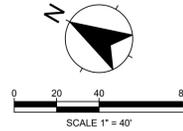
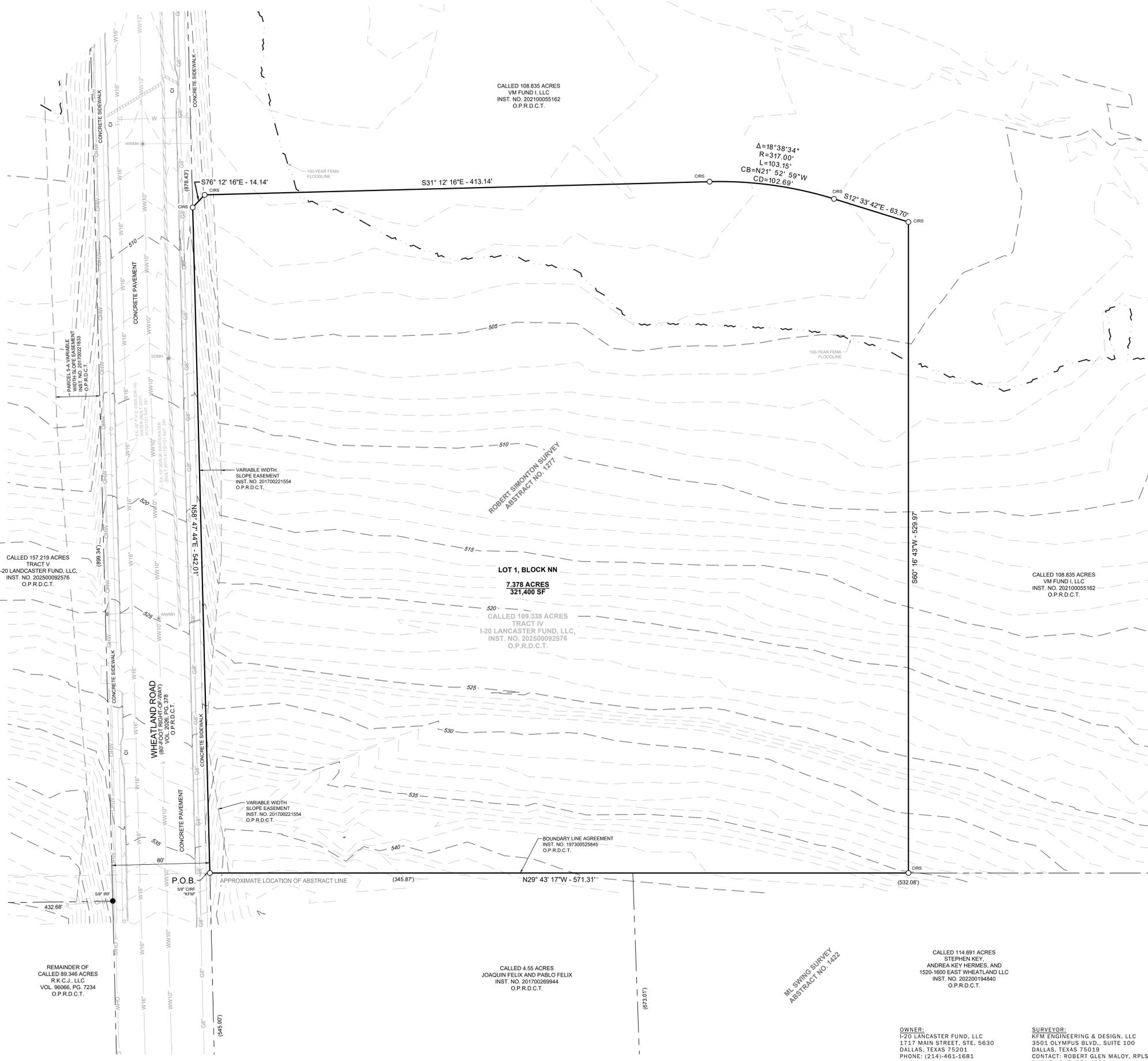


VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET.
- ACCORDING TO COMMUNITY PANEL NO. 48113C0495K, DATED JULY 07, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND	
---	BOUNDARY LINE
- - -	ABSTRACT LINE
- · - · -	ADJOINER LINE
- · - - -	EASEMENT LINE
- · - · - · -	FEMA FLOOD LINE
- · - · - · - · -	BARBED WIRE FENCE
●	MONUMENT FOUND
○	CAPPED IRON ROD SET
— WW —	WASTEWATER LINE
●	WASTEWATER MANHOLE
— W —	WATER LINE
⊕	WATER VALVE
◆	FIRE HYDRANT
— G —	GAS LINE
○	GAS MARKER
— OHW —	OVERHEAD ELECTRIC
⚡	POWER POLE
←	GUY WIRE
☆	LIGHT POLE
○	CABLE MARKER
●	STORM DRAIN MANHOLE
□	STORM DRAIN GRATE
CI	INLET
CI	STORM DRAIN CURB
WWMH	WASTE WATER MANHOLE
CIWF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH CAPPED IRON ROD STAMPED "KFM" SET
IRF	IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
POB	POINT OF BEGINNING

THE PURPOSE OF THIS PLAT IS TO
CREATE ONE LOT OUT OF ONE
TRACT OF LAND

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

**PRELIMINARY PLAT
LOT 1, BLOCK NN,
UNIVERSITY HILLS**
BEING A PORTION OF I-20 LANCASTER FUND, LLC,
RECORDED IN INST. NO. 202500092576
IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL OF 1 LOT (LOT 1, BLOCK NN)
CONFIGURE OF A NEW LOT & BLOCK
PREPARED IN FEBRUARY 2026
CITY PLAN FILE NO. PLAT- 26-000078 & S



PROJECT NO. 010195001

OWNER:
I-20 LANCASTER FUND, LLC
1717 MAIN STREET, STE. 5630
DALLAS, TEXAS 75201
PHONE: (214)-461-1681

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____ DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS UNIVERSITY HILLS APARTMENTS PH. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2025.

BY: _____
NAME:
TITLE:

PROPERTY DESCRIPTION

BEING 7.378 ACRES OF LAND MORE OR LESS SITUATED IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, IN DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 109.338 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO I-20 LANCASTER FUND, LLC, RECORDED IN INSTRUMENT NO. 202500092576, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD STAMPED WITH RED PLASTIC CAP "KFM" SET (HEREIN KNOWN AS AN CAPPED IRON ROD SET) AT THE NORTHWEST CORNER OF SAID 109.338 ACRE TRACT, SAME BEING THE NORTH CORNER OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOAQUIN FELIX AND PABLO FELIX, RECORDED IN INSTRUMENT NO. 201700269944, (O.P.R.D.C.T.), AND THE SOUTH RIGHT-OF-WAY LINE OF WHEATLAND ROAD (80-FOOT RIGHT-OF-WAY) DESCRIBED IN A DEED TO CITY OF DALLAS, RECORDED IN VOLUME 2026, PAGE 378 (O.P.R.D.C.T.), AND BEING AT THE NORTHWEST END OF A BOUNDARY LINE AGREEMENT, RECORDED IN VOLUME 73039, PAGE 758, (O.P.R.D.C.T.)

THENCE NORTH 58°47'44" EAST, ALONG THE NORTH LINE OF SAID 109.338 ACRE TRACT, SAME BEING SAID SOUTH RIGHT-OF-WAY LINE OF WHEATLAND ROAD, A DISTANCE OF 542.01 FEET TO A CAPPED IRON ROD SET;

THENCE CROSSING THROUGH SAID 109.338 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 76°12'16" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;
2. SOUTH 31°12'16" EAST, A DISTANCE OF 413.14 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
3. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS 317.00 FEET, AN ARC LENGTH OF 91.38 FEET, A DELTA ANGLE 18° 38' 34", AND A CHORD WITH BEARS SOUTH 21°52'59" EAST, A CHORD DISTANCE OF 102.69 FEET TO AN IRON ROD SET FOR A POINT OF CURVATURE;
4. SOUTH 12°33'42" EAST, A DISTANCE OF 63.70 FEET TO A CAPPED IRON ROD SET;

5. SOUTH 60°16'43" WEST, A DISTANCE OF 529.97 FEET TO A CAPPED IRON ROD SET BEING IN THE WEST LINE OF SAID 109.338 ACRE TRACT, SAME BEING THE EAST LINE OF A CALLED 114.691 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STEPHEN KEY, ANDREA KEY HERMES, AND 1520-1600 EAST WHEATLAND LLC, RECORDED IN INSTRUMENT NO. 202200194840, (O.P.R.D.C.T.);

THENCE NORTH 29°43'17" WEST, ALONG SAID WEST LINE OF SAID 109.338 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 114.691 ACRE TRACT, AND SAID 4.56 ACRE TRACT, AND SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 571.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.378 ACRES (321,400 SQUARE FEET) OF LAND MORE OR LESS.



