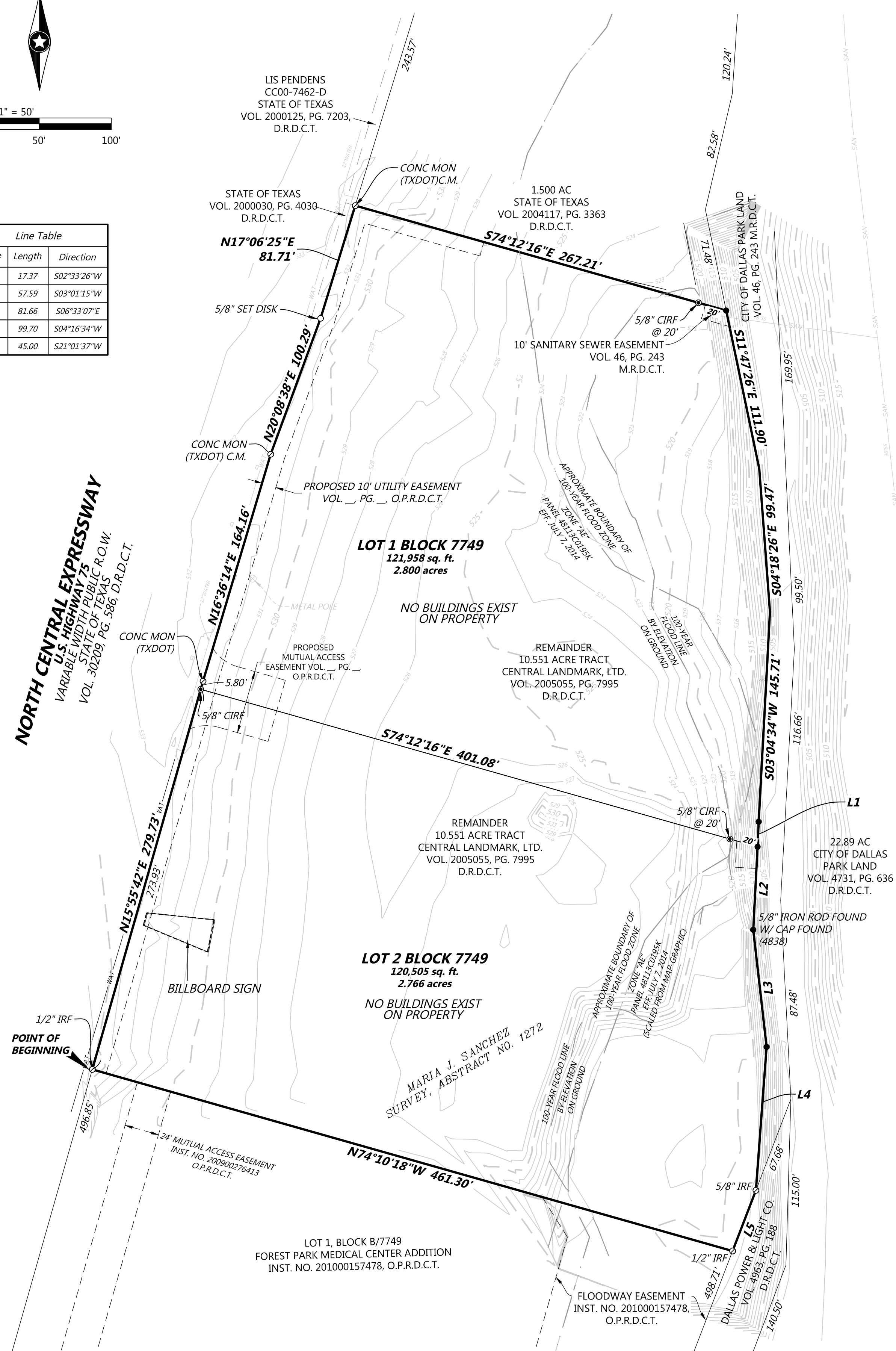


- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - ALL INTERIOR LOT CORNERS SET ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	17.37	S02°33'26"W
L2	57.59	S03°01'15"W
L3	81.66	S06°33'07"E
L4	99.70	S04°16'34"W
L5	45.00	S21°01'37"W

- LEGEND**
- SET DISK 5/8" IRON ROD WITH 3" ALUMINUM CAP "CENTRAL LANDMARK ADDITION, WESTWOOD PS" SET
  - CIRF 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND
  - INACCESSIBLE POINT IN CREEK
  - IRF IRON ROD FOUND
  - C.M. CONTROLLING MONUMENT
  - B.T.P. BY THIS PLAT
  - R.O.W. RIGHT-OF-WAY
  - VOL. PG. VOLUME, PAGE
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER



STATE OF TEXAS )  
 COUNTY OF DALLAS )

**OWNER'S CERTIFICATE**

WHEREAS Central Landmark, Ltd. is the sole owner of a 5.566 acre tract of land situated in the Maria J. Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas, and being part of City Block 7749, said tract being part of a called 10.551 acre tract of land conveyed to Central Landmark, Ltd. by deed recorded in Volume 2005055, Page 7995, of the Deed Records, Dallas County, Texas, said 5.566 tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with unreadable cap found for a corner in the southeast line of North Central Expressway (a variable width right-of-way), and being the northwest corner of Lot 1, Block B/7749, Forest Park Medical Center Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201000157478, Official Public Records of Dallas County, Texas, and the southwest corner of said 10.551 acre tract;

