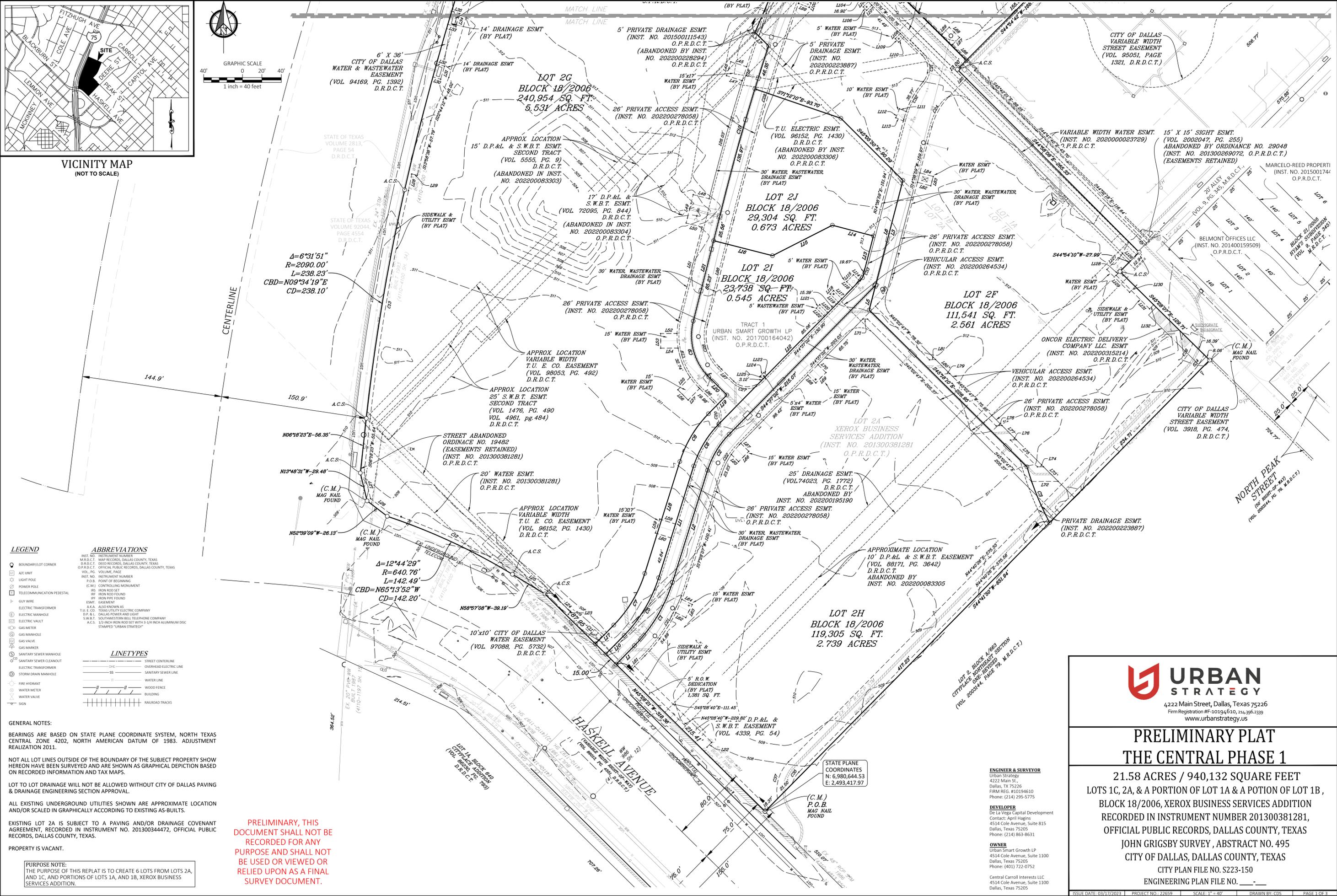
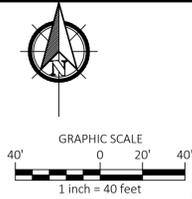


VICINITY MAP (NOT TO SCALE)



