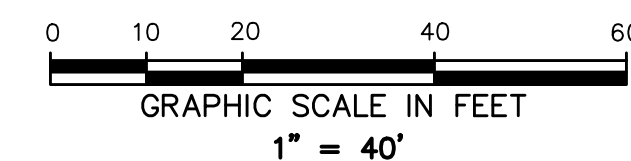
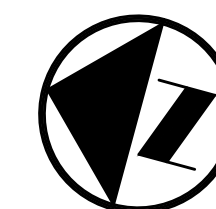


1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one new lot from part of an existing lot for redevelopment purposes.
4. Coordinates shown hereon area based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.



BO	BOLLARD
CB	CLEANOUT
ELEC	ELECTRIC BOX
ELEC	ELECTRIC MANHOLE
FDD	FIRE DEPT. CONN.
FHD	FIRE HYDRANT
GA	GUY ANCHOR
ICG	IRRIGATION CONTROL VALVE
LS	LIGHT STANDARD
LS	MAIL BOX ELECTRIC
SM	TRAFFIC SIGN
MON	MONITORING WELL
SS	SN. SEWER MANHOLE
TEL	TELEPHONE BOX
STM	STORM SEWER MANHOLE
TEL	TELEPHONE MANHOLE
WM	WATER METER
WM	WATER VALVE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
D.P.D.C.T.	DISTRICT PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T.	ORIGINAL RECORDS OF DALLAS COUNTY, TEXAS



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	3°47'06"	450.00'	29.73'	14.87'	S 76°46'24" W	29.72'
C2	54°24'45"	340.75'	323.60'	175.17'	S 69°40'55" E	311.58'

<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>
L1	S 74°52'51" W	68.51'
L2	S 15°07'49" E	31.34'
L3	S 74°53'14" W	35.06'
L4	S 15°07'09" E	4.58'
L5	N 44°22'42" E	17.38'
L6	N 15°18'18" W	26.73'
L7	N 83°06'42" E	41.73'

PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS


VICTORY BLOCK M LP
2700 COMMERCE ST, SUITE 1600
DALLAS, TEXAS, 75266
PH: (214) 709-4549
CONTACT: BEN BREWER

CLPF - ONE VICTORY, L.P.
230 PARK AVENUE, 12TH FLOOR
NEW YORK, NEW YORK, 10169
PH: (214) 775-7668
CONTACT: DAVID DOW

CLPF - ONE VICTORY, L.P.
1717 MCKINNEY AVE, SUITE 1900
DALLAS, TEXAS, 75202
PH: (214) 775-7668 TX
CONTACT: DAVID DOW TX

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

ALL OF LOT 1B, BLOCK 7/409
VICTORY SOUTH ADDITION PHASE 1, NO. 2
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
J. GRIGSBY SURVEY SURVEY, ABSTRACT NO. 495,
G. FOX SURVEY, ABSTRACT NO. 1679
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-147
ENGINEER NO. _____

 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY JMC	CHECKED BY KCH	SCALE 1"=40'	DATE MAY 2023
		JOB NUMBER 2737-22.521	

PRELIMINARY PLAT - LOT 1C, BLOCK 7/409, VICTORY BLOCK M

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, VICTORY BLOCK M LP and CLPF – One Victory, L.P., are the owners of a 3.118 acre (135,819 square foot) tract of land situated in the J. Grigsby Survey, Abstract No. 495 and the G. Fox Survey, Abstract No. 1679, Dallas County, Texas; said tract being all of Lot 1B, Block 7/409, Victory South Addition Phase 1, No. 2 recorded in Instrument No. 200900260454 of the Official Public Records of Dallas County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Victory Block M LP, recorded in Instrument No. 202200181679 of the Official Records of Dallas County, Texas and being part of that tract of land described in Condominium Special Warranty Deed to CLPF – One Victory, L.P., recorded in Instrument No. 202200143746 and Instrument No. 201600192040) of the said Official Records; said 3.118 acre tract being more particularly described as follows:

BEGINNING, at an aluminum disk found at the intersection of the west right-of-way line of Victory Avenue (a variable width right-of-way, 71 feet wide at this point) and the south right-of-way line of Dallas Area Rapid Transit (a 35-foot wide right-of-way); said point being the northeast corner of said Lot 1B, Block 7/409;

THENCE, South 15 degrees, 07 minutes, 09 seconds East, along the said west line of Victory Avenue and the east line of said Lot 1B, Block 7/409, a distance of 355.36 feet to an aluminum disk found for corner; said point being the southeast corner of said Lot 1B, Block 7/409, and the northeast corner of Lot 1B, Block 5/409 of said Victory South Addition Phase 1, No. 2; said point being the beginning of a non-tangent curve to the left;

