

OWNER'S CERTIFICATE: COUNTY OF DALLAS

A 6.549 ACRE, OR 285,269 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1-G, BLOCK B/7487, L.B.J. MEADOWS NO. 1 RECORDED IN VOLUME 88166, PAGE 1795 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. SAID 6.549 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING:AT A FOUND 1/2" IRON ROD AT THE NORTHERNMOST CORNER OF SAID LOT 1-G, AT THE EAST CORNER OF PEGASUS STREET, A 60-FOOT PUBLIC RIGHT-OF-WAY, DEDICATED IN HIGHLAND MEADOWS ADDITION NO. 7, RECORDED IN VOLUME 69083, PAGE 1992 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 635, LYNDON B. JOHNSON FREEWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, RECORDED IN VOLUME 407, PAGE 1218 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: WITH THE NORTHEAST LINE OF SAID LOT 1-G AND THE SOUTHWEST RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY 635, THE FOLLOWING BEARINGS AND DISTANCES: \$ 47°52'00" E, A DISTANCE OF 50.06 FEET TO A FOUND 1/2" IRON ROD;

\$ 42°08'00" E, A DISTANCE OF 350.57 FEET TO A FOUND "+" IN

\$ 45°24'00" E, A DISTANCE OF 182.70 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHERNMOST EAST CORNER OF SAID LOT 1-G AND THE NORTHERNMOST CORNER OF LOT 5, BLOCK B/7487, EXXON I-635 JUPITER ADDITION RECORDED IN VOLUME 88092, PAGE 5330 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 635, WITH THE COMMON LINE OF SAID LOT 1-G AND SAID LOT 5, THE FOLLOWING BEARINGS AND DISTANCES:

S 44°36'00" W, A DISTANCE OF 150.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON"; S 45°24'00" E, A DISTANCE OF 105.87 FEET TO A FOUND "+" IN

\$ 00°44'00" E, A DISTANCE OF 125.01 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT (3" METAL DISC) AT THE SOUTHWEST CORNER OF SAID LOT 5, AT A SOUTHEAST CORNER OF SAID LOT 1-G AND AT THE NORTHERNMOST NORTHWEST CORNER OF LOT 1-H, BLOCK B/7487, L.B.J. MEADOWS NO. 2 RECORDED IN VOLUME 88166, PAGE 1786 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS:

THENCE: S 44°36'00" W, WITH A SOUTHEAST LINE OF SAID LOT 1-G AND THE NORTHWEST LINE OF SAID LOT 1-H, A DISTANCE OF 62.11 FEET TO A FOUND PK NAIL AT THE SOUTHERNMOST CORNER OF SAID LOT 1-G, AT THE WESTERNMOST CORNER OF SAID LOT 1-H AND ON THE NORTHEAST LINE OF LOT 1-F OF SAID L.B.J. MEADOWS NO. 2;

THENCE: N 45°24'00" W, WITH A SOUTH LINE OF SAID LOT 1-G AND THE NORTHEAST LINE OF SAID LOT 1-F, A DISTANCE OF 210.66 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: N 42°08'00" W, CONTINUING WITH SAID LINE, A DISTANCE OF 125.07 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTH CORNER OF SAID LOT 1-F AND A REENTRANT CORNER OF SAID LOT 1-G;

THENCE: \$ 47°51'23" W, WITH A SOUTH LINE OF SAID LOT 1-G AND THE NORTHWEST LINE OF SAID LOT 1-F, A DISTANCE OF 206.03 FEET TO A FOUND 1/2" IRON ROD AT THE WEST CORNER OF SAID LOT 1-F, AT A SOUTHWEST CORNER OF SAID LOT 1-G AND ON THE NORTHEAST LINE OF LOT 2F, BLOCK B/7487, GREENGATE PLANNED OFFICE DEVELOPMENT RECORDED IN VOLUME 81082, PAGE 860 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE: N 45°13'00" W, WITH A SOUTHWEST LINE OF SAID LOT 1-G AND THE NORTHEAST LINE OF SAID LOT 2F, A DISTANCE OF 178.18 FEET TO A FOUND ½" IRON ROD WITH A CAP MARKED "HALFF" AT THE NORTH CORNER OF SAID LOT 2F AND ON THE NORTHEAST RIGHT-OF-WAY OF PANDORA DRIVE, A 60-FOOT PUBLIC RIGHT-OF-WAY, DEDICATED IN SAID HIGHLAND MEADOWS ADDITION NO. 7;