**THENCE** along said southeast line of North Central Expressway, and the northwest line of said 10.551 acre tract, the following calls and distances:

North 15 degrees 55 minutes 42 seconds East, a distance of 279.73 feet to a concrete TXDOT right-of-way monument found for a corner;

North 16 degrees 36 minutes 14 seconds East, a distance of 164.16 feet to a concrete TXDOT right-of-way monument found at the south corner of a tract of land conveyed to the State of Texas, by deed of record in Volume 2000030, Page 4030, of said Deed Records;

North 20 degrees 08 minutes 38 seconds East, a distance of 100.29 feet to a set 5/8" iron rod with a 3" aluminum cap stamped "CENTRAL LANDMARK ADDITION, WESTWOOD PS";

North 17 degrees 06 minutes 25 seconds East, a distance of 81.71 feet to concrete TXDOT right-of-way monument found at the southwest corner of a 1.500 acre tract of land conveyed to the City of Dallas, by map of record in Volume 46, Page 243, of the Map Records of Dallas County, Texas, said point being the northeast corner of the herein described tract;

**THENCE** South 74 degrees 12 minutes 16 seconds East, leaving said southeast line of North Central Expressway, at a distance of 247.21 feet passing a set 5/8" iron rod with yellow cap stamped "WESTWOOD PS", and continuing along said line a total distance of 267.21 feet to the southwest corner of said State of Texas tract, and being the east line of said 10.551 acre tract and the east line of a tract of land conveyed to the City of Dallas, by map of record in Volume 46, Page 243, of the Map Records of Dallas County, Texas, said point being the northeast corner of the herein described tract;

**THENCE** with the east line of said 10.551 acre tract and the east line of said City of Dallas tract, the following courses and distances:

South 11 degrees 47 minutes 26 seconds East, a distance of 111.90 feet for a corner;

South 04 degrees 18 minutes 26 seconds East, a distance of 99.47 feet for a corner;

South 03 degrees 04 minute 34 seconds West, a distance of 145.71 feet for a corner;

South 02 degrees 33 minutes 26 seconds West, a distance of 17.37 feet for a corner;

South 03 degrees 01 minute 15 seconds West, a distance of 57.59 feet to a 5/8" iron rod with cap stamped "4838" found for a corner;

South 06 degrees 33 minutes 07 seconds East, a distance of 81.66 feet for a corner;

South 04 degrees 16 minutes 34 seconds West, a distance of 99.70 feet to a 5/8" iron rod found for a corner;

South 21 degrees 01 minute 37 seconds West, a distance of 45.00 feet to a 1/2" inch iron rod with found at the northeast corner of said Lot 1, Block B/7749, and being the southeast corner of the herein described tract;

**THENCE** North 74 degrees 10 minutes 18 seconds West, leaving said east line of the 10.551 acre tract and the said west line of the 10.551 acre tract, along the north line of said Lot 1, Block B/7749, a distance of 461.30 feet to the **POINT-OF-BEGINNING**, containing **242,463 square feet or 5.566 acres of land.**

STATE OF TEXAS )  
 COUNTY OF COLLIN )

**SURVEYOR'S STATEMENT**

I, L. LYNN KADLECK, 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 \_\_\_, 2018.

PRELIMINARY SURVEY, RELEASED 2018/01/29  
 NOT FOR RECORDING PURPOSED  
 L. LYNN KADLECK  
 Registered Professional  
 Land Surveyor No. 3952

STATE OF TEXAS )  
 COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2018.

Notary Public, State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Central Landmark, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CENTRAL LANDMARK ADDITION** 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 \_\_\_ day of \_\_\_, 2018.

BY: CENTRAL LANDMARK, LTD.

Name, Title  
 STATE OF TEXAS )  
 COUNTY OF DALLAS )

BEFORE ME, the undersigned, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2018.

Notary Public, State of Texas

NO STRUCTURES ON SITE.  
 NEW STRUCTURES PROPOSED.

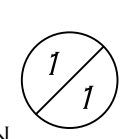
PURPOSE OF THIS PLAT IS TO CREATE  
 TWO PLATTED LOTS FROM AN  
 UNPLATTED TRACT OF LAND.

PRELIMINARY PLAT, THIS DOCUMENT SHALL  
 NOT BE RECORDED FOR ANY PURPOSE.

**OWNER**  
 CENTRAL LANDMARK, LTD.  
 5930 LBJ FREEWAY, SUITE 400  
 DALLAS, TEXAS

**KADLECK & ASSOCIATES**  
 a Division of **Westwood**  
 Westwood Professional Services, Inc. westwoodps.com  
 2740 Dallas Pkwy., Ste. 280 Plano, TX 75093  
 Phone (214) 473-4640 Toll Free (888) 937-5150  
 TBPB Firm Reg. No. 11756 TBPB Firm Reg. No. 10074301

PRELIMINARY PLAT  
 OF  
**CENTRAL LANDMARK ADDITION**  
 LOTS 1 AND 2, BLOCK 7749  
 5.566 ACRE TRACT OF LAND  
 BEING A PART OF A 10.551 ACRE TRACT  
 OF LAND LOCATED IN BLOCK 7749  
 OUT OF THE  
 MARIA J. SANCHEZ SURVEY, ABSTRACT No. 1272  
 IN THE  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER: S178-109  
 CITY ENGINEERING PLAN NUMBER: \_\_\_\_\_  
 5.566 ACRES JANUARY 29, 2018 JOB No. 0013286 \_\_\_\_\_ ADDITION



CENTRAL LANDMARK ADDITION