THENCE, in a westerly direction, along the south line of said Lot 1B, Block 7/409 and the north line of said Lot 1B, Block 5/409 , the following six (6) calls:

Along said curve to the left, having a central angle of 03 degrees, 47 minutes, 06 seconds, a radius of 450.00 feet, a chord bearing and distance of South 76 degrees, 46 minutes, 24 seconds West, 29.72 feet, an arc distance of 29.73 feet to a 5/8-inch iron rod found at the end of said curve;

South 74 degrees, 52 minutes, 51 seconds West, a distance of 68.51 feet to an aluminum disk found for corner;

South 15 degrees, 07 minutes, 49 seconds West, a distance of 31.34 feet to an aluminum disk found for corner;

South 74 degrees, 53 minutes, 14 seconds West, a distance of 35.06 feet to an aluminum disk set for corner;

South 15 degrees, 07 minutes, 49 seconds West, a distance of 4.58 feet to an aluminum disk set for corner;

South 74 degrees, 52 minutes, 43 seconds West, of 175.02 feet to an 5/8-inch iron rod with found for corner in the west right-of-way line of Dallas Area Rapid Transit and Fort Worth Transportation Authority (a variable width right-of-way) and the west line of said Lot 1B, Block 7/409;

THENCE, in a northerly direction, along the said east line of Dallas Area Rapid Transit and Fort Worth Transportation Authority and the said west line of Lot 1B, Block 7/409, the following three (3) calls:

North 15 degrees, 18 minutes, 18 seconds West, a distance of 541.38 feet to a 1/2-inch Iron rod with "TX REG NO 100189-00" cap found for corner;

North 44 degrees, 22 minutes, 42 seconds East, a distance of 17.38 feet to an aluminum disk with "HALFF & ASSOC" stamp found for corner;

North 15 degrees, 18 minutes, 18 seconds West, a distance of 26.73 feet to a 1/2-inch iron rod with "TX REG NO 100189-00" cap found for corner at the intersection of the said east line of Railtran and the said south line of Dallas Area Rapid Transit; said point being the northernmost corner of said Lot 1B, Block 7/409 and the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, along the said south line of Dallas Area Rapid Transit and the north line of said Lot 1B, Block 7/409, the following two (2) calls:

Along said curve to the left, having a central angle of 54 degrees, 24 minutes, 45 seconds, a radius of 340.75 feet, a chord bearing and distance of South 69 degrees, 40 minutes, 55 seconds East, 311.58 feet, an arc distance of 323.60 feet to a PK nail with washer found at the end of said curve;

North 83 degrees, 06 minutes, 42 seconds East, a distance of 41.73 feet to the POINT OF BEGINNING;

CONTAINING: 135,819 square feet or 3.118 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Victory Block M LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOT 1C, BLOCK 7/409, VICTORY BLOCK M, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: _____

Owner
Title

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CLPF – ONE VICTORY, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOT 1C, BLOCK 7/409, VICTORY BLOCK M, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2023.

CLPF – ONE VICTORY, L.P.,
a Delaware limited partnership

By: CLPF – One Victory GP, LLC, its general partner
By: Clarion Lion Properties Fund Holdings, L.P., its Sole Member
By: CLPF-Holdings, LLC, its General Partner
By: Clarion Lion Properties Fund Holdings REIT, LLC, its Sole Member
By: Clarion Lion Properties Fund, LP, its Managing Member
By: Clarion Partners CLPF GP, LLC, its General Partner
By: Clarion Partners, LLC, its Sole Member

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Kyle Coleman Harris, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the ____ day of _____, 2023.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/3/23.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 1C, BLOCK 7/409
VICTORY BLOCK M

ALL OF LOT 1B, BLOCK 7/409
VICTORY SOUTH ADDITION PHASE 1, NO. 2
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
J. GRIGSBY SURVEY SURVEY, ABSTRACT NO. 495,
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DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-147
ENGINEER NO, _____



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	KCH	NONE	MAY 2023	2737-22.521

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

OWNER:
CLPF – ONE VICTORY, L.P.
230 PARK AVENUE, 12TH FLOOR
NEW YORK, NEW YORK, 10169
PH: (214) 775-7668
CONTACT: DAVID DOW

OWNER:
VICTORY BLOCK M LP
2700 COMMERCE ST, SUITE 1600
DALLAS, TEXAS, 75266
PH: (214) 709-4549
CONTACT: BEN BREWER

ENGINEER/SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS