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.081	3522

LOT AREA TABLE - BLOCK T

Lot	Acres	Square Feet
1	0.087	3771
2	0.050	2160
3	0.050	2160
4	0.050	2160
5	0.050	2160
6	0.050	2160
7	0.050	2160
8	0.050	2160
9	0.050	2160
10	0.050	2160
11	0.050	2160
12	0.114	4962

LOT AREA TABLE - BLOCK U

Lot	Acres	Square Feet
1X	0.121	5252
2	0.106	4600
3	0.106	4600
4	0.112	4880
5	0.116	5044
6	0.116	5044
7	0.116	5044
8	0.116	5044
9	0.116	5044
10	0.116	5062
11	0.119	5171
12	0.119	5171
13	0.113	4906
14	0.112	4894
15	0.112	4894
16	0.112	4894
17	0.112	4894
18	0.112	4894
19	0.112	4894
20	0.112	4894
21	0.117	5079
22	0.106	4600
23	0.106	4600

LOT AREA TABLE - BLOCK V

Lot	Acres	Square Feet
1	0.184	7995
2	0.158	6878
3	0.137	5982
4	0.127	5525
5	0.131	5688
6	0.122	5317
7	0.111	4840
8	0.163	7095

LOT AREA TABLE - BLOCK W

Lot	Acres	Square Feet
1	0.106	4597
2	0.106	4597
3	0.114	4954
4	0.115	5006
5	0.115	5006
6	0.115	5005
7	0.115	5005
8	0.115	5005
9	0.115	5004
10	0.115	5004
11	0.115	5004
12	0.115	5004
13	0.115	5004
14	0.103	4472
15	0.105	4594
16	0.129	5607
17	0.108	4692
18	0.112	4891
19	0.225	9781
20	0.150	6519
21X	0.610	26562

LOT AREA TABLE - BLOCK X

Lot	Acres	Square Feet
1	0.080	3484
2	0.055	2412
3	0.055	2412
4	0.055	2412
5	0.055	2412
6	0.055	2412
7	0.055	2413
8	0.055	2379
9	0.055	2413
10	0.055	2413
11	0.055	2413
12	0.055	2413
13	0.055	2413
14	0.055	2413
15	0.055	2413
16X	0.174	7564

LOT AREA TABLE - BLOCK Y

Lot	Acres	Square Feet
1	0.077	3336
2	0.052	2280
3	0.052	2280
4	0.052	2280
5	0.052	2280
6	0.052	2280
7	0.052	2280
8	0.052	2248
9	0.052	2280
10	0.052	2280
11	0.052	2280
12	0.052	2280
13	0.052	2280
14	0.092	4022

LOT AREA TABLE - BLOCK Z

Lot	Acres	Square Feet
1	0.084	3642
2	0.063	2724
3	0.059	2550
4	0.055	2401
5	0.057	2474
6	0.065	2815
7	0.114	4967

LOT AREA TABLE - BLOCK AA

Lot	Acres	Square Feet
1	0.076	3289
2	0.050	2196
3	0.050	2196
4	0.050	2196
5	0.050	2196
6	0.050	2196
7	0.050	2196
8	0.050	2165
9	0.050	2196
10	0.050	2196
11	0.050	2196
12	0.050	2196
13	0.050	2196
14	0.050	2196
15	0.050	2196
16	0.080	3499

LOT AREA TABLE - BLOCK BB

Lot	Acres	Square Feet
1	0.089	3895
2	0.050	2196
3	0.050	2196
4	0.050	2196
5	0.050	2196
6	0.050	2196
7	0.050	2196
8	0.050	2196
9	0.050	2196
10	0.050	2196
11	0.050	2196
12	0.050	2196
13	0.050	2196
14	0.050	2196
15	0.050	2196
16	0.050	2196
17	0.099	4319

LOT AREA TABLE - BLOCK CC

Lot	Acres	Square Feet
1X	0.216	9409
2	0.055	2413
3	0.055	2413
4	0.055	2413
5	0.055	2413
6	0.055	2413
7	0.055	2413
8	0.055	2413
9	0.055	2413
10	0.055	2413
11	0.055	2413
12	0.120	5223
13	0.055	2413
14	0.055	2414
15	0.055	2414
16	0.055	2414
17	0.055	2414
18	0.056	2455
19	0.058	2528
20	0.058	2529
21	0.073	3199