LEGEND

- BOUNDARY/LOT CORNER
- A.C.S. UNIT
- LIGHT POLE
- POWER POLE
- TELECOMMUNICATION PEDESTAL
- CU/WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- GAS MARKER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ELECTRIC TRANSFORMER
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIEN

ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. PG. VOLUME, PAGE

INST. NO. INSTRUMENT NUMBER
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLING MONUMENT
I.R.S. IRON ROD SET
I.P.F. IRON PIPE FOUND
I.P.F. IRON PIPE FOUND
E.M.T. EASEMENT
A.K.A. ALSO KNOWN AS
T.U. E. CO. TEXAS UTILITY ELECTRIC COMPANY
D.P. & L. DALLAS POWER AND LIGHT
S.W.B.T. SOUTHWESTERN BELL TELEPHONE COMPANY
A.C.S. 1/2 INCH IRON ROD SET WITH 3/4 INCH ALUMINUM DISC STAMPED "URBAN STRATEGY"

LINETYPES

- STREET CENTERLINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- WOOD FENCE
- BUILDING
- RAILROAD TRACKS

GENERAL NOTES:

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR SCALED IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.

EXISTING LOT 2A IS SUBJECT TO A PAVING AND/OR DRAINAGE COVENANT AGREEMENT, RECORDED IN INSTRUMENT NO. 201300344472, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

PROPERTY IS VACANT.

PURPOSE NOTE:
THE PURPOSE OF THIS REPEAT IS TO CREATE 6 LOTS FROM LOTS 2A, AND 1C, AND PORTIONS OF LOTS 1A, AND 1B, XEROX BUSINESS SERVICES ADDITION.

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.



URBAN STRATEGY
4222 Main Street, Dallas, Texas 75226
Firm Registration #F-10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT
THE CENTRAL PHASE 1

21.58 ACRES / 940,132 SQUARE FEET
LOTS 1C, 2A, & A PORTION OF LOT 1A & A PORTION OF LOT 1B,
BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION
RECORDED IN INSTRUMENT NUMBER 201300381281,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-150
ENGINEERING PLAN FILE NO. _____

ENGINEER & SURVEYOR
Urban Strategy
4222 Main St.,
Dallas, TX 75226
FIRM REG. #10194610
Phone: (214) 295-5775

DEVELOPER
De La Vega Capital Development
Contact: April Hagins
4514 Cole Avenue, Suite 815
Dallas, Texas 75205
Phone: (214) 863-8631

OWNER
Urban Smart Growth LP
4514 Cole Avenue, Suite 1100
Dallas, Texas 75205
Phone: (401) 722-0752

Central Carroll Interests LLC
4514 Cole Avenue, Suite 1100
Dallas, Texas 75205

STATE PLANE COORDINATES
E: 2,493,417.97
N: 6,980,644.53

ISSUE DATE: 02/17/2023

PROJECT NO.: 22659

SCALE: 1" = 40'

DRAWN BY: CDS

PAGE 1 OF 3

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Urban Smart Growth LP, and Central Carroll Interests LLC, acting by and through its duly authorized agent, Artemio De La Vega, do hereby adopt this plat, designating the herein described property as THE CENTRAL PHASE 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 and upon 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 THIS ____ DAY OF _____, 2023.

Urban Smart Growth LP a Texas limited partnership

Artemio De La Vega, CEO

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Artemio De La Vega, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

Central Carroll Interests LLC a Texas limited liability company

Artemio De La Vega, CEO

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Artemio De La Vega, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

SURVEYOR'S CERTIFICATE STATE OF TEXAS § COUNTY OF NAME §

I, David A. Minton, 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 and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

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.

David A. Minton Registered Professional Land Surveyor no. 6415

STATE OF TEXAS § COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2023.