THENCE: NORTHWESTERLY, WITH THE SOUTHWEST LINE OF SAID LOT 1-G AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PANDORA DRIVE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 751.03 FEET, A CENTRAL ANGLE OF 16°15'00", A CHORD BEARING AND DISTANCE OF N 37°05'30" W, 212.29 FEET, FOR AN ARC LENGTH OF 213.00 FEET TO A FOUND ½" IRON ROD WITH AN ILLEGIBLE CAP;

THENCE: N 45°13'00" W, CONTINUING WITH SAID LINE, A DISTANCE OF 43.57 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE WEST CORNER OF SAID LOT 1-G AND AT THE EAST INTERSECTION OF SAID PANDORA DRIVE AND SAID PEGASUS

THENCE: N 44°47'00" E, WITH THE NORTHWEST LINE OF SAID LOT 1-G AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PEGASUS STREET, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.549 ACRES IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70078-01 BY PAPE-DAWSON ENGINEERS, INC.

SURVEYOR'S STATEMENT:

I, JON W. COOPER, RPLS, A REGISTERED PROFESSIONAL LAND SURVEYOR. NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, THAT, 11350 DALLAS HOLDINGS LLC, ACTING BY AND THROUGH ITS DULY 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 THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND PUBLIC USE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT AREAS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER. 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 THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DATED THIS THE ______ DAY OF _____

OWNER'S DEDICATION:

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.

JON W. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716

FIRM REGISTRATION NO. 10194390

4020 ROBERTSON DRIVE DALLAS, TEXAS 75241

OWNER/DEVELOPER: BY: STANDFORD DONNELL

STATE OF NEVADA STATE OF TEXAS COUNTY OF CLARK COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, JON W. COOPER, RPLS, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 COUNTY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND COUNTY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND COUNTY AND ACKNOWLEDGED TO ME THAT HE/SHE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE THEORY STATED CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

my commission expires on: ____

OWNER/DEVELOPER: 11350 DALLAS HOLDINGS LLC 3790 PARADISE RD SUITE 250 LAS VEGAS, NEVADA 89169 TEL: (702) 947-8330

SURVEYOR: PAPE-DAWSON ENGINEERS, INC. 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024 TEL: (214) 420-8494 TBPLS FIRM NO. 10194390



DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 I PLANO, TX 75024 I 214.420.8494

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

DATE OF PREPARATION: FEBRUARY 26, 2020 PRELIMINARY REPLAT

DALLAS HOLDINGS NO.

BEING A TOTAL ACRES OF 6.549 ACRES, ESTABLISHING LOTS 1 & 2, BLOCK B/7487 OF THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, PREVIOUSLY PLATTED AS LOT 1-G, BLOCK B/7487, L.B.J. MEADOWS NO. 1, RECORDED IN VOLUME 88166, PAGE 1795 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SITUATED IN THE NATHAN FULLER SURVEY NUMBER 66A, ABSTRACT NUMBER 473 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

SHEET 2 OF 2

TO CREATE TWO LOTS FROM ONE LOT.

THIS PRELIMINARY REPLAT WILL ESTABLISH TWO LOTS FROM THE EXISTING LOT 1-G, BLOCK B-7487, L.B.J. MEADOWS NO. 1 RECORDED IN VOLUME 88166, PAGE 1795 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. ONE LOT CONTAINING 4.871 ACRES WITH THE EXISTING DEVELOPMENT AND ONE LOT CONTAINING 1.678 ACRES FOR FUTURE DEVELOPMENT. EXISTING STRUCTURES TO REMAIN.

EXISTING TREES TO REMAIN.

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.

THE BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS (4202) NORTH AMERICAN DATUM 1983

(NA2011) EPOCH 2010.00. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48113C0360L AND 48113C0220L, BOTH DATED JULY 7, 2014 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS: ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS OF 0.2% ANNUAL CHANCE FLOOD.

THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE. WATER AND SANITARY SEWER UTILITY LINES ARE GRAPHICALLY DEPICTED PER CITY OF DALLAS WATER DEPARTMENT GIS