

### UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 \*(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

### MONUMENTS / DATUMS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
**Monuments are found if not marked MNS or CRS.**  
TBM ♦ Site benchmark (see vicinity map for general location)  
Coordinate values, if shown, are US SyFL/TxCS, '83, NCZ  
Elevations, if shown, are NAVD'88  
Bearings are based on grid north (TxCS, '83, NCZ)

### LEGEND OF ABBREVIATIONS

US SyFL, United States Survey Feet  
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.D.C.T. Plat Records of Dallas County, Texas  
O.P.R.D.C.T. Official Public Records of Dallas County, Texas  
D.R.D.C.T. Deed Records of Dallas County, Texas  
VOL/PG/INST No. Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
RCP Reinforced Concrete Pipe  
F/K/A Formerly Known As

### FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0540K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Drafter: PL  
Revision:  
Revision:  
Revision:

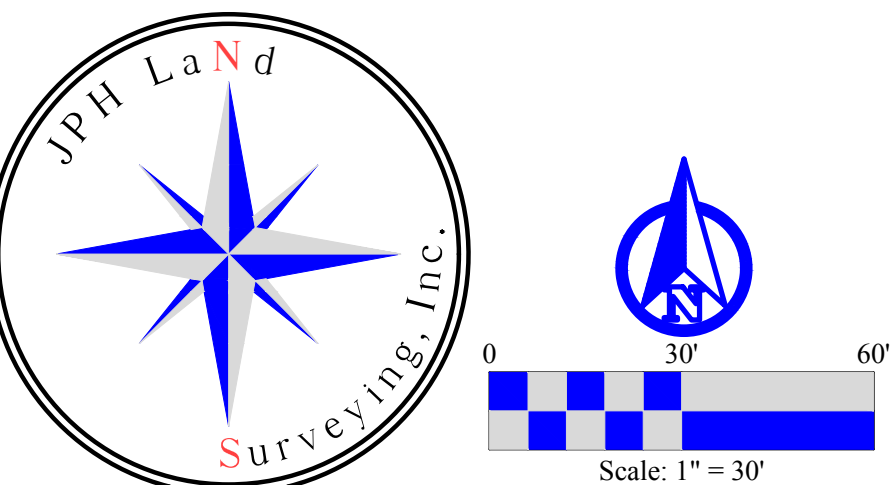
### LEGEND OF SYMBOLS

air conditioner  
borehole  
cable tv  
electric meter  
fence or handrail  
fire dept. connection  
fire hydrant  
guard rail  
grease trap  
bollard  
grate inlet  
gas meter  
gas line  
utility pole anchor  
irrigation valve  
landscape or tree line  
landscape electric box  
landscape light  
light pole  
mailbox  
monitoring well  
overhead utility lines  
pool equipment  
road sign  
roof drain  
silt fence  
spot elevation  
sanitary sewer manhole  
sanitary sewer pipe  
storm water manhole  
storm water pipe  
telephone manhole  
tank fill lid  
telephone riser  
traffic signal pole  
unknown manhole  
utility clean out  
utility cabinet  
utility vault  
utility markings (line color = color of markings)  
utility pole  
utility pole with riser  
utility sign  
water shutoff  
water valve  
water manhole  
water meter  
well  
water line  
one-foot contour lines  
tree trunk (not canopy)  
caliper inches at breast height  
ornamental tree

NOTE: -Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

### NOTE REGARDING UTILITIES:

Utility locations are per observed and sources listed below:  
DIG-TESS - ticket number(s) 572103339, and 1773517199.  
GIS MAPS AND SHAPEFILES - Provided by the City of Dallas per open records request number C006655-083117.



JPH Job/Drawing No. (see below)  
2017.022.042 2511 S. Beltline Rd., Dallas, Dallas Co., TX - PRELIM PLAT.dwg  
© 2017 JPH Land Surveying, Inc. - All Rights Reserved  
807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 [www.jphlandsurveying.com](http://www.jphlandsurveying.com)  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

