

PLAT LEGEND

IRF = Iron rod found
 IRFC = 5/8-inch iron rod with cap found
 XF = Cut "X" found
 VOL = Volume
 PG = Page
 D.R.D.C.T. = Deed Records of Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
 CM = Controlling Monument
 INST. No. = Instrument Number
 P.O.B. = Point of Beginning

TREE LEGEND

HAK = Hackberry - Celtis Laevigata
 COT = Eastern Cottonwood - Populus deltoides
 CHI = Chinaberry - Sapindus drummondii
 ELM = Elm - Ulmus americana
 MUL = Red Mulberry - Morus rubra
 PEC = Pecan - Carya illinoensis
 MES = Mesquite - Prosopis glandulosa

- Notes:**
- 1.) Bearings are based upon the Texas Coordinate System of 1983. Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of South 00°22'35" East along the west right of way line of Manderville Lane. The bearings include the Grid values and the distances listed are surface values. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998606167
 - 2.) Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
 - 3.) The purpose of this plat is to create one platted lot from two existing platted lots.
 - 4.) The distances shown on the property lines of the adjoining are called distances.
 - 5.) The 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.
 - 6.) There are no buildings on the property.

LEGEND

| | |
|------------------------|--------------------------------|
| □ BOX OR PEDESTAL | C COMMUNICATIONS |
| ○ HANDHOLE | E ELECTRIC OR POWER |
| ○ MANHOLE | F FIBER OPTIC |
| ▲ MARKER SIGN | G NATURAL GAS |
| ○ METER | P PETROLEUM OR PIPELINE |
| ○ MARKER/PINFLAG | R RAILROAD |
| ○ POLE | S SAN SEWER OR WASTEWATER |
| ○ STORAGE TANK | T STORM SEWER |
| ○ VALVE (EXCEPT WATER) | T TELEPHONE |
| ○ VALVE | TR TRAFFIC |
| ○ WELL | U UNIDENTIFIED |
| TV CABLE TV | W WATER |
| ○ ROOF DRAIN | ISR SECURITY CAMERA |
| ○ ELEVATION BENCHMARK | SS SANITARY SEWER BOX |
| ○ FLOW DIRECTION | CS SANITARY SEWER CLEAN OUT |
| ○ MONITORING WELL | CS SANITARY SEWER LIFT STATION |
| ○ FUEL TANK | SS STORM SEWER DRAIN |
| ○ FLOODLIGHT | MB TRAFFIC BARRIER |
| → GUY ANCHOR | TH TRAFFIC BOLLARD |
| → GUY ANCHOR POLE | TC TRAFFIC CAMERA |
| ○ UTILITY POLE | TS TRAFFIC SENSOR |
| ○ ELECTRIC SWITCH | TS TRAFFIC SIGNAL |
| ○ ELECTRIC TRANSFORMER | TR TRASH BIN |
| ○ HANDICAPPED PARKING | W WATER BOX |
| ○ RAILROAD SIGNAL | W WATER VALVE |
| ○ RAILROAD SIGN | W WATER VALVE |
| ○ SIGN | W WATER VALVE |
| ○ MARQUEE/BILLBOARD | W WATER VALVE |
| ○ AIR UNIT | W WATER VALVE |
| ○ BASKET BALL GOAL | W WATER VALVE |
| ○ BORE LOCATION | W WATER VALVE |
| ○ FLAG POLE | W WATER VALVE |
| ○ GOAL POST | W WATER VALVE |
| ○ GREASE TRAP | W WATER VALVE |
| ○ IRRIGATION VALVE | W WATER VALVE |
| ○ LIGHT STANDARD | W WATER VALVE |
| ○ MAIL BOX | W WATER VALVE |
| ○ NEWS STAND | W WATER VALVE |
| ○ PHONE BOOTH | W WATER VALVE |

PRELIMINARY PLAT
MANDERVILLE MANOR, PHASE 2
LOT 6-B, BLOCK B/6136

6.333 ACRES
 BEING A REPLAT OF
 LOTS 6-A AND 7-A, BLOCK B/6136
 MANDERVILLE MANOR
 AN ADDITION TO THE CITY OF DALLAS,
 RECORDED IN VOLUME 71210, PAGE 2156,
 DEED RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN THE
 DAVID BARROW SURVEY, ABSTRACT No. 177,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-601

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale: 1" = 40'
 Drawn by: MBM
 Checked by: KHA
 Date: 03/02/2021
 Project No: 064575900
 Sheet No: 1 OF 2

LINE TYPE LEGEND

| | |
|---|----------------------------|
| — | BOUNDARY LINE |
| — | EASEMENT LINE |
| — | BUILDING LINE |
| — | WATER LINE |
| — | SANITARY SEWER LINE |
| — | STORM SEWER LINE |
| — | GAS LINE |
| — | UNDERGROUND GAS LINE |
| — | OVERHEAD UTILITY LINE |
| — | UNDERGROUND ELECTRIC LINE |
| — | UNDERGROUND TELEPHONE LINE |
| — | FENCE |
| — | CONCRETE PAVEMENT |
| — | ASPHALT PAVEMENT |

CO-OWNER:
 Persist Investment Corporation
 575 Sutter Street, Suite 300
 San Francisco, California 94102
 Tel. No.: () _____
 Contact: _____

CO-OWNER:
 Pearl Investment Corporation
 575 Sutter Street, Suite 300
 San Francisco, California 94102
 Tel. No.: () _____
 Contact: _____

