MUNICIPAL SETTING DESIGNATION SURVEY
LEGAL DESCRIPTION

BEING a 14.9903 acre, (652,977 square foot) tract of land out of the Charles G. Newton Survey, Abstract No. 1090, and the John M. Thomas Survey, Abstract No. 1485, and situated in the City of Dallas Block Number 6378, being all of a 12.8554–acre tract of land conveyed to Preston Forest SC, LLC as recorded in Document No. 202000028883, of the Official Public Records of Dallas County, Texas (OPRDCT), also being a portion of Forest Lane, a variable width public right–of–way, said 14.9903–acre tract being more particularly described as follows:

BEGINNING at a point for the northwest corner of Lot 1, Block 09/6378, Preston Haven Estates Third Section, an addition to the City of Dallas as recorded in Volume 22, Page 1, of the Map Records of Dallas County, Texas, also being the southwest corner of a called 15–foot alley out of said Preston Haven Estates Third Section, further being in the easterly right–of–way line of Preston Road, a variable width public right–of–way, and being the start of a non–tangent curve to the right having a delta angle of 05°04'59", a radius of 5,679.65 feet, and a chord bearing of N 02°48'45"E, a distance of 503.71 feet;

THENCE, along said curve to the right and the east line of said Preston Road, passing at an arc distance of 14.05 feet, an "X" found for the southwest corner of said 12.8554–acre tract and northwest corner of said alley, and continuing along the east line of said Preston road and the most southerly west line of said called 12.8554 acre tract for a total arc distance of 503.88 feet to a 1/2–inch iron rod found with unreadable cap found for the most westerly northwest corner of said called 12.8554 acre tract and southwesterly corner;

THENCE, N 05°24'08"E, continuing along the east line of said Preston Road over and across said alley, for a distance of 201.04 feet to a 1/2–inch iron rod with unreadable cap found for an interior corner of said 12.8554 acre tract and the southwest corner of a 0.359–acre tract of land conveyed to Preston Forest Corner, LLC as recorded in Document No. 202000028882, of the O.P.R.D.C.T.;

THENCE, N 87°47'45"E, departing said easterly line of said Preston Road and west line of said Lot 8A, and along the most westerly North line of said 12.8554–acre tract and the south line of said 0.359–acre tract, for a distance of 122.16 feet to an "X" found in concrete for the southeasterly corner of said 0.359 acre tract and an interior corner of said called 12.8554 acre tract;

THENCE, N 00°27'18"E, departing the south line of said 0.359–acre tract, and along the east line of said 0.359–acre tract, same being the northernmost–westerly line of said 12.8554–acre tract, passing at a distance of 154.15 feet a 1/2–inch iron rod found with unreadable cap for the northeast corner of said 0.359–acre tract and northwest corner of said 12.8554–acre tract, and continuing for a total distance of 269.39 feet to a point for corner in the north right–of–way line of Forest Lane, also being the south line of a tract owned by 0.300–acre Branch Banking & Trust Co., known as Lot 1, Block A/6623, of the Colonial Forest Addition, an addition to the City of Dallas as recorded in Instrument No. 201000176739, of the O.P.R.D.C.T.;

THENCE, N 89°56'46" E, along the north right–of–way line of Forest Lane, passing at a distance of 33.21 feet a 1/2–inch iron rod found with cap stamped "TXHS" for the southwest corner of a 0.52 acre tract of land conveyed to 6021 Forest LLC by the deed recorded in Instrument No. 201000176736 O.P.R.D.C.T., further passing at 590.42 feet an "X" found for the southeast corner of Lot 1A, Block 49/7460, of the Market at Preston Forest Addition, an addition to the City of Dallas as recorded in Instrument No. 199000284145, of the Official Public Records of Dallas County, Texas, and continuing for a total distance of 612.30 feet to a point for corner, for the northeast corner of this;

THENCE, S 00°21'16" W, departing said north line of Forest Lane, over and across said Forest Lane passing at a distance of 119.73 feet, a 1/2–inch iron rod found at the northwest corner of Lot 6, Block 10/6378 of Preston Haven Estates Third Section, an addition to the City of Dallas as recorded in Volume 22, Page 1 of the Map Records of Dallas County, Texas, said point being in the easterly line of a 15 foot width alley as dedicated by said Preston Haven Estates Third Section and continuing along the east line of said 15–foot alley, for a total distance of 645.38 feet to a point for corner with a 1/2–inch iron rod found for reference at N 69°23'09"W, a distance of 15.90 feet.