Notary Public, in and for the State of Texas

OWNER'S CERTIFICATE STATE OF TEXAS § COUNTY OF DALLAS §

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being all of Lots 1C, 2A, and a portion of Lots 1A and 1B, Block 18/2006 of the Xerox Business Services Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201300381281 Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being part of Tract 1 as described in Special Warranty Deed to Urban Smart Growth LP recorded in Instrument Number 201700164042 (O.P.R.D.C.T.), being part of Tract 1 as described in Special Warranty Deed with Vendors Lien to Central Carroll Interests, LLC recorded in Instrument Number 201900242084 (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a Mag Nail found in the Northeast Right-of-Way line of Haskell Avenue, a variable width right-of-way, being the West corner of Lot 2, Block A/663, according to the City Place Northeast Section 1 Revised plat recorded in Volume 2003144, Page 79 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the South corner of said Lot 2A;

THENCE North 45 degrees 28 minutes 21 seconds West, along the Northeast Right-of-Way line of said Haskell Avenue, a distance of 318.36 feet to a 1/2-inch iron rod set with 3-1/4 inch aluminum disc stamped, "Urban Structure Plus Survey", from here forward referred to as "ACS," for corner,

THENCE North 58 degrees 57 minutes 08 seconds West, along the said Northeast Right-of-Way line of Haskell Avenue and the said Southwest line of Lot 2A-R, a distance of 39.19 feet to a point at the beginning of a tangent curve to the left, having a radius of 640.76 feet, a central angle of 12 degrees 44 minutes 29 seconds, and a chord bearing of North 65 degrees 13 minutes 52 seconds West, 142.20 feet;

THENCE, along the Northwest Right-of-Way line of said Haskell Avenue, and said curve to the left, an arc length of 142.49 feet to a Mag Nail found for corner;

THENCE North 52 degrees 39 minutes 09 seconds West, along the said Northeast Right-of-Way line of Haskell Avenue, a distance of 26.13 feet to a Mag Nail found for corner at the intersection of the Northeast Right-of-Way line of Haskell Avenue and the Southeast Right-of-Way of Central Expressway, US Highway 75, a variable width right-of-way;

THENCE North 13 degrees 48 minutes 31 seconds West, along the Southeast Right-of-Way line of said Central Expressway, a distance of 29.48 feet to an "ACS" set for corner;

THENCE North 06 degrees 18 minutes 23 seconds East, along the said southeast right-of-way line of Central Expressway, and the said northwest line of Lot 2A-R, a distance of 56.35 feet to an "ACS" set for corner, being the beginning of a tangent curve to the right, having a radius of 2,090.00 feet, a central angle of 06 degrees 31 minutes 51 seconds, and a chord bearing and distance of North 09 degrees 34 minutes 19 seconds East, 238.10 feet;

THENCE along the Southeast Right-of-Way line of said Central Expressway, and an arc length of 238.23 feet to an "ACS" set for corner, being the beginning of a curve to the right, having a radius of 2,734.00 feet, a central angle of 10 degrees 18 minutes 27 seconds, a chord bearing and distance of North 17 degrees 59 minutes 28 seconds East, 491.19 feet;

THENCE North 23 degrees 08 minutes 42 seconds East, along the said Southeast Right-of-Way line of Central Expressway, a distance of 95.14 feet to an "ACS," set for corner;

THENCE South 66 degrees 51 minutes 18 seconds East, along the said Southeast Right-of-Way line of Central Expressway, a distance of 5.00 feet to an "ACS," set for corner;

THENCE North 23 degrees 08 minutes 42 seconds East, along the said Southeast Right-of-Way line of Central Expressway, a distance of 40.00 feet to an "ACS," set for corner;

THENCE North 66 degrees 51 minutes 18 seconds West, along the said Southeast Right-of-Way line of Central Expressway, a distance of 5.00 feet to an "ACS," set for corner;

THENCE North 23 degrees 22 minutes 51 seconds East, along the said Southeast Right-of-Way line of Central Expressway, a distance of 444.80 feet to an "ACS" set for corner, being the intersection of the Southeast Right-of-Way line of said Central Expressway, and the Southwest Right-of-Way line of Carroll Avenue, a variable width Right-of-Way;

THENCE North 68 degrees 05 minutes 13 seconds East, along a corner clip of said intersection, a distance of 29.21 feet to a Man nail found for corner;

THENCE South 66 degrees 59 minutes 24 seconds East, along said Southwest Right-of-Way line of Carroll Avenue, a distance of 450.26 feet to an "ACS" set for corner;