### DEVELOPER:

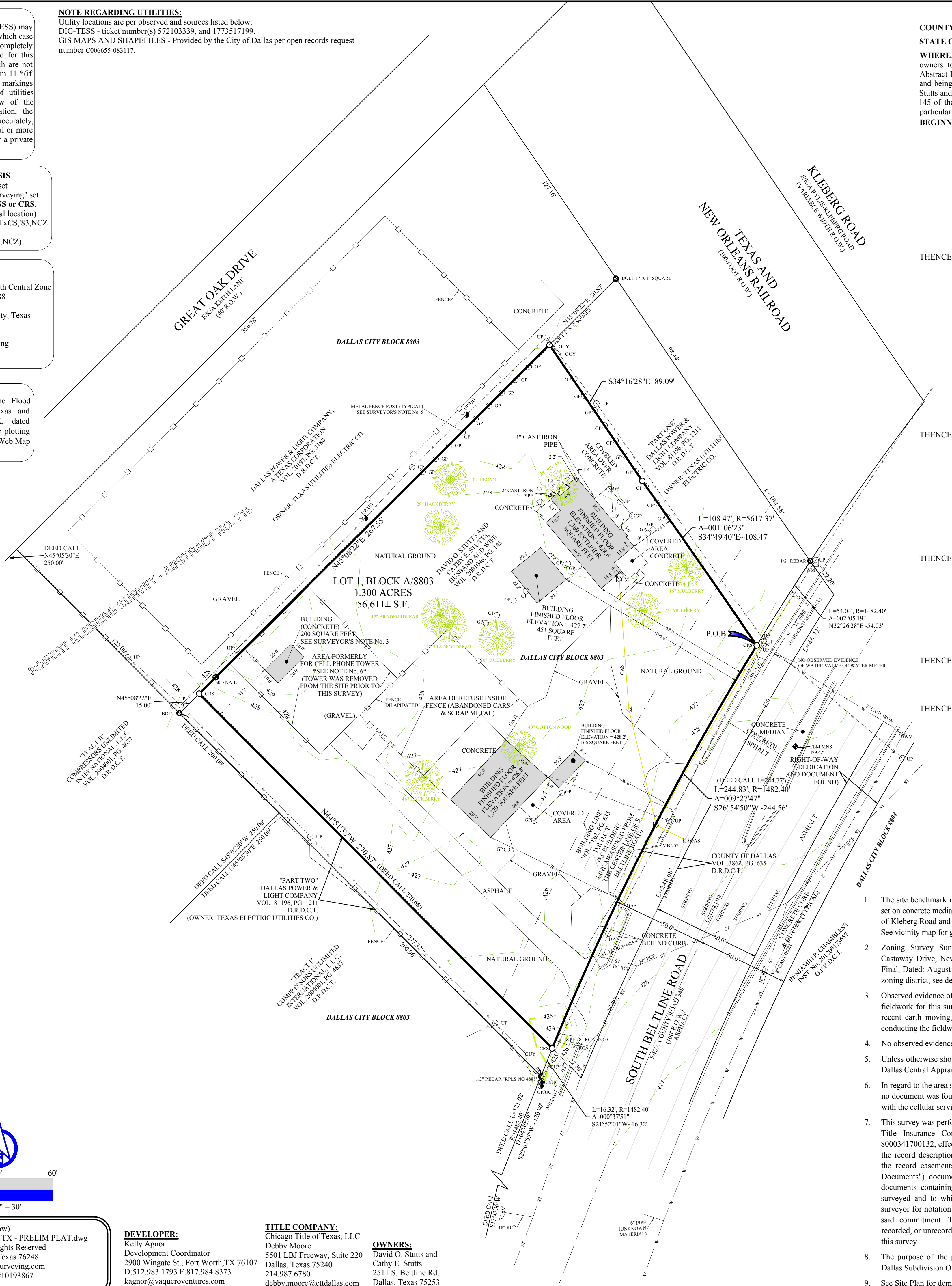
Kelly Agnor  
Development Coordinator  
2900 Wingate St., Fort Worth, TX 76107  
D-512.983.1793 F-817.984.8373  
[kagnor@vaqueroventures.com](mailto:kagnor@vaqueroventures.com)

### TITLE COMPANY:

Chicago Title of Texas, LLC  
Debby Moore  
5501 LBJ Freeway, Suite 220  
Dallas, Texas 75240  
214.987.6780  
[debby.moore@cttdallas.com](mailto:debby.moore@cttdallas.com)

### OWNERS:

David O. Stutts and  
Cathy E. Stutts  
2511 S. Beltline Rd.  
Dallas, Texas 75253