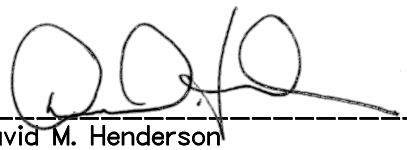
THENCE, S 38°27'58" W, along the said southeasterly alley line at 100.98 feet, passing the northeasterly right–of–way line of Royalshire Drive, a 50 foot width street, as dedicated by said plat of Preston Haven Estates Third Section, at 150.98 feet, passing the southwesterly right–of–way line of said Royalshire drive, a distance of 300.23 feet to a point for corner with reference to a 1/2–inch iron rod found a N 42°50'43"W, a distance of 15.54 feet;

THENCE, S 55°23'45" W, continuing along said southeasterly alley line, at 125.61 feet passing a 1/2–inch iron rod found, and continuing for a total distance of 144.85 feet to a point for corner;

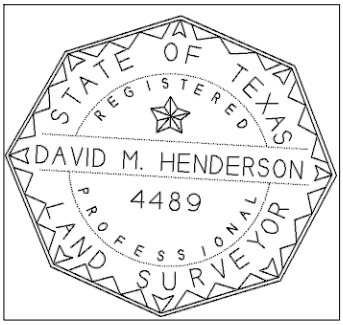
THENCE, S 88°08'49" W, along the southerly alley line, a distance of 470.42 feet to the POINT OF BEGINNING and containing 14.9903 acres or 652,977 square feet of land, more or less.

Survey Performed By: Benchmark Group of Texas, Inc.
899 Presidential Drive Richardson, TX 75081
License No. 10120700 | commbgt@gmail.com

PROPERTY: Preston Forest Shopping Center
ADDRESS: 11700 Preston Road, Dallas, Texas 75230
JOB NO: 20–8484 | DATE: 10/08/2021 | SCALE: 1" = 150'
DWG NO: 2025013 | REF NO: 20–8484 | DRAWN BY: MC | CHECKED BY: CC



11/04/21
David M. Henderson Date
Registered Professional Land Surveyor No. 4489
In the State of Texas



LANDCO, L.P.
11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556–1202 ◆ FAX (281) 606–1202
INFO@LANDCOSERVICES.COM

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FIELD NOTES APPROVED: 12-07-2021

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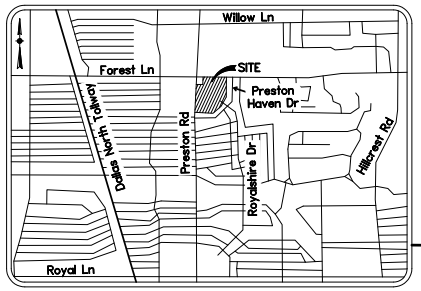

VICINITY MAP
(NOT TO SCALE)

SCALE : 1" = 150'
0' 75' 150'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 05°24'08"E	201.04'
L2	N 87°47'45"E	122.16'
L3	N 00°27'18"E	269.39'

0.359 AC.
PRESTON FOREST CORNER LLC
0.359 ACRES, BLOCK 6378
INST. NO. 202000028882
D.R.D.C.T.

APPROXIMATE SURVEY LINE

FND PK NAIL
FIR 1/2"
(352.74')
M=74.75'
(70.00')
(64.00')
M=92.19'
FIR 1/2"
(122.34')
M=120.94'
RP FOREST LANE PROPERTIES LP
LOT 9, BLOCK 7/6383
BIBBENTUCKERS ADDITION
INST. NO. 199900788250
P.R.D.C.T.
FND PK NAIL
(70.80')
M=71.65'
FND PK NAIL
(25.00')
PFC
(109.23')
CITY BLOCK 6383

PFV/REALTY II LP
LOT 8A, BLOCK 7/6383
PRESTON FOREST CENTER 2
INST. NO. 199601030941
P.R.D.C.T.

FIRC 1/2" "POWELL"
M=138.42'
(138.52')
FIRC 1/2" "TXHS"
CITY BLOCK A/6623
FND X
(133.60')
0.300 AC.
BRANCH BANKING & TRUST CO
DOC. NO. 201000176739
P.R.D.C.T.
(54.30')
(43.31')
(129.07')
PFC
(95.00')
M=226.25'
(226.68')
6021 FOREST LLC
INST. NO. 20090077706
O.P.R.D.C.T.
ABBEY FAMILY LLC
TRACT 4, BLOCK 6823
INST. NO. 20070070345
O.P.R.D.C.T.
ABBEY FAMILY LLC
TRACT 5, BLOCK 6823
INST. NO. 20070068750
O.P.R.D.C.T.
NAYTER FAMILY LP
TRACT 6, BLOCK 6823
INST. NO. 20070014685
O.P.R.D.C.T.
ALDER CORP
TRACT 7, BLOCK 6823
VOL. 88077, PG. 0154
D.R.D.C.T.
CONCORD-WILLINGHAM LP
TRACT 8, BLOCK 6823
INST. NO. 20080045881
O.P.R.D.C.T.
(231.90')
REGENCY CENTERS LP
LOT 1A, BLOCK 49/7460
THE MARKET AT PRESTON FOREST
VOL. 90028, PG. 1203
D.R.D.C.T.
(234.53')
M=234.57'
THOMAS DYKES SURVEY
A-1405
FIRC 1/2"
PFC w/ FND X
S 89°56'46"W, 21.88'
ODOM BARBARA BRYSON
LOT 1, BLOCK 48/7460
CHARISE RIDGE ESTATES
INST. NO. 20060077785
O.P.R.D.C.T.
(110.16')
M=119.73'
FIR 1/2"
M=14.95'
(14.95')
FIRC 1/2"
C.M.
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
PRESTON HAVEN ESTATES THIRD SECTION – BLOCK 10/6378
VOL. 22, PG. 1, M.R.D.C.T.
15' ALLEY
LOT 1