LOT AREA TABLE - BLOCK DD

Lot	Acres	Square Feet
1X	0.079	3452
2	0.052	2280
3	0.052	2280
4	0.052	2280
5	0.052	2280
6	0.052	2280
7	0.052	2280
8	0.052	2280
9	0.052	2280
10	0.052	2280
11	0.052	2280
12	0.052	2280
13	0.052	2280
14	0.052	2280
15	0.052	2280
16	0.052	2280
17	0.052	2280
18	0.052	2280
19X	0.156	6803

LOT AREA TABLE - BLOCK EE

Lot	Acres	Square Feet
1X	0.069	3025
2	0.059	2591
3	0.059	2591
4	0.059	2591
5	0.055	2415
6	0.060	2601
7	0.055	2415
8	0.055	2415
9	0.035	1509
10	0.055	2415
11	0.055	2415
12	0.055	2394
13	0.059	2555
14	0.059	2555
15	0.059	2555
16	0.059	2555
17	0.057	2476
18X	0.848	36959

LOT AREA TABLE - BLOCK FF

Lot	Acres	Square Feet
1X	0.119	5173

LOT AREA TABLE - BLOCK LL

Lot	Acres	Square Feet
1X	0.635	27656

LOT AREA TABLE - BLOCK MM

Lot	Acres	Square Feet
1X	0.834	36321
2X	0.006	241
3	21.245	925424
4	17.432	759355

LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S76°15'21"E	33.99'	L31	N37°34'24"E	4.24'	L61	N76°12'16"W	4.24'	L91	N13°47'44"E	4.24'	L121	N64°17'08"E	14.43'
L2	N76°12'16"W	33.99'	L32	N44°52'10"E	4.31'	L62	S76°12'16"E	4.24'	L92	S76°12'16"E	4.24'	L122	S25°58'33"E	4.17'
L3	S58°47'44"W	27.00'	L33	N35°35'20"W	3.21'	L63	S13°47'44"W	4.24'	L93	S13°47'44"W	4.24'	L123	S25°32'27"E	13.81'
L4	S76°12'16"E	31.87'	L34	S62°03'55"W	13.88'	L64	N76°12'16"W	4.24'	L94	N76°12'16"W	4.24'	L124	S47°41'32"W	15.02'
L5	N60°27'39"W	39.06'	L35	S27°47'21"E	14.36'	L65	N13°47'44"E	4.24'	L95	N13°47'44"E	4.24'	L125	N45°07'02"W	4.18'
L6	N88°04'49"E	42.90'	L36	S13°04'50"E	4.24'	L66	S76°12'16"E	4.24'	L96	S76°12'17"E	4.24'	L126	N56°52'36"E	4.90'
L7	S12°38'26"W	33.03'	L37	S37°34'24"W	4.24'	L67	N76°12'16"W	4.24'	L97	S13°47'44"W	4.24'	L127	S47°04'28"E	14.41'
L8	S37°34'24"W	33.99'	L38	S52°25'30"E	4.24'	L68	N13°47'44"E	4.24'	L98	S76°12'16"E	4.24'	L128	S37°34'30"W	14.14'
L9	N46°21'38"W	39.86'	L39	N13°47'48"E	4.24'	L69	S76°12'16"E	4.24'	L99	S13°47'44"W	4.24'	L129	N52°25'36"W	4.24'
L10	S52°25'36"E	31.87'	L40	N13°47'44"E	4.24'	L70	S13°47'44"W	4.24'	L100	N76°12'16"W	4.24'	L130	N37°34'21"E	4.24'
L11	N76°55'10"E	31.87'	L41	N13°47'44"E	4.24'	L71	S76°12'16"E	4.24'	L101	N13°47'44"E	4.24'	L131	N43°08'15"E	4.18'
L12	N63°25'26"E	32.45'	L42	N26°38'43"E	3.19'	L72	S13°47'44"W	4.24'	L102	S76°12'16"E	4.24'	L132	N46°50'13"W	4.31'
L13	N76°12'16"W	33.99'	L43	N13°47'44"E	4.24'	L73	N76°12'16"W	4.24'	L103	S13°47'44"W	4.24'	L133	S52°25'36"E	4.24'
L14	S13°47'44"W	14.14'	L44	N76°12'16"W	14.14'	L74	N13°47'44"E	4.24'	L104	S11°23'22"W	4.24'	L134	S43°13'34"W	4.18'
L15	S76°12'16"E	4.24'	L45	S13°47'44"W	14.14'	L75	S76°12'16"E	4.24'	L105	N77°21'34"W	4.15'	L135	N52°25'30"W	14.14'
L16	S01°04'29"E	10.04'	L46	S76°12'16"E	4.24'	L76	S13°47'44"W	4.24'	L106	N37°34'30"E	4.24'	L136	N37°34'30"E	14.14'
L17	S13°47'44"W	4.24'	L47	N13°47'44"E	4.24'	L77	N76°12'16"W	4.24'	L107	S66°53'51"E	4.28'	L137	S52°25'36"E	4.24'
L18	N58°47'44"E	28.23'	L48	N76°12'16"W	14.14'	L78	N13°47'44"E	4.24'	L108	S11°23'22"W	4.24'	L138	S52°25'36"E	4.24'
L19	S13°47'44"W	4.24'	L49	N76°12'16"W	4.24'	L79	S76°12'16"E	4.24'	L109	N78°36'38"W	4.24'	L139	S37°34'24"W	4.24'
L20	S76°22'12"E	4.23'	L50	N13°47'44"E	4.24'	L80	S13°47'44"W	4.24'	L110	N28°55'49"E	3.75'	L140	S37°34'21"W	4.24'
L21	N13°47'44"E	4.24'	L51	S76°12'16"E	4.24'	L81	N76°12'16"W	4.24'	L111	N37°34'30"E	4.24'	L141	N52°25'36"W	4.24'
L22	S76°12'16"E	4.24'	L52	S13°47'44"W	4.24'	L82	N13°47'44"E	4.24'	L112	S52°25'30"E	14.14'	L142	N37°34'24"E	4.24'
L23	S13°47'44"W	4.24'	L53	S76°12'16"E	4.24'	L83	N76°12'16"W	4.24'	L113	S37°34'30"W	14.14'	L143	S52°25'36"E	4.24'
L24	S21°39'25"W	4.31'	L54	S13°47'44"W	4.24'	L84	N13°47'44"E	4.24'	L114	N52°25'36"W	4.24'	L144	S67°54'58"E	4.24'
L25	N52°25'30"W	4.24'	L55	N76°12'16"W	4.24'	L85	S76°12'16"E	4.24'	L115	S37°34'24"W	4.24'	L145	S38°09'10"W	4.29'
L26	S37°34'30"W	14.14'	L56	N13°47'44"E	4.24'	L86	S76°12'16"E	4.24'	L116	N52°25'36"W	4.24'	L146	N37°34'24"E	4.24'
L27	S52°25'30"E	14.14'	L57	N76°12'16"W	4.24'	L87	S13°47'44"W	4.24'	L117	N76°55'10"E	4.24'	L147	S52°25'36"E	4.24'
L28	N37°34'24"E	4.24'	L58	N13°51'01"E	4.24'	L88	N76°12'16"W	4.24'	L118	S13°04'50"E	4.24'	L148	N37°34'24"E	4.24'