### OWNER'S CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

WHEREAS, **David O. Stutts and Cathy E. Stutts, Husband and Wife**, are the owners to that certain tract being situated in the Robert Kleberg Survey, Abstract Number 716, City of Dallas (Block No. 8803), Dallas County, Texas and being all of that certain tract of land as described in the deed to David O. Stutts and Cathy E. Stutts, husband and wife recorded in Volume 2001046, Page 145 of the Deed Records of Dallas County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the common east corner of said Stutts tract and the south corner of "Part One" described in the deed to Dallas Power & Light Company in Volume 81196, Page 1211 of the Deed Records of Dallas County, Texas and also being in a curve concave to the southeast of the northwesterly right-of-way line of Belt Line Road (a 100-foot width right-of-way), from which a found 1/2 inch rebar for the east corner of said Part One bears 54.04 feet along the arc of said curve concave to the southeast, said curve having a radius of 1482.40 feet, a delta angle of 02 degrees 05 minutes 19 seconds, and a chord bearing and distance of NORTH 32 degrees 26 minutes 28 seconds EAST, a distance of 54.03 feet;

THENCE along the common southeast line of said Stutts tract and said northwest right-of-way line, 244.83 feet (deed call 244.77 feet) along the arc of said curve concave to the southeast, said curve to the left having a radius of 1482.40 feet, a delta angle of 09 degrees 27 minutes 47 seconds, and a chord bearing and distance of SOUTH 26 degrees 54 minutes 50 seconds WEST, a distance of 244.56 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the common south corner of said Stutts tract and the east corner of "Part Two" of said Dallas Power & Light Company deed recorded in Volume 81196, Page 1211, from which a found 1/2 inch rebar capped "RPLS 4888" for the south corner of said Part Two bears 16.32 feet along the arc of said curve concave to the southeast, said curve having a radius of 1482.40 feet, a delta angle of 00 degrees 37 minutes 51 seconds, and a chord bearing and distance of SOUTH 21 degrees 52 minutes 01 seconds WEST, a distance of 16.32 feet;

THENCE NORTH 44 degrees 51 minutes 38 seconds WEST, with the common southwest line of said Stutts tract and the northeast line of said Part Two, a distance of 270.87 feet (deed call 270.66 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the common west corner of said Stutts tract and the north corner of said Part Two and also being in the southeast line of that certain tract described in deed to Dallas Power & Light Company as recorded in Volume 80197, Page 3180, Deed Records of Dallas County, Texas, from which a 1-inch square bolt found for the west corner of said Part Two bears SOUTH 45 degrees 08 minutes 22 seconds WEST, a distance of 15.00 feet;

THENCE NORTH 45 degrees 08 minutes 22 seconds EAST, along the common northwest line of said Stutts tract and said southeast line of the Dallas Power & Light tract recorded in Volume 80197, Page 3180, a distance of 267.55 feet to a 1-inch square bolt found for the common north corner of said Stutts tract and the west corner of the aforementioned Part One, from which a 1-inch square bolt found for the north corner of said Part One bears NORTH 45 degrees 08 minutes 22 seconds EAST, a distance of 50.87 feet;

THENCE SOUTH 34 degrees 16 minutes 28 seconds EAST, with the common northeast line of said Stutts tract and the southwest line of said Part One, a distance of 89.09 feet to the point of curvature of a curve concave to the northeast;

THENCE 108.47 feet along the arc of said curve concave to the northeast and continuing along said common line, said curve concave to the northeast having a radius of 5617.37 feet, a delta angle of 01 degrees 06 minutes 23 seconds, and a chord bearing and distance of SOUTH 34 degrees 49 minutes 40 seconds EAST, a distance of 108.47 feet to the **POINT OF BEGINNING AND CONTAINING** 56,611 square feet or 1.300 acres of land area, more or less.

### GENERAL NOTES:

- The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set on concrete median located approximately 200 feet southwesterly of the intersection of Kleberg Road and South Beltline Road. Benchmark Elevation = 429.42' (NAVD'88). See vicinity map for general location.
- Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2017.1235.3 Final, Dated: August 30, 2017. Subject tract is located within Industrial/Research (IR) zoning district, see development regulations this sheet.
- Observed evidence of fencing, buildings and fence posts being removed on the date of fieldwork for this survey. (August 31, 2017), but there was no observed evidence of recent earth moving, building construction, or building additions in the process of conducting the fieldwork.
- No observed evidence of Sanitary Sewer Manhole within or near by subject tract.
- Unless otherwise shown all ownership matches the current vesting deeds shown on the Dallas Central Appraisal District records.
- In regard to the area shown hereon as being previously used for a cell phone tower site, no document was found or provided which defines the cell tower site limits or location with the cellular service operator.
- This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GF# CTBW43-8000341700132-DM, Commitment # 8000341700132, effective April 26, 2017, and issued May 7, 2017. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The purpose of the plat is to create one lot from 1.003 acres (required per City of Dallas Subdivision Ordinance).
- See Site Plan for demolition.

### DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **David O. Stutts and Cathy E. Stutts, Husband and Wife**, acting herein by and through its duly-authorized officer, does hereby adopt this plat designating the herein above-described property as **Lot 1, Block A/8803, The Stutts Addition**, an addition in the City of Dallas, Texas, and does hereby dedicate, in fee simple, the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
David O. Stutts

COUNTY OF \_\_\_\_\_ §  
STATE OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **David O. Stutts** 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Cathy E. Stutts

COUNTY OF \_\_\_\_\_ §  
STATE OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Cathy E. Stutts** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

### SURVEYOR'S STATEMENT:

I, **Robert W. Bryan**, 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 Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2017.

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 FOR REVIEW TO THE CITY OF DALLAS ON DECEMBER 06, 2017.

Robert W. Bryan  
Registered Professional  
Land Surveyor No. 5508  
[robertb@jphls.com](mailto:robertb@jphls.com)

COUNTY OF TARRANT §  
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Robert W. Bryan** 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

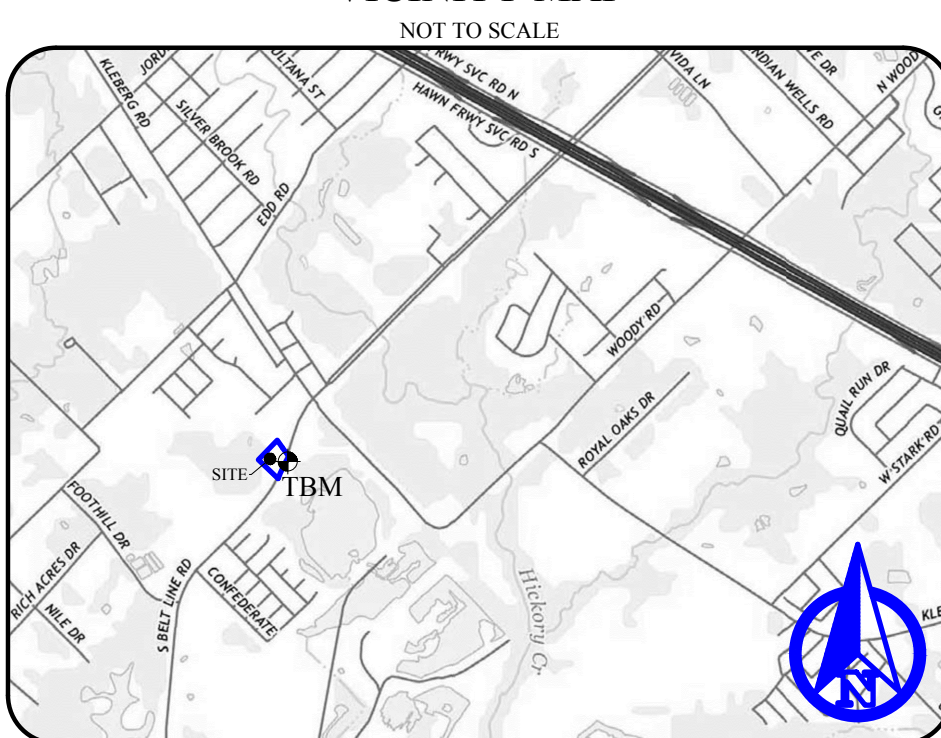
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

### WATER AND SEWER MAP



### VICINITY MAP



PRELIMINARY PLAT  
**LOT 1, BLOCK A/8803**  
**THE STUTTS ADDITION**  
**1.300 ACRES**

SITUATED IN  
CITY OF DALLAS BLOCK NUMBER 8803  
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER S178-048

### ZONING INFORMATION:

SEE SURVEYOR'S NOTE #2

Development Regulations	
Regulation	Requirement
<b>Setbacks</b>	
Building	15 feet minimum
Front	No minimum; except 30 feet adjacent to residential
Side	No minimum; except 30 feet adjacent to residential
Rear	No minimum
<b>Height</b>	
Principal Building(s)	200 feet / 15 stories maximum; subject to residential proximity slope
<b>Site Area</b>	
Lot Area	No minimum
Lot Width	No minimum
<b>Density</b>	
Floor Area Ratio	2.0 maximum all uses combined; 0.75 maximum for any combination of lodging, office, and retail and personal service uses; 0.5 maximum for retail and personal service uses
Building Coverage	80 percent maximum
Parking	Industrial: 1 space per 600 square feet of floor area minimum
Parking Formula	General retail: 1 space per 200 square feet of floor area minimum