FIRC 1/2" – "TXHS"
M=33.21'
20' RIGHT-OF-WAY DEDICATION
VOL. 91072, PG. 3277
CITY BLOCK 49/4760
M=557.21'
FND PK NAIL
(20.00')
FOREST LANE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
M=115.24'
C.M.
FIRC 1/2"
VOL. 3467, PG. 385 – D.R.D.C.T.
VOL. 4216, PG. 108 – D.R.D.C.T.
S 89°37'20"E 597.57'
(BASIS OF BEARINGS)
612.30'
N 89°56'46"E
APPROXIMATE SURVEY LINE
PFC
(103.95')
L3
(37.96')
M=154.15'
(154.15')
FND X
L2
(90.00')
FIRC 1/2"
L1
CENTERLINE
PRESTON ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
M=489.82'
(Arc=489.82')
DA=05°04'59"
A=503.88'
R=5679.65'
CB=N 02°48'45"E
Ch=503.71'
CHARLES G. NEWTON SURVEY
A-1090
(Arc=713.85')
JOHN M. THOMAS SURVEY
A-1485
N
TOTAL DESCRIBED AREA
±652,977 SQ. FT.
±14.9903 ACRES
CITY BLOCK 6378
PRESTON FOREST SC LLC
12.8554 ACRES, BLOCK 6378
INST. NO. 202000028883
O.P.R.D.C.T.
S 00°21'16"W 645.38'
N 69°23'09"W
15.90'
FIR 1/2"
PFC
15' ALLEY
LOT 2
LOT 1
S 38°27'58"W
300.23'
ROYALSHIRE DRIVE
(50' PUBLIC RIGHT-OF-WAY)
N 42°50'43"W
15.54'
FIR 1/2"
PFC
FIR 1/2"
M=125.61'
FIR 1/2"
S 55°23'45"W
144.85'
LOT 6
LOT 5
POINT OF BEGINNING
FND X
PFC
(Arc=14.05')
S 88°08'49"W 470.42'
LOT 1
LOT 2
LOT 3
LOT 4
FIR 1/2"
15' ALLEY
PFC
S 55°23'45"W
19.24'
PRESTON HAVEN ESTATES THIRD SECTION – BLOCK 09/6378
VOL. 22, PG. 1, M.R.D.C.T.
(458.00')
M=135.87'
(132.77')
FIR 5/8"
JPMORGAN CHASE BANK N A
LLL & LOAN CO INC
DOC. NO. 20070070700
LOT 3, BLOCK 7/6383
UNITED SAVINGS
PRESTON FOREST
DOC. NO. 199201030620
P.R.D.C.T.

LEGEND
C.M. Controlling Monument
● Found Iron Rod (FIR)
○ Point for Corner (PFC)
⊠ P.K. Nail Found
⊗ "X" Found In Concrete
( ) Record Bearing and Distance
M= Measured Distance
~ Area Indicator

STATE OF TEXAS
REGISTERED
DAVID M. HENDERSON
4489
PROFESSIONAL
LAND SURVEYOR

11/04/21
David M. Henderson Date
Registered Professional Land Surveyor No. 4489
In the State of Texas

NOTE: The Basis of Bearings for this survey was based on the southerly right-of-way line of Forest Lane (S 89°37'20"E) as described in the recorded Deed, Doc. No. 202000028883, of the Deed Records of Dallas County, Texas.

MUNICIPAL SETTING DESIGNATION SURVEY

C.G. NEWTON SURVEY, ABSTRACT NO. 1090,
& JOHN THOMAS SURVEY, ABSTRACT NO. 1485,
CITY OF DALLAS BLOCK NUMBER 6378,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: Preston Forest Shopping Center
ADDRESS: 11700 Preston Road, Dallas, Texas 75230
JOB NO: 20-8484 | DATE: 10/08/2021 | SCALE: 1" = 150'
DWG NO: 2025013 | REF NO: 20-8484
DRAWN BY: MC | CHECKED BY: CC

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