PROJECT NO. 010199001

SURVEYORS CERTIFICATE:

I, ROBERT GLEN MALOY, AM A REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS) IN THE STATE OF TEXAS AND HAVE BEEN HIRED TO PROVIDE LAND SURVEYING AND PLATTING SERVICES FOR THE PROPERTY DESCRIBED ABOVE. THE SCOPE OF MY SERVICES INCLUDES FAMILIARITY WITH THE REFERENCED STATE AND LOCAL PLATTING REGULATIONS AND DEVELOPMENT CODES, THE CITY OF DALLAS SURVEY CHECKLIST, AND KNOWLEDGE OF HOW TO RESEARCH COUNTY AND CITY RECORDS, INCLUDING DEEDS AND EASEMENTS. I UNDERSTAND THAT THE QUALITY OF MY PLAT SUBMITTAL(S) WILL DIRECTLY IMPACT THE AMOUNT OF TIME REQUIRED FOR CITY STAFF TO REVIEW MY WORK. I UNDERSTAND THAT THE CITY IS A REVIEW AGENCY ONLY AND THAT I AM THE ONE RESPONSIBLE FOR RESEARCHING, DOCUMENTING, AND CREATING THE PLAT. I UNDERSTAND THAT THE CITY WILL COPY ALL COMMENTS AND REVIEWS OF MY WORK TO THE OWNER LISTED ABOVE. I UNDERSTAND THAT IF I SUBSTANTIALLY FAIL TO COMPLY WITH THE CITY'S CHECKLIST THEN THE CITY WILL RETURN MY SUBMITTAL WITHOUT COMPLETING A REVIEW AND WILL EXPECT ME TO COMPLY WITH THE CHECKLIST BEFORE RESUBMITTING THE PLAT FOR REVIEW WHICH MAY DELAY THE PLAT REVIEW PROCESS. I UNDERSTAND THAT CITY STAFF WILL BE AVAILABLE TO REASONABLY ASSIST WITH ANY QUESTIONS I MAY HAVE.

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

OUR SIGNATURES BELOW ATTEST THAT WE HAVE READ AND UNDERSTAND THE REFERENCED CITY CODE SECTION 51A-8 REGARDING PLAT REGULATIONS AND ARE IN MUTUAL AGREEMENT WITH THIS PLATTING MEMO OF UNDERSTANDING.

_____ OWNER SIGNATURE AND DATE	_____ SURVEYOR SIGNATURE AND DATE
_____ OWNER SIGNATURE AND DATE	_____ SURVEYOR SIGNATURE AND DATE
_____ OWNER PRINTED NAME	_____ SURVEYOR PRINTED NAME
_____ CONTACT PHONE NUMBER	_____ CONTACT PHONE NUMBER
_____ CONTACT E-MAIL	_____ CONTACT E-MAIL

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 _____, 2026.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ___ DAY OF ___, 2026.

BY: _____
(OWNER)

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 _____, 2026.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

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 _____, 2026.

NOTARY PUBLIC FOR AND IN FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

I, _____ CHAIRPERSON OR _____ VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE _____ DAY OF _____ A. D. 2026 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____ A. D. 2026 BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

THE PURPOSE OF THIS PLAT IS TO
CREATE ONE LOT OUT OF ONE
TRACT OF LAND

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LOT 1, BLOCK NN,
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IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL OF 1 LOT (LOT 1, BLOCK NN)
ACREAGE OF A NEW LOT & BLOCK
PREPARED IN FEBRUARY 2026
CITY PLAN FILE NO. PLAT- _26-000078_ & S _____

OWNER:
STEVEN SHELLEY
UH MULTIFAMILY DEVELOPMENT 1, LLC
1717 MAIN STREET, STE. 5630
DALLAS, TEXAS
XXX-XXX-XXXX

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 773-4621
TPELS #: 10194934