L29	S52°25'36"E	4.24'	L59	S76°08'59"E	4.25'	L89	N13°47'44"E	4.24'	L119	S37°34'24"W	4.24'	L149	S52°25'36"E	4.24'
L30	S37°34'24"W	4.24'	L60	S13°47'44"W	4.24'	L90	N76°12'16"W	4.24'	L120	N52°25'30"W	14.14'	L150	N52°25'36"W	4.24'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	149.25'	740.00'	11°33'21"	S64°34'24"W	149.00'	C31	151.28'	681.88'	12°42'42"	S25°34'01"W	150.97'
C2	73.04'	46.50'	90°00'00"	S76°12'16"E	65.76'	C32	97.77'	230.00'	24°21'17"	S84°04'03"E	97.03'
C3	74.61'	47.50'	90°00'00"	S13°47'44"W	67.18'	C33	176.69'	66.00'	153°23'23"	S20°05'40"W	128.46'
C4	73.04'	46.50'	90°00'00"	S13°47'44"W	65.76'	C34	14.21'	10.00'	81°23'45"	S71°54'09"E	13.04'
C5	43.44'	250.00'	9°57'19"	N53°49'04"E	43.38'	C35	244.08'	53.50'	261°23'46"	N18°05'52"E	81.12'
C6	43.44'	250.00'	9°57'19"	S53°49'04"W	43.38'	C36	6.29'	10.00'	36°01'53"	N49°13'13"W	6.19'
C7	373.50'	900.00'	23°46'40"	S70°41'04"W	370.83'	C37	178.20'	63.00'	162°03'47"	S13°47'44"W	124.46'
C8	444.53'	1094.00'	23°16'52"	S70°26'10"W	441.47'	C38	6.29'	10.00'	36°01'53"	N76°48'41"E	6.19'
C9	151.66'	584.00'	14°52'44"	S14°57'25"E	151.23'	C39	141.72'	63.00'	128°53'32"	S30°50'09"W	113.67'
C10	103.83'	228.00'	26°05'35"	N20°33'50"W	102.94'	C40	6.22'	10.00'	35°37'06"	N38°34'50"E	6.12'
C11	232.71'	511.00'	26°05'35"	N20°33'50"W	230.71'	C41	175.59'	63.00'	159°41'19"	N75°20'05"W	124.03'
C12	78.17'	301.00'	14°52'44"	S14°57'25"E	77.95'	C42	6.28'	10.00'	35°57'17"	S13°28'08"E	6.17'
C13	205.87'	500.00'	23°35'28"	N19°18'47"W	204.42'	C43	192.24'	63.00'	174°50'07"	N28°31'45"E	125.87'
C14	31.37'	250.00'	7°11'23"	N03°55'22"W	31.35'	C44	191.13'	66.00'	165°55'37"	N13°47'44"E	131.01'
C15	30.96'	250.00'	7°05'43"	S03°52'32"E	30.94'	C45	175.51'	66.00'	152°21'39"	N07°00'45"E	128.18'
C16	69.57'	250.00'	15°56'43"	S15°23'44"E	69.35'	C46	128.03'	66.00'	111°08'45"	N79°49'02"W	108.88'
C17	69.56'	250.00'	15°56'30"	N15°23'51"W	69.33'	C47	49.23'	39.00'	72°19'56"	N28°44'22"E	46.03'
C18	429.20'	625.00'	39°20'46"	N12°14'47"E	420.81'	C48	62.83'	40.00'	90°00'00"	S52°25'36"E	56.57'
C19	245.27'	1035.00'	13°34'40"	S25°07'49"W	244.70'	C49	40.90'	66.00'	35°30'08"	N12°47'08"E	40.24'
C20	366.29'	830.00'	25°17'07"	S19°16'49"W	363.32'	C50	180.05'	66.00'	156°18'19"	N42°48'31"E	129.19'
C21	569.98'	830.00'	39°20'46"	N12°15'00"E	558.84'	C51	6.22'	10.00'	35°38'46"	N89°42'47"W	6.12'
C22	73.04'	46.50'	90°00'00"	S37°34'24"W	65.76'	C52	180.49'	63.00'	164°08'48"	S25°27'47"E	124.80'
C23	73.04'	46.50'	90°00'00"	N52°25'36"W	65.76'	C53	6.04'	10.00'	34°37'25"	N39°17'55"E	5.95'
C24	73.04'	46.50'	90°00'00"	N52°25'36"W	65.76'	C54	6.29'	10.00'	36°01'53"	N76°05'47"W	6.19'
C25	73.04'	46.50'	90°00'00"	S52°25'36"E	65.76'	C55	178.20'	63.00'	162°03'47"	S13°04'50"E	124.46'
C26	73.04'	46.50'	90°00'00"	N37°34'24"E	65.76'	C56	6.29'	10.00'	36°01'53"	N49°56'06"E	6.19'
C27	124.50'	1108.50'	6°26'06"	N04°12'33"W	124.43'	C57	6.29'	10.00'	36°01'53"	N25°26'33"W	6.19'
C28	109.84'	978.00'	6°26'06"	N04°12'33"W	109.78'	C58	178.20'	63.00'	162°03'47"	S37°34'24"W	124.46'
C29	73.04'	46.50'	90°00'00"	S37°34'24"W	65.76'	C59	6.29'	10.00'	36°01'53"	S79°24'39"E	6.19'
C30	561.78'	978.12'	32°54'27"	N15°28'09"E	554.09'						