SURVEYOR:
 Kimley-Horn and Assoc. Inc.
 6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Contact: Michael Marx, R.P.L.S.
 Email: michael.marx@kimley-horn.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PEARL INVESTMENT CORPORATION AND PERSIST INVESTMENT CORPORATION, are the owners of a 6.333-acre a tract of land situated in the David Barrow Survey, Abstract No. 177, City of Dallas, Dallas County, Texas and being all of Lots 6-A and 7-A, Block B/6136 of Manderville Manor, an Addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 71210, Page 2156 of the Deed Records of Dallas County, Texas, same being of that tract of land described in a Special Warranty Deed to Persist Investment Corporation, recorded in Instrument No. 201900289760 and all of that tract of land described in a Special Warranty Deed to Pearl Investment Corporation, recorded in Instrument No. 201900289622, both of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap, stamped "WAI 5714" found for the northeast corner of said Lot 7-A, Block B/6136, same being the southeast corner of a variable width Street Right of Way Dedication to the City of Dallas as depicted in Midtown Addition, an Addition to the City of Dallas, Texas, according to the Final Plat, recorded in Instrument No. 201700325027 of the Official Public Records of Dallas County, Texas, same also being on the current west right of way line of Manderville Lane, formerly known as Spillman Avenue, a variable width right of way as recorded in Volume 624, Page 6 of the Deed Records of Dallas County, Texas;

THENCE South 00°22'35" East, along the east line of said Lot 7-A, the east line of aforesaid Lot 6-A, Block B/6136, and along the west right of way line of said Manderville Lane, a distance of 521.48 feet to a 1/2-inch iron rod with a red plastic cap, stamped "WAI 5714" found for the southeast corner of said Lot 6-A, same being the northeast corner of Lot 4A, Block B/6136 of Hillside Estates, an Addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 84220, Page 7047 of the Deed Records of Dallas County, Texas;

THENCE South 89°05'22" West, departing the west right of way line of said Manderville Lane, along the south line of said Lot 6-A, Block B/6136, the north line of said Lot 4A, Block B/6136, passing at a distance of 5.00 feet, a 1/2-inch iron rod with a yellow plastic cap, stamped "WESTWOOD" found for the northwest corner of a 5' Street Easement as dedicated in said Hillside Estates (Volume 84220, Page 7047), passing the northwest corner of said Lot 4A and the northeast corner of Lot 3, Block B/6136 of Hillside Estates, an Addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 19, Page 245 of the Deed Records of Dallas County, Texas, continuing along the north line of said Lot 3, and Lots 1 and 2, Block B/6136 of said Hillside Estates (Volume 19, Page 245), a total distance of 534.18 feet to a MAG Nail with a metal washer, stamped "WAI RPLS 5714" found for the southwest corner of said Lot 6-A, Block B/6136 and the northwest corner of said Lot 1, Block B/6136, same being on the east line of a 20' wide Alley, as dedicated in Volume 624, Page 6 of the Deed Records of Dallas County, Texas;

THENCE North 00°23'04" West, along the west line of said Lot 6-A, Block B/6136, the west line of aforesaid Lot 7-A, Block B/6136 and the east line of said 20' wide Alley, a distance of 521.17 feet to a 1/2-inch iron rod with a red plastic cap, stamped "WAI 5714" found for the northwest corner of said Lot 7-A, Block B/6136 and the southwest corner of Lot 11, Block B/6136 of aforesaid Midtown Addition;

THENCE North 89°03'20" East, along the north line of said Lot 7-A, Block B/6136 and the south line of said Lot 11, Block B/6136, a distance of 534.26 feet to the POINT OF BEGINNING and containing 6.393 acres (278,491 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PEARL INVESTMENT CORPORATION AND PERSIST INVESTMENT CORPORATION, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as MANDERVILLE MANOR, PHASE 2, 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 the ____ day of _____, 2021.

By: PEARL INVESTMENT CORPORATION, a Texas corporation

By: _____
Printed 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

By: PERSIST INVESTMENT CORPORATION, a Texas corporation

By: _____
Printed 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

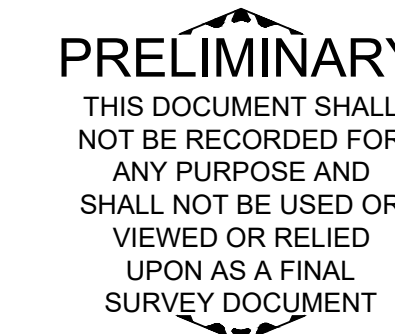
SURVEYOR'S STATEMENT

I, MICHAEL B. MARX, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2021.

RELEASED 03/02/21 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
972-335-3580
Fax 972-335-3779



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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 _____, 2021.

Notary Public in and for the State of Texas

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MANDERVILLE MANOR, PHASE 2
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DAVID BARROW SURVEY, ABSTRACT No. 177,
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CITY PLAN FILE NO. S201-601

CO-OWNER:
Persist Investment Corporation
575 Sutter Street, Suite 300
San Francisco, California 94102
Tel. No.: () ___-___
Contact: _____

CO-OWNER:
Pearl Investment Corporation
575 Sutter Street, Suite 300
San Francisco, California 94102
Tel. No.: () ___-___
Contact: _____

SURVEYOR:
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Contact: Michael Marx, R.P.L.S.
Email: michael.marx@kimley-horn.com

Kimley >>> Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 03/02/2021 064575900 2 OF 2