THENCE South 66 degrees 21 minutes 03 seconds East, along said Southwest Right-of-Way line of Carroll Avenue, a distance of 148.75 feet to an "ACS" set for corner, being the most Northerly, Northeast corner of said Central Carroll Interest, LLC tract, and the most Northerly Northwest corner of that tract of land described in Special Warranty Deed to Jefferson at the Central LLC, recorded in Instrument No. 201900242089, (O.P.R.D.C.T.);

THENCE over and across said Lots 1A, and 1B, being the common line of said Central Carroll tract, and said Jefferson tract the following bearings and distances:

South 23 degrees 38 minutes 20 seconds West, a distance of 414.00 feet to an "ACS" set for corner, said corner being the beginning of a curve to the right, having a radius of 500.00 feet, a central angle of 21 degrees 16 minutes 20 seconds, and a chord bearing and distance of South 34 degrees 16 minutes 31 seconds West, 184.57 feet;

Along said curve to the right, an arc length of 185.63 feet to an "ACS" set for corner;

South 44 degrees 54 minutes 42 seconds West, a distance of 168.81 feet to an "ACS" set for corner;

South 44 degrees 58 minutes 08 seconds East, a distance of 265.33 feet to an "ACS" set for corner, being the West corner of a 0.090 acre or 3,924 square foot Right-of-Way dedication to the City of Dallas, Volume 2092, Page 119, D.R.D.C.T., being the North corner of a 0.083 acre or 3,631 square foot right-of-way dedication to the City of Dallas, Instrument No. 201300381281, D.R.D.C.T., according to said Xerox Business Services Addition, being in the Northwest Right-of-Way line of North Peak Street, a 50 foot Right-of-Way, and also being the South corner of said Jefferson tract, the most Easterly Northeast corner of said Central Carroll tract, and being the Southeast line of aforesaid Lot 1B;

THENCE South 44 degrees 54 minutes 10 seconds West, along the said Northwest Right-of-Way of North Peak Street, a distance of 27.99 feet to an "ACS" set for corner, said corner being the West corner of said North Peak Street;

THENCE South 45 degrees 28 minutes 07 seconds East, along the Southwest Right-of-Way line of said North Peak Street, a distance of 129.71 feet to a Mag Nail found for the south corner of a said dedication to the City of Dallas (201300381281), according to said Xerox Business Services Addition, and being on the Northwest line of aforesaid Lot 2, Block A/663, City Place Northeast Section 1 Revised;

THENCE South 44 degrees 41 minutes 50 seconds West, along the Northwest line of said City Place Lot 2, Block A/663, a distance of 651.94 feet to the POINT OF BEGINNING, and containing 940,131 square feet or 21.582 acres of land.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 20 rows of survey data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 20 rows of survey data.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 37 rows of survey data.

Table with 6 columns: CURVE #, LENGTH, RADIUS, CENTRAL ANGLE, CH. BEARING, CH. DISTANCE. Contains 37 rows of curve data.

GENERAL NOTES:

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR SCALED IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.

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PROPERTY IS VACANT.

PURPOSE NOTE: THE PURPOSE OF THIS REPLAT IS TO CREATE 6 LOTS FROM LOTS 2A, AND 1C, AND PORTIONS OF LOTS 1A, AND 1B, XEROX BUSINESS SERVICES ADDITION.

ENGINEER & SURVEYOR Urban Strategy 4222 Main St., Dallas, TX 75226 FIRM REG. #01194610 Phone: (214) 295-5775

DEVELOPER De La Vega Capital Development Contact: April Hagins 4514 Cole Avenue, Suite 815 Dallas, Texas 75205 Phone: (214) 863-8631

OWNER Urban Smart Growth LP 4514 Cole Avenue, Suite 1100 Dallas, Texas 75205 Phone: (401) 722-0752 Central Carroll Interests LLC 4514 Cole Avenue, Suite 1100 Dallas, Texas 75205



4222 Main Street, Dallas, Texas 75226 Firm Registration #F-10194610, 214.396.2339 www.urbanstrategy.us

PRELIMINARY PLAT THE CENTRAL PHASE 1

21.58 ACRES / 940,132 SQUARE FEET LOTS 2A 1C, & A PORTION OF LOT 1A & A POTION OF LOT 1B, BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION RECORDED IN INSTRUMENT NUMBER 201300381281, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223-150 ENGINEERING PLAN FILE NO. ____-