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
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E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
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Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT NO. 23-0078 | DRAWN BY: AA | SCALE: 1" = 50' | DATE: 03/29/2024 | SHEET: 19 OF 20

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VM Fund I, LLC is the rightful owner of that tract of land situated in the R. Simonton Survey, Abstract No. 1277, the H. Casey Survey, Abstract No. 307, the S.C. Atterbury Survey, Abstract No. 14 and the M.L. Swing Survey, Abstract No. 1422, City of Dallas, Dallas County, Texas, and being all of a called 157.221 acre tract of land described as Tract III: University Hills Parcel E in the deed to VM Fund I, LLC, recorded in Instrument No. 202100055162, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the northerly right-of-way line of Wheatland Road for the southerly corner of said Parcel E, common to the easterly corner of a called 89.346 acre tract of land described in the deed to R.K.C.J., LLC, recorded in Volume 96066, Page 7234, Deed Records of Dallas County, Texas;

THENCE North 30°25'52" West, with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 432.68 feet to a railroad spike found for corner;

THENCE North 62°55'26" East, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract, a distance of 17.96 feet to a railroad spike found for corner;

THENCE North 31°11'58" West, continuing with the southwesterly line of said Parcel E and the northeasterly line of said 89.346 acre tract and the northeasterly line of a called 23.875 acre tract of land described in the deed to Hickory Pointe, LLC, recorded in Instrument No. 202200235268, said official Public Records, passing a 1/2-inch iron rod found for reference on the south side of Five Mile Creek at a distance of 1,153.27 feet, continuing on said course with the northeasterly line of said 23.875 acre tract, a total distance of 1,205.27 feet to a point in said creek for the westerly corner of said Parcel E, common to a southerly corner of a called 202.64 acre tract of land described in the deed to the State of Texas, recorded in Volume 2001230, Page 2058, said Deed Records;

THENCE in said Five Mile Creek with the northwesterly line of said Parcel E and the southeasterly line of said Parcel E and a southeasterly line of said 202.64 acre tract, the following courses:

1. North 18°55'32" East, a distance of 154.49 feet to a point;
2. North 53°45'32" East, a distance of 203.00 feet to a point;
3. South 68°23'28" East, a distance of 133.72 feet to a point;
4. North 86°01'32" East, a distance of 111.50 feet to a point;
5. North 10°47'32" East, a distance of 107.15 feet to a point;
6. North 35°38'32" East, a distance of 141.00 feet to a point;
7. North 78°19'32" East, a distance of 97.05 feet to a point;
8. North 28°28'28" West, a distance of 140.57 feet to a point;
9. North 47°07'32" East, a distance of 150.88 feet to a point;
10. North 31°11'32" East, a distance of 130.56 feet to a to a point;
11. North 63°34'02" East, a distance of 134.95 feet to a point;
12. North 87°41'02" East, a distance of 129.10 feet to a point;
13. North 3°13'02" East, a distance of 132.20 feet to a point;
14. North 34°51'02" East, a distance of 164.10 feet to a point;
15. North 11°51'02" East, a distance of 124.70 feet to a point;
16. North 23°47'58" West, a distance of 139.58 feet to a point in the southeasterly right-of-way line of Dallas Area Rapid Transit, for a northwesterly corner of said Parcel E, common to a southeasterly corner of a called 11.4083 acre tract of land described as Parcel No. SOC3-14-1 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600067604, said Official Public Records, common to the southerly corner of a called 1.1784 acre tract of land described as Parcel No. SOC3-12 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201300362049, said Official Public Records;

THENCE continuing with the northwesterly line of said Parcel E, the following courses:

1. North 54°24'09" East, with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod found for reference on the easterly side of said Five Mile Creek at a distance of 102.55 feet, continuing on said course, a total distance of 537.89 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner;
2. North 32°44'33" West, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, a distance of 1.62 feet to a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for corner;
3. North 58°51'17" East, continuing with the southeasterly right-of-way line of said Dallas Area Rapid Transit and the southeasterly line of said Parcel No. SOC3-12, passing a 1/2-inch iron rod with a cap stamped "TX REG NO 100189-00" found for the easterly corner of said Parcel No. SOC3-12, common to the southerly corner of a called 0.2797 acre tract of land described as Parcel SOC3-13 in the deed to Dallas Area Rapid Transit, recorded in Instrument No. 201600064231, said official Public Records, at a distance of 10.30 feet, continuing on said course, with the southeasterly line of said Parcel No. SOC3-13 part of the way of a total distance of 471.29 feet to a 1/2-inch iron rod found for the northerly corner of said Parcel E;

THENCE South 31°06'31" East, with a northeasterly line of said Parcel E, a distance of 633.96 feet to a 1/2-inch iron rod with a cap stamped 'RPLS 6677" set (hereinafter referred to as capped iron rod set) for a re-entrant corner of said Parcel E, common to the southerly corner of a called 14.39 acre tract of land described in the deed to Proton Properties LLC, recorded in Instrument No. 201200086020, said Official Public Records,

THENCE North 58°58'11" East, with a northwesterly line of said Parcel E and the southeasterly line of said 14.39 acre tract, a distance of 894.60 feet to a 1/2-inch iron rod found with a cap stamped "TIPTON ENG" found for a northeasterly corner of said Parcel E, common to the northwest corner of a called 3.733 acre tract of land described in the deed to the City of Dallas, recorded in Instrument No. 201700163600, said Official Public Records;

THENCE South 07°25'35" East, with an easterly line of said Parcel E and the westerly line of said 3.733 acre tract, a distance of 276.87 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found for a re-entrant corner of said Parcel E, common to the southwest corner of said 3.733 acre tract;

THENCE North 82°34'23" East, with a northerly line of said Parcel E and the southerly line of said 3.733 acre tract, a distance of 438.99 feet to a 1/2-inch iron rod with a cap stamped "TXHS" found in the westerly right-of-way line of S. Lancaster Road for the easternmost northeast corner of said Parcel E, common to the southeast corner of said called 3.733 acre tract;

THENCE South 07°25'36" East, with the westerly right-of-way line of said S. Lancaster Road and an easterly line of said Parcel E, a distance of 1,318.09 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said S. Lancaster Road and the northerly right-of-way line of E. Wheatland Road;

THENCE South 25°45'54" West, with said corner clip and a southeasterly line of said Parcel E, a distance of 83.74 feet to a 1/2-inch iron rod found for the south end of said corner clip;

THENCE with the northerly right-of-way line of said E. Wheatland Road and the southeasterly line of said Parcel E, the following courses:

1. South 58°55'21" West, a distance of 599.61 feet to a 1-inch iron pipe found for corner;
2. South 30°42'27" East, a distance of 1.35 feet to a 5/8-inch iron rod with a cap stamped "BGE" found for corner;
3. South 58°47'44" West, a distance of 1,605.25 feet to a 5/8-inch iron rod with a cap stamped "BGE" found at intersection of the northerly right-of-way line of E. Wheatland Road and Wheatland Road and at the beginning of a non-tangential curve to the left;
4. With said curve having a radius of 740.00 feet, a delta angle of 11°33'21", an arc length of 149.25 feet, a chord bearing of South 64°34'24" West and chord distance of 149.00 feet to a capped iron rod set at the end of said curve;
5. South 58°47'44" West, a distance of 899.34 feet to the POINT OF BEGINNING and enclosing 157.219 acres (6,848,446 square feet) of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VM FUND I, LLC do hereby adopt this plat, designating the herein described property as **UNIVERSITY HILLS ADDITION, LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B; LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D; LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F; LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I; LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K; LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M; LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O; LOTS 1X & 2 THRU 14, BLOCK P; LOTS 1X & 2 THRU 14, BLOCK Q; LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S; LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U; LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W; LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y; LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA; LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC; LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE; LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM**, 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).

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 _____, 2024.

BY: ______________________
VM Fund I, LLC

STATE OF TEXAS §
COUNTY OF __________ §

BEFORE me, the undersigned, a Notary Public in and for said County and 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/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __________ day of ______________________, 2024.

____
Notary Public in and for Dallas County

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

SURVEYOR CERTIFICATION

I, Michael R. Kersten, 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.

Date this ________ 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

____
Michael R. Kersten
Texas Registered Professional Land Surveyor No. 6677

STATE OF TEXAS §
COUNTY OF __________ §

Before me, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of ______________, 2024.

____
Notary Public for and in the State of Texas

My commission expires: ______________________

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
3. The purpose of this plat is to create a multifamily and single-family-for-rent development from the current owner tract boundary.
4. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
5. See Sheet 19 for lot area table, line table, and curve table.

(FOR SPRG use only)
Reviewed by: ________
Date: ________
SPRG No. ________

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 ______________ A.D. 20______ and same was duly approved on the _______ of ______________________ A.D. 20______ by said Commission

____
Chairperson or Vice Chairman
City Plan Commission
Dallas, Texas

Attest:

____
Secretary

PRELIMINARY PLAT
UNIVERSITY HILLS ADDITION
LOTS 1 THRU 73, 74X & 75X, BLOCK A; LOTS 1 THRU 26 & 27X, BLOCK B;
LOTS 1 THRU 11 & 12X, BLOCK C; LOTS 1 THRU 21, BLOCK D;
LOTS 1 THRU 33 & 34X, BLOCK E; LOTS 1X & 2 THRU 16, BLOCK F;
LOTS 1 THRU 26, BLOCK G; LOTS 1 THRU 26, BLOCK H; LOTS 1 THRU 30 & 31X, BLOCK I;
LOTS 1 THRU 11 & 12X, BLOCK J; LOTS 1X, 2 THRU 12 & 13X, BLOCK K;
LOTS 1X, 2 THRU 16 & 17X, BLOCK L; LOTS 1X, 2 THRU 16 & 17X, BLOCK M;
LOTS 1X, 2 THRU 16 & 17X, BLOCK N; LOTS 1X & 2 THRU 14, BLOCK O;
LOTS 1X & 2 THRU 14, BLOCK P LOTS 1X & 2 THRU 14, BLOCK Q;
LOTS 1X & 2 THRU 14, BLOCK R; LOTS 1X & 2 THRU 12, BLOCK S;
LOTS 1 THRU 12, BLOCK T; LOTS 1X & 2 THRU 23, BLOCK U;
LOTS 1 THRU 7, BLOCK V; LOTS 1 THRU 20 & 21X, BLOCK W;
LOTS 1 THRU 15 & 16X, BLOCK X; LOTS 1 THRU 14, BLOCK Y;
LOTS 1 THRU 7, BLOCK Z; LOT 1 THRU 16, BLOCK AA;
LOTS 1 THRU 17, BLOCK BB; LOTS 1X & 2 THRU 21, BLOCK CC;
LOTS 1X, 2 THRU 18 & 19X, BLOCK DD; LOTS 1X, 2 THRU 17 & 18X, BLOCK EE;
LOT 1X, BLOCK FF; LOT 1X, BLOCK LL; LOTS 1X, 2X & 3 & 4, BLOCK MM
BEING 154.221 ACRES IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307,
AND IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-110
CITY ENGINEERING PLAN NO. ________

OWNER
VM Fund I, LLC
1800 Valley View Lane, Ste 316
Farmers Branch, TX, 75234

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
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1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

CHISHOLM TRAIL LAND SURVEYING
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MICHAEL R. KERSTEN, RPLS 6677
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TBPE #: F-20821

PROJECT NO. 23-0078	DRAWN BY: AA	SCALE: 1" = 50'	DATE: 03/29/2024	SHEET 